

536/19044

पावती

Original/Duplicate

Friday, October 04, 2024

नोंदणी क्र. :39म

3:34 PM

Regn.:39M

पावती क्र.: 20407

दिनांक: 04/10/2024

गावाचे नाव: ऐरोली

दस्तऐवजाचा अनुक्रमांक: टनन9-19044-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: आदित्य संजय भिलारे .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:53 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

वाजार मूल्य: रु.3877276 /-

मोवदला रु.9400000/-

भरलेले मुद्रांक शुल्क : रु. 564000/-

सह दृश्यम निबंधक वर्ग २ ठाणे क. ९

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024041109971 दिनांक: 04/10/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009223386202425P दिनांक: 04/10/2024

वँकेचे नाव व पत्ता:

मुद्रांक शुल्क भरलेला आहे  
३६४००० रु. मिळते



07/10/2024

सूची क्र.2

दुय्याग निबंधक : दु.नि. ठाणे 9

दग्त क्रमांक : 19044/2024

नोंदणी :

Rogn:83m

Payment Deta

sr.	Purchase
1	ADITY SANJ BHIL
2	
3	AT S
	[SD

गावाचे नाव : ऐरोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9400000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3877276
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	
(5) क्षेत्रफळ	
(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.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	
(10) दस्त नोंदणी केल्याचा दिनांक	
(11) अनुक्रमांक, खंड व पृष्ठ	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	
(14) शेर	

1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: रो हाऊस युनिट नं.1, पहिला मजला, रो हाऊस प्लॉट नं.39, गुप -2, सब - सेक्टर डी, सेक्टर 4, ऐरोली नवी मुंबई...33.67 चौ.मी + 22.36 चौ. मी वाढीव ए एस आय सहित एकूण एरिया 56.03 विन्ट अप एरिया (( SECTOR NUMBER : 4 ; ))

1) 56.03 चौ.मीटर

1): नाव:-मोहन रामचंद्र वाडकर . वय:-57; पत्ता:-प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: रो हाऊस नं.डी -39, युनिट नं.1, सेक्टर 4, ऐरोली नवी मुंबई, रोड नं: ,, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन : AAHPW4207A

1): नाव:-आदित्य संजय भिलारे . वय:-28; पत्ता:-प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: डी -39, युनिट नं.1, सेक्टर 4, ऐरोली नवी मुंबई, रोड नं: ,, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- CEDPB6104B

04/10/2024

07/10/2024

19044/2024

564000

30000

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

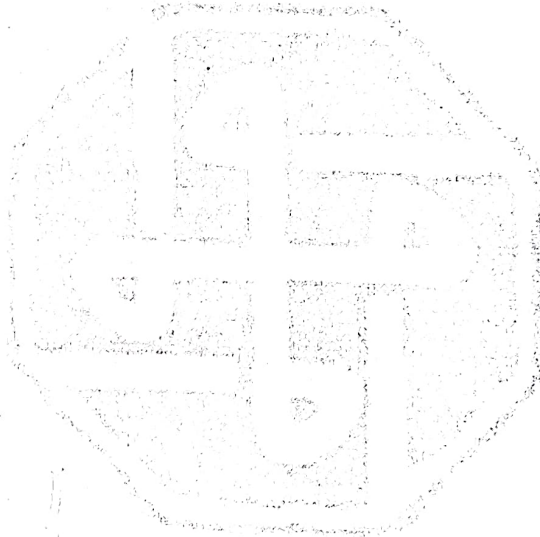
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number
1	ADITYA SANJAY BHILARE	eChallan	10000502024100401116	MH009223386202425P	564000.00	SD	000509957520:
2		DHC		1024041109971	500	RF	102404110997
3	ADITYA SANJAY BHILARE	eChallan		MH009223386202425P	30000	RF	000509957520

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



Valuation ID

202410046339

मूल्यांकनाचे वर्ष 2024  
जिल्हा ठाणे  
मूल्य विभाग तालुका : ठाणे  
उप मूल्य विभाग 1/22-एरोली नोड सेक्टर नंबर 4ड  
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
28400	69200	79600	93500	79600	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण-	उद्दवाहन सुविधा -	मिळकतीचा वापर-	रो हाऊस	मिळकतीचा प्रकार-	बांधीव
56.03 चौ. मीटर	1-आर सी सी	नाही	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.2662
			मजला -			

Sale Type - Resale

First Sale Date - 24/09/2010

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर )  
 = ( ( (69200-28400) \* (100 / 100) ) + 28400 )  
 = Rs.69200/-

A) मुख्य मिळकतीचे मूल्य  
 = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 69200 \* 56.03  
 = Rs.3877276/-

Applicable Rules

= 3

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 3877276 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.3877276/-  
 = ₹ अडतीस लाख सत्याहत्तर हजार दोन शे शहात्तर /-

Home

Print

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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1024041109971

Receipt Date 04/10/2024

Received from ADITYA SANJAY BHILARE, Mobile number 1111111111, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 19044 dated 04/10/2024 at the Sub Registrar office S.R. Thane 9 of the District Thane.

DEFACED

₹ 500

DEFACED

### Payment Details

Bank Name SBIN

Payment Date 04/10/2024

Bank CIN 10004152024100409393

REF No. 427852473183

Deface No 1024041109971D

Deface Date 04/10/2024

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

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दस्त क्र. १००४४/२०२४

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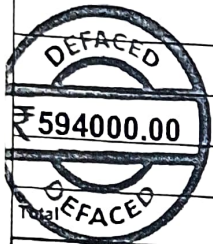




CHALLAN  
MTR Form Number-6



GRN	MH009223386202425P	BARCODE	[Barcode]		Date	04/10/2024-11:02:13	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			PAN No.(If Applicable)	CEDPB0104B			
Location	THANE			Full Name	ADITYA SANJAY BHILARE			
Year	2024-2025 One Time			Flat/Block No.	Residential Unit No. 1, First Floor, Row House Plot			
Account Head Details		Amount In Rs.		Premises/Building	No. 39, Group-II,			
0030046401	Stamp Duty	564000.00		Road/Street	Sector-4, Sub. Sector- 4E D&E™, Airoli			
0030063301	Registration Fee	30000.00		Area/Locality	Navi Mumbai			
				Town/City/District				
				PIN-	4	0	0	7 0 8
				Remarks (If Any)	PAN2=AAHPW4207A--SecondPartyName=MOHAN RAMCHANDRA WADKAR-			
				Amount In	Five Lakh Ninety Four Thousand Rupees Only			
				Words				
Total				5,94,000.00				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA								
Cheque-DD Details				Bank CIN	Ref. No.	10000502024100401116	9209626278639	
Cheque/DD No.				Bank Date	RBI Date	04/10/2024-11:02:36	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.  
Mobile No. : 9175400202

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User	Defacement Amount
1	(IS)-536-19044	0005099575202425	04/10/2024-15:33:59	IGR121	30000.0
2	(IS)-536-19044	0005099575202425	04/10/2024-15:33:59	IGR121	564000.0
Total Defacement Amount					5,94,000.0



CHALLAN  
MTR Form Number-6



GRN	MH009223386202425P	BARCODE	[Barcode]		Date	04/10/2024-11:02:13	Form ID	25.2
Department	Inspector General Of Registrallon			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	CEDPB6104B			
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			Full Name	ADITYA SANJAY BHILARE			
Location	THANE							
Year	2024-2025 One Time			Fla/Block No.	Residential Unit No. 1, First Floor, Row House Plot			
Account Head Details	Amount In Rs.		Premises/Building	No. 39, Group-II,				
0030046401 Stamp Duty	564000.00		Road/Street	Sector-4, Sub. Sector- 4E Dâ€™™, Airoli				
0030063301 Registration Fee	30000.00		Area/Locality	Navi Mumbai				
			Town/City/District					
			PIN	4 0 0 7 0 8				
			Remarks (If Any)	PAN2=AAHPW4207A-SecondPartyName=MOHAN RAMCHANDRA WADKAR-				
			Amount In	Five Lakh Ninety Four Thousand Rupees Only				
Total	5,94,000.00		Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502024100401116	9209626278639	
Cheque/DD No.				Bank Date	RBI Date	04/10/2024-11:02:36	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Mobile No. : 9175400202

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

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2

Admeasuring 101.67 Mtr. Sq. Situated at Sub.Sector-'D', Group-II, Sector-4, Airoli, Navi Mumbai 400708. (Hereinafter referred to as "The Said Row House").

In pursuance of the said Agreement to Lease the Allottee has already paid the entire amount to the Corporation.

**AND WHEREAS:-**

The LEASE DEED dated: 8<sup>th</sup> January, 1999 executed Between the Corporation, therein referred to a 'The Lessor' of the ONE PART And Mr. Nikam Nandkumar Kisanrao, therein referred to as 'The Lessee' of the OTHER PART and the same has been registered with Sub. Registrar, Thane-3, Vide Document Srl. No. 697, Dated:30/01/1999.

**AND WHEREAS:-**

The Lessee has constructed a building on the said Plot Consisting Ground + Two Upper Floors as per approved plans (hereinafter referred to as "The Unit") certificate of completion thereby contemplated has been granted by the Navi Mumbai Municipal Corporation being the OCCUPANCY CERTIFICATE Ref. No. NMMC/TPO/OC/5046 Dated: 01/12/1998.

**AND WHEREAS:-**

The Said **MR. NIKAM NANDKUMAR KISANRAO** Sold Out the said UNIT No. 1 to **MR. ABDUL REHMAN ISMAIL KHAN**.

Deed Of Assignment dated: 01/11/2004 made Between the Parties and same has been Registered with the office of Sub. Registrar, Thane-9, vide Document Srl. No. 00052 Dated 04/11/2004, the said Corporation vide its letter Ref. NO. CIDCO/EMS/AEO/AIROLI/2004\_ Dated: 05/11/2004 has confirm transfer of the said Unit No.1 to the name of the **MR. ABDUL REHMAN ISMAIL KHAN**.

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**AND WHEREAS:-**

The Said MR. ABDUL REHMAN ISMAIL KHAN Sold Out the said UNIT No. 1 to MR. MOHAN RAMCHANDRA WADKAR. Deed Of Assignment dated: 24/09/2010 made Between the MR. ABDUL REHMAN ISMAIL KHAN and MR. MOHAN RAMCHANDRA WADKAR, and same has been Registered with the office of Sub-Registrar, Thane-3, vide Document Srl. No. TNN3-638-2010 Dated 24/09/2010.

**AND WHEREAS:-**

MR. MOHAN RAMCHANDRA WADKAR, MR. RAJENDRA RAMCHANDRA WADKAR, MR. PRAVIN LAXMAN SHEDGE AND MRS. KOMAL P. SHEDGE has requested the CIDCO to demolish the Old Structure in respect of Row House Plot No. D-39, Sector-4, Airoli, NaVi Mumbai. Cidco has Granted Permission to demolish the Old Structure Vide Letter Ref No. CIDCO/EMS/AEO(AL)2021/440 Dated: 24/05/2021 and CIDCO has requested to get permission form NMMC to construct The New Construction within one Year.

**AND WHEREAS:-**

The Navi Mumbai Municipal Corporation Vide its letter granted Development permission and issued Commencement Certificate to MR. MOHAN RAMCHANDRA WADKAR, MR. RAJENDRA RAMCHANDRA WADKAR, MR. PRAVIN LAXMAN SHEDGE AND MRS. KOMAL P. SHEDGE.

**AND WHEREAS:-**

The MR. MOHAN RAMCHANDRA WADKAR, MR. RAJENDRA RAMCHANDRA WADKAR, MR. PRAVIN LAXMAN SHEDGE AND MRS. KOMAL P. SHEDGE has constructed the above Row House

*[Handwritten Signature]*

*[Handwritten Signature]*

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according to the Town Plan & specifications of CIDCO/ NMMC and obtained the Occupancy Certificate No. जा.क्र./नरवि/ससंनर/भो.प्र./३०१५/२०२२ dated. 27/09/2022.

**AND WHEREAS:-**

The Vendor assures that he is absolutely sized and possessed of or otherwise well and sufficiently entitled to the said Row House Unit No. 1, First Floor, Row House Plot No. 39, Group-II, in Sector-4, Sub. Sector- 'D', Village- Airoli, Navi - Mumbai.

**AND WHEREAS:-**

The purchasers have approached the vendor and discussed the prospects of selling the said Row House Unit No. 1 and negotiated the sale price (consideration).

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-**

The Vendor agreed to sell the said Row House Unit No. 1 on the 1<sup>st</sup> Floor to the vendee in consideration of Rs. 94,00,000/- (Rupees Ninety Four Lakhs Only).

AND the purchaser have agreed the payment terms to be paid to the vendor in the following manner:

- 1) A Sum of Rs. 24,00,000/-  
(Rupees Twenty Four Lakhs Only)

Already paid as part payment.

- 2) The Balance sum of Rs. 70,00,000/-

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(Rupees Seventy Lakhs Only)

To be paid on raising the loan from Bank/Financial Institution.

(The vendor acknowledge receipt of the part payment as Mentioned hereinabove)

- 3) The Row House Unit No. 1, Owner/Vendor shall handover the physical possession of the said Row House Unit No. 1 on receiving the full and final payment of the sale price.
- 4) The purchaser shall be liable to bear all the charges such as Electricity, water, association's contribution and service charge on getting the physical possession of the said Row House Unit No. 1, First Floor, Row House Plot No. 39, Group-II, in Sector-4, Sub. Sector- 'D', Village- Airoli, Navi - Mumbai.
- 5) All costs, charges in connection with the formation, preparation, approving, engrossing, stamping, and the registration of the DEED OF ASSIGNMENT/CONVEYANCE DEED and any other legal documents including legal charges shall be borne and paid by the purchasers only.

The purchaser agrees to pay the Transfer Charges.

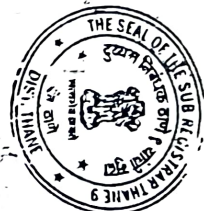
6) The Row House Unit No. 1 Owner/Vendor do hereby convenants with the purchaser that he shall execute all the documents as and when generally required by the Purchaser for perfectly securing and assuring unto and to the Purchasers all rights, interest in and upon the said Row House Unit No. 1.

7) The Owner/Vendor assures the Purchasers AS under:

- (i) That the Vendor has not prior to this Agreement has entered into any Agreement with else person; pledged or mortgaged the said Row House



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Unit No. 1; nor taken any loan against the same from any financial institutions, Bank or private party.

(ii) That the Vendor shall indemnify and keep indemnified the Purchasers for lack of title or any encumbrance in respect of the said Row House Unit No. 1.

(iii) The Vendor assures that the said Row House Unit No. 1 is free from encumbrance and has clear and marketable title.

(iv) That the Vendor shall pay and clear all out going of the said Row House Unit No. 1 till the date of handing over the physical possession.

**THE FIRST SCHEDULE ABOVE REFERRED TO:-**

All that piece or parcel of land known as Row House Plot No. 39, Group-II, in Sector-4, Sub. Sector- 'D' Village- Airoli, Navi - Mumbai- 400708, Tehsil - Thane, District - Thane, Admeasuring 101.67 Sq. Mtrs. Or thereabouts and bounded as follows;

That is to say:

On the North by :  
 On the East by :  
 On the South by :  
 On the West by :

**THE SECOND SCHEDULE ABOVE REFERRED TO:-**

The Fully Constructed PLOT OF LAND

The Residential Unit No. 1, First Floor, Row House Plot No. 39, Group-II, in Sector-4, Sub. Sector- 'D', Village- Airoli, Navi - Mumbai- 400708, Tehsil - Thane, District - Thane, Admeasuring 33.67 Sq. Mtrs. + Additional FSI 22.36 Sq. Mtrs. Total Area 56.03 Sq. Mtrs.



४११ - १	
४११ क्र. १४०११ / २०२४	
१२ / ११	



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

SIGNED AND DELIVERED by the

Within named 'VENDOR'



MR. MOHAN RAMCHANDRA WADKAR

*Mohan Ramchandra Wadkar*

In the presence of.....

1. Deepak Raval *Deepak Raval*

2. Kevin Deuda *Kevin Deuda*

SIGNED AND DELIVERED by the

Within named 'VENDEE'



MR. ADITYA SANJAY BHILARE

*Aditya Sanjay Bhilare*

In the presence of.....

1. Deepak Raval *Deepak Raval*

2. Kevin Deuda *Kevin Deuda*

४४४ - १
₹ 24,00,000/- 24/09/2024
१५/०९



**RECEIPT**  
 RECEIVED of and from the within named Vendee/Purchaser  
**MR. ADITYA SANJAY BHIHARE**

The sum of Rs. 24,00,000/- Rupees Twenty Four Lakhs Only.

Bank Name	Date	Amount
HDFC BANK	12/09/2023	5,00,000/-
HDFC BANK	27/09/2023	45,600/-
HDFC BANK	18/10/2023	64,480/-
HDFC BANK	27/10/2023	2,00,000/-
HDFC BANK	10/11/2023	64,480/-
HDFC BANK	13/12/2023	64,480/-
HDFC BANK	16/01/2024	64,480/-
HDFC BANK	30/01/2024	2,50,000/-
HDFC BANK	20/02/2024	64,480/-
HDFC BANK	21/03/2024	2,00,000/-
HDFC BANK	05/04/2024	2,00,000/-
HDFC BANK	03/05/2024	64,480/-
HDFC BANK	04/06/2024	64,480/-
HDFC BANK	04/07/2024	64,480/-
HDFC BANK	31/07/2024	64,480/-
HDFC BANK	31/08/2024	64,480/-
HDFC BANK	30/09/2024	64,480/-
<b>RS. 2,95,120/- Will Be Paid After 45 Days From The Date Of This Agreement For Sale Registration</b>		
<b>TOTAL - 24,00,000/-</b>		

Being the PART PAYMENT of SALE price of in respect of Unit No. 1, First Floor, Row House Plot No. 39, Group-II, in Sector-4, Sub Sector-'D', Village- Airoli, Navi - Mumbai- 400708, Tehsil - Thane, District - Thane, Admeasuring 33.67 Sq. Mtrs. + Additional FSI 22.36 Sq. Mtrs.  
 Total Area 56.03 Sq. Mtrs.

I SAY RECEIVED

**MR. MOHAN RAMCHANDRA WADKAR**  
**VENDOR**

**WITNESSES:-**

1. Deepak Raval
2. Kevin Devda

True Copy

26



Friday, September 24, 2010  
5:03:36 PM

Original  
नोंदणी 39 टी.  
भाग. 30 M

पावती

पावती क्र. : 6525

दिनांक 24/09/2010

गावारे नाव सैरती

दस्तावेजाचा अनुक्रमांक

दस्तावेज क्र. - 06382 - 2010

दस्तावेजाचा प्रकार

अभिलेखनालय  
(25-अ) विवाहितांना/विधवा/कन्या/मावकी (अंतरशील) घटकस)  
संबंधी अर्जाल तर

सादर करण्यात येत आहे

नोंदणी फी

100.00

नक्कल (अ. 11(1)), पुढाकनाची नक्कल (आ. 11(2)),

540.00

रजवात (अ. 12) व जायतिरजा (अ. 13) -> एकत्रित फी (27)

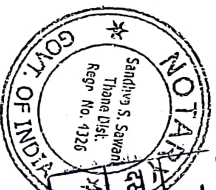
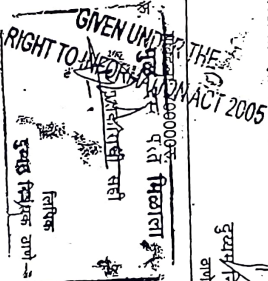
एकूण रु.

640.00

आपणास हा दस्त अंदाजे 5:18PM हा वेळस मिळेल

दुय्यम/निवेद्यक  
गणे 3

वापार मुल्य: 581000 रु.  
भरलेले मुद्रांक शुल्क: 100



दस्तावेज क्र. 1000012024  
9 Y 129



1000012024



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'भक्ति', दुसरा भवन, मीनम वॉर्ड, मुंबई - ४०० ०११.

दूरध्वनी : (स्वागत करी) +९१-२२-२६१५० ०९००

फॅक्स : +९१-२२-२२०२३ २५०९

मुख्य कार्यालय:

'भक्ति' भवन, सीबीडी नेहरू, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९११ ८१००

फॅक्स : +९१-२२-६७९११ ८१६६

संदर्भ क्र.:

Ref: NO. CIDCO/MS/AEO/(AL)/2010/ १००४

05/10/2010.

दिनांक:

The Seller  
Mr. Abdul Rehman Ismail Khan  
Row House No. D - 39, Unit No. 01,  
Sector -4, Airoli, Navi Mumbai.

एनन - ९
दस्ता क्र. १०० W/२०२४
१३/१२/१०



The Purchaser  
Mr. Mohan Ramchandra Wadkar,  
Row House No. D - 39, Unit No. 01,  
Sector -4, Airoli, Navi Mumbai.

Sub : Sale of Row House No. Row House No. D - 39, Unit No. 01, Sector -4, Airoli,

Ref: This Office letter No. CIDCO/AEO/(AL)/2005/1136 & 2010/6028

Dated. 13.05.2005& 22/09 /2010


Sir / Madam,

Necessary Conveyance Deed has been executed by Mr. Mr. Abúdule Raheman Ismail Khan in favour of Mr. Mohan Ramchandra Wadkar transferring in above mentioned Row House to him/her and the Conveyance Deed has been registered with the Sub-Registrar of Thane - 3 on dated. 24.09.2010 at Sr. No. TN- 3 - 66362, Row House No. D - 39, Unit No. 01, Sector No. 4 at Airoli, Navi Mumbai is accordingly ordered to be transferred in the name of Mr. Mohan Ramchandra Wadkar will be liable to pay all amounts that may be legally due in respect of the said apartment with effect from 05/10/2010.

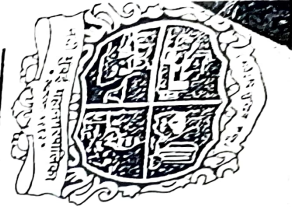
Thanking you,

Yours faithfully,

C. C. to : AAO(EMS) / MIESDCL / NMNC / ASSO.

  
Assistant Registrar (Registration)  
CIDCO LTD.  
Mest Boudary





# नवी मुंबई महानगरपालिका

Navi Mumbai  
Municipal



CITY A

कार्यालय : नगंपण मुळावलय, पूखंड क्र. ९,  
फिल्म मातंगण वावळ, पामवीच जंक्शन, सेक्टर १५ ए,  
सी.बी.डी. बेलापूर, नवी मुंबई - ४००६९४,  
दूरध्वनी : ०२२-२७५६ ७०७० / १ / २ / ३ / ४ / ५

फॅक्स : ०२२-२७५६ ७०७० / १ / २ / ३ / ४ / ५

Head Office : Plot No. 9,  
Near Kille Gaoliyan, Palm  
Sector 15A, C.B.D. Belapur,  
Tel : 022 - 2756 7070 / 1 / 2 / 3 / 4 / 5  
Fax : 022 - 27577070

ट न न - ९

दस्त क्र. १०० W / २०२४

१७/०५१



भोगवटा प्रमाणपत्र

जा.क्र./नरवि/ससंनर/भो.प्र.३०३  
दिनांक २७/०८/२०२२

वाचले :

- १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. जा.क्र.नमुमण/नरवि/वां.प./न.२०२११८CNM/MCR/२४५१/३४३४/२०२१, दिनांक ०७/१०/२०२१.
- २) नवी मुंबई महानगरपालिकेची दि.०३/१२/२०१८ व दि. ०६/०६/२०१९ रोजीच्या अधिमुल्य शुल्क बाबतची परिपत्रके.
- ३) वास्तुविशारद मे. शोल्डर आर्च, यांनी दिनांक २८/०६/२०२२ रोजी सादर केलेला बांधकाम पुणेन

नवी मुंबई येथे भूखंड क्र. डि-३९, सेक्टर क्र. ०४, ऐरोली, नवी मुंबई या जागेचे मालक श्री. मोहन वाडकर, रानेंद्र रामचंद्र वाडकर, श्री. प्रविण लक्ष्मण शेडगे, व श्रीम. कोमल प्रविण शेडगे यांनी जागोवरील बांधकाम दिनांक २८/०६/२०२२ रोजी पुर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद मे. शोल्डर उगा सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दिनांक ०७/१०/२०२१ मध्ये नमून अटी व शर्ती तसेच महानगरपालिकेचे दिनांक ०३/१२/२०१८ व दिनांक ०६/०६/२०१९ च्या अधिमुल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे.

- १) भूखंडाचे क्षेत्रफळ : १०१.६७ चौ.मी.
  - २) अनुज्ञेय चटई क्षेत्र निर्देशांक (FSS1) : १.००
  - ३) एकुण अनुज्ञेय बांधकाम क्षेत्र : १०१.६७ चौ.मी.
  - ४) निवासी वापरा खालील बांधकाम क्षेत्र : १०१.४९ चौ.मी.
- (निवासी वापराखालील एकुण सरदिका-०१)

तरी खालील अटीनुसार परवानगी देण्यात येत आहे.

- अट :- १) प्रस्तुत इमारतीचे हद्दीमध्ये मंजूर नकाशामध्ये दर्शविल्याप्रमाणे संपुर्ण वाहनतळ व्यवस्था रशीविणारे सिमेंट (Mankand) कायमस्वरुपी व्यवस्थित राहणेबाबत योग्य ती खबरदारी वेळोवेळी घेणेत यावी.
- २) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा दिशाभूल करणा निर्दर्शनास आल्यास सादरची परवानगी आपोआप रद्द होईल.

०५/११

(सोमनाथ केकाण,  
सहाय्यक संचालक, नगरचन  
नवी मुंबई महानगरपालिका)



**CIDCO**  
WE MAKE CITIES

सिडको महाराष्ट्र महानगर

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - 0099999 MH 1970 SGC - 014574)

REGD. OFFICE:  
NIRMAL, 2nd Floor, Naamam Train,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

HEAD OFFICE:  
CIDCO Bhavn, CBD Belpapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Date: 31.05.2023

Ref.No. CIDCO/DIV. OFFICE (Airoli)/UDCPR/8000187299/2023/45

To,  
Mr.Mohan Wadkar & other  
Plot No D-39, Sector 4  
Airoli, Navi Mumbai - 400 709

एनन - १  
दस्ता. १८०४/२०२३



Sub: Grant of NOC to avail additional FSI over and above the Base FSI as per the provisions of UDCPR -2020.  
(Application No.8000187299)

Ref: (1) Your Letter dtd. 01.01.2023.  
(2) Letter from mmme dtd. 26.12.2022.

With reference to your application for utilization of additional FSI (including applicable ancillary FSI) at reference (1) and (2) above and further applicable Additional Lease Premium of Rs. 1,75,470/- paid by you for grant of additional FSI, the Corporation is pleased to grant the "No Objection Certificate" (hereinafter referred to as "NOC") to the Licensee/Lessee, for carrying out development of the above mentioned property as per additional FSI permissible under the regulations of UDCPR dtd.02.12.2020, subject to the compliance of the below mentioned conditions:

1) The licensee/ Lessee is granted NOC to consume Additional FSI as per UDCPR 2020 as given under:

1	Plot area	101.67 Sq.mtr.
2	Permissible use as per Agreement to Lease	Residential
3	FSI as per Agreement to Lease	1.1
4	As per UDCPR, Enhanced basic FSI certified by the Planning Authority for which this NOC is granted	NA
5	As per UDCPR the additional ancillary FSI which this NOC is granted	67.102 sqm

2) The Licensee/ Lessee are required to abide by the Indemnity Bond cum Undertaking submitted to the Corporation.

3) The Licensee/ Lessee shall ensure that all the He/She clear and settle their respective lien, mortgage, HUDCO loan etc. and ensure that the respective Row House is free from such charges/ encumbrances. Alternatively, the Owners shall ~~be free from such charges/ encumbrances.~~ पेमेंट्स फ्रॉम द एंक्वॉयर्स/ इन्स्टीट्यूशन/ बँक टो द साई अडिशनल डेव्हलपमेंट थॅट रेस्पॉन्सिबल अर अँड द सॅम सॅल सोली रेस्ट व्हिथ द लायसेन्स/ डेव्हलपमेंट थॅट रेस्पॉन्सिबल अर अँड द सॅम सॅल सोली रेस्ट व्हिथ द लायसेन्स/

4) In case of any pending injunction/ orders of injunction/ status quo have been passed by any court of law, the said Apartment Owner, whose premises are affected by the said orders of injunction/ status quo, shall take the necessary steps to get the said orders vacated before the demolition (if required) of the building situated in the above property. The Licensee / Lessee shall abide by the undertaking submitted to the Corporation in this regard. However, if the applicant requires to demolish the existing building to use the additional FSI permissible as per UDCPFR, the permission from CIDCO for the same shall be taken before such demolition.



5) On obtaining development permission of the NMMMC, you have to execute the Modified Agreement with CIDCO within a period of 15 days from the date of issue of their permission for amendment of the conditions of the respective Agreement to Lease executed in respect of subject Plot No. D-39, Sector-4, Airoli.

6) Time shall be essence of the contract. The Licensee shall submit the proposal for the proposed development of the above property along with the requisite plans, architectural drawings; specifications etc. to the NMMMC within a period of six months from the date of this NOC and shall obtain the Development Permission from NMMMC within a period of 1 year.

7) This NOC is issued on the basis of documents submitted by the Licensee / Lessee. Subsequently, if any of these documents are found to be fabricated / false/ fraudulent, this NOC shall stand revoked / cancelled automatically. Any misrepresentation of facts shall be the sole liability of the Licensee/ Lessee and the Corporation shall not be responsible for the same in any manner whatsoever.

8) This NOC shall be subject to land use as per respective Agreement to executed in respect of said plot and concurrence / permission of the Planning Authority i.e. Navri Mumbai Municipal Corporation.

REGD. OFFICE  
- NMMMC -  
Mumbai.  
PHONE  
FAX  
CITY AND DISTRICT MUNICIPAL CORPORATION

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE:

(CIN - U99999 MH 1970 SGC - 014574)

HEAD OFFICE:

"NIRMA", 2nd Floor, Nariman Point,  
Mumbai - 400 021,  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

CIDCO Bhoyan, CBD Belapur,  
Navi Mumbai - 400 614,  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No.

Date :

CIDCO/EMS/AEO(AL)/2021/440

24.05.2021

To,  
Mr. Mohan Ramchandra Wadkar,  
Mr. Rajendra Ramchandra Wadkar &  
Mr. Pravin Laxman Shedge & Mrs. Komal P, Shedge  
RH Plot No. D-39, Sector- 4,  
Airoli, Navi Mumbai.

उत्तर - १
देश क्र. १२०११/२०२१
२७/५१



Sub:- Grant of permission to demolish the existing structure on  
RH Plot No. D-39, Sector- 4, Airoli, Navi Mumbai.

Sir/Madam,

Your letter dated 21.05.2021, on the above mentioned subject. In this connection it is to inform you that we are giving the permission to demolish the old structure in respect of RH Plot No. D-39, Sector- 4, Airoli, Navi Mumbai and you are hereby requested to get the permission from NMMMC to construct the new construction within one year from the date of issue of this letter.

Thanking you,

Yours faithfully,

C.C. To:- Town Planning Officer,  
NMMC, CBD-Belapur.

Assn. Estate Officer (Airoli)  
(Airoli)  
CIDCO Ltd.

*Mehar / 15/21*

In case of any corruption related complaints, please visit :  
[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in) Click on Dakshata link

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - 099999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

NIRMAL, 2nd Floor, Narlmon Point,  
Mumbai - 400 021.

PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

CIDCO Bhovan, CBD Belag,  
Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8100

Ref. No.

Date :

CIDCO/EMS/AEO(AL)/2021/ 440

24.05.2021

To,  
Mr. Mohan Ramchandra Wadkar,  
Mr. Rajendra Ramchandra Wadkar &  
Mr. Pravin Laxman Shedge & Mrs. Komal P. Shedge  
RH Plot No. D-39, Sector- 4,  
Airoli, Navi Mumbai.

Sub:- Grant of permission to demolish the existing structure at  
RH Plot No. D-39, Sector- 4, Airoli, Navi Mumbai.

८८८ - १  
६६६ फ़. १६०४४/२०२१  
२०/०५



Your letter dated 21.05.2021, on the above mentioned subject. In this connection it is to inform you that we are giving the permission to demolish the old structure in respect of RH Plot No. D-39, Sector- 4, Airoli, Navi Mumbai and you are hereby requested to get the permission from NMMMC to construct the new construction within one year from the date of issue of this letter.

Thanking you,

Yours faithfully,

C.C. To:- Town Planning Officer,  
NMMMC, CBD-Belapur.

Asstt. Estate Officer (Airoli)  
CIDCO Ltd.

24/5/21

In case of any corruption related complaints, please visit :  
[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in) Click on Dakshata link



CIDCO  
LIMIT  
२७७ - ९  
२९/१२/२०२४



9) As per Govt. letter No. FPS/-1221/1039/Pra.Kra.42/21/Nav-12 Dated: 14.06.2021, while granting NOC for Additional Ancillary FSI. The Corporation has recovered Rs. 1,75,470/- with GST (Rs. One Lakh Seventy Five Thousand Four Hundred Seventy Only) towards Lessor Fee total premium is charged as per the provisions of UDCPDR. This amount is charged as Lessor fee (25% of total premium amount) for granting NOC for Enhanced Ancillary FSI 67.102 sqm as per table in clause (1) above. The 50% of total premium amount payable to NMMMC and 25% of total premium amount payable as State Govt.'s share shall be recovered by NMMMC. The share of the State Govt. share will be deposited to State Govt. by NMMMC at the time of granting development permission.


10) This NOC is issued subject to the provisions of the Navi Mumbai Disposal of Lands (Amendment) Regulations 2008, the Unified Development Control and Promotion Regulations -2020 and the Licensee/ Lessees shall be bound by the same.

11) The development proposed in the above referred application shall be carried out in strict accordance and compliance of all above mentioned terms and conditions and in case of any breach thereof, this NOC shall stand cancelled without any further notice.

12) Once of working out permissibility of additional FSI as per UDCPDR requested will solely rest with the licensee/ lessee.

Thanking You,

Yours Faithfully,

  
Divisional Officer (Airrol)  
Sr. Divisional Officer  
(Estate Airrol Division)  
CIDCO Ltd.

cc: to : The Assit. Town Planner: Navi Mumbai Municipal Corporation, with request to treat this NOC valid only for grant of development permission.