

398/19580

पावती

Original/Duplicate

Tuesday, September 24, 2024

नोंदणी क्र. :39म

12:01 PM

Regn.:39M

पावती क्र.: 21381

दिनांक: 24/09/2024

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-19580-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुनिता अशोक चव्हाण -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकूण:

रु. 30480.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:21 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मुल्य: रु.3395428.02/-

मोबदला रु.3445000/-

मरलेले मुद्रांक शुल्क : रु. 206700/-

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

1) देयकाचा प्रकार: DHC रकम: रु.480/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924242402477 दिनांक: 24/09/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008641608202425E दिनांक: 24/09/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1

(Policy) : For Women - Corporations Area

S. A. Charvan.



24/09/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 19580/2024

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3445000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3395428.02
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन :; इतर माहिती: सदनिका क्र.ए-18/2:10, दुसरा मजला, महालक्ष्मी को.ऑ.हौ.सो.सा.लि.घरकुल, सेक्टर 15, खारघर, ता.पनवेल, जि.रायगड. क्षेत्र 36.81 चौ.मी.बिल्टअप(सदर दस्तातील लिहून घेणा-या महिला खरेदीदार असून शासन आदेश क्र.मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1 (धोरण)दिनांक-31-03-2021 अन्वये 1% मु.शु सवलत दिलेली आहे.)( ( Plot Number : - ; SECTOR NUMBER : 15 ; ) )
(5) क्षेत्रफळ	1) 36.81 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:-बाबा आनंदा काकडे वय:-75; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.१८/२-१०, दुसरा मजला, महालक्ष्मी सी.एच.एस.लि., घरकुल, से.१५, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-ITVPK8371L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिता अशोक चव्हाण - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.६०१, मंगलमुर्ती अधिष्ठान, प्लॉट क्र.३, से.आर-४, करंजाडे, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-AIGPC4221P
(9) दस्तऐवज करून दिल्याचा दिनांक	24/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	19580/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	206700
(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 it.

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



## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 202409241155

24 September 2024,11:41:13 AM

पवल3

मूल्यांकनाचे वर्ष 2024  
जिल्हा रायगड  
मूल्य विभाग तालुका : पनवेल  
उप मूल्य विभाग 20/15-खारघर सिडको से.क्र.15  
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

## वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
42400	106300	115400	127600	115400	चौ. मीटर

## बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण-	उद्दवाहन सुविधा -	बांधकामाचे क्षेत्र	मिळकतीचा प्रकार-	बांधीव
36.81चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 22 वर्षे 1st To 4th Floor	मिळकतीचा प्रकार- बांधकामाचा दर- Rs.25289/-

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.106300/-

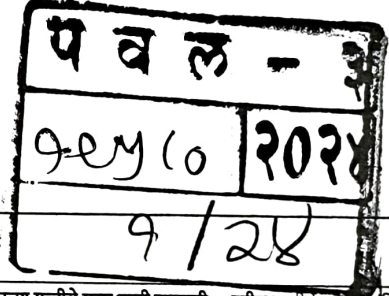
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
= ((106300-42400) \* (78 / 100)) + 42400  
= Rs.92242/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 92242 \* 36.81  
= Rs.3395428.02/-

Applicable Rules = 3, 9, 18, 19

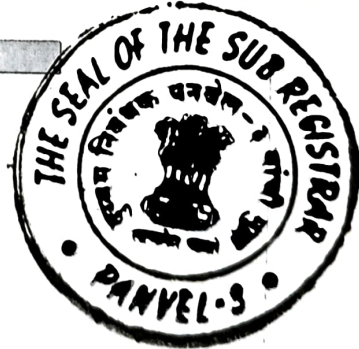
## एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या 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  
= 3395428.02 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.3395428/-  
= ₹ तेहेतीस लाख पंच्याणव हजार चार शे अठ्ठावीस /-



Home

Print





**CHALLAN**  
**MTR Form Number-6**



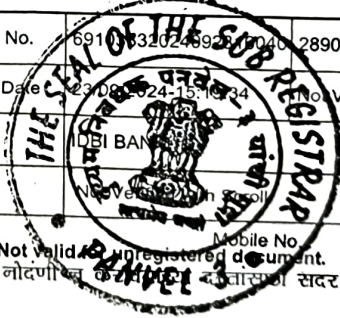
GRN	MH008641608202425E	BARCODE		Date	23/09/2024-15:18:43	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	AIGPC4221P				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	SUNITA ASHOK CHAVAN				
Location	RAIGAD	Flat/Block No.	FLAT NO A-18/2:10 2ND FLOOR MAHALAXMI				
Year	2024-2025 One Time	Premises/Building	CHSL				

Account Head Details	Amount In Rs.								
0030046401 Stamp Duty	206700.00	Road/Street	GHARKUL SECTOR NO 15 KHARGHAR						
0030063301 Registration Fee	30000.00	Area/Locality	NAVI MUMBAI						
		Town/City/District							
		PIN		4	1	0	2	1	0
		Remarks (If Any)	PAN2=ITVPK8371L~SecondPartyName=BABA ANANDA KAKADE~CA=345000						
		Amount In Words	Two Lakh Thirty Six Thousand Seven Hundred Rupees						
Total	2,36,700.00	Words	3 / 28						

**प व ल - ३**  
Jey Lo 2028

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	691003202499270040	2890483460		
Cheque/DD No.		Bank Date	RBI Date	23/09/2024-15:18:43	No. Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date					



Department ID :  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.** Mobile No. 0000000000  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी करताना सदर चलन लागू नाही.

S.A.Chavan.



**CHALLAN**  
**MTR Form Number-6**



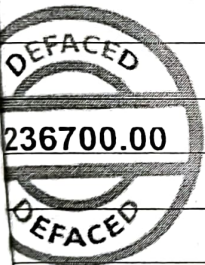
SRN	MH008641608202425E	BARCODE		Date	23/09/2024-15:18:43	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AIGPC4221P				
Location	RAIGAD	Full Name	SUNITA ASHOK CHAVAN				
Year	2024-2025 One Time	Flat/Block No.	FLAT NO A-18/2:10 2ND FLOOR MAHALAXMI				
		Premises/Building	CHSL				

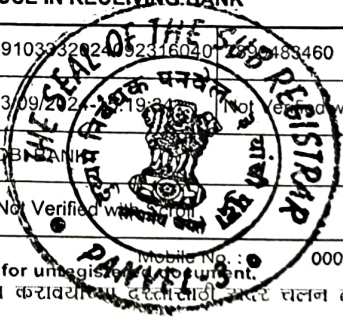
Account Head Details	Amount In Rs.								
030046401 Stamp Duty	206700.00	Road/Street	GHARKUL SECTOR NO 15 KHARGHAR						
030063301 Registration Fee	30000.00	Area/Locality	NAVI MUMBAI						
		Town/City/District							
		PIN		4	1	0	2	1	0

		Remarks (If Any)	PAN2=ITVPK8371L-SecondPartyName=BABA ANANDA KAKADE-CA=3445000					
		Amount In	Two Lakh Thirty Six Thousand Seven Hundred Rupees					
		Words	Only					

**प न ल - ३**  
Key Co 2028  
8/28



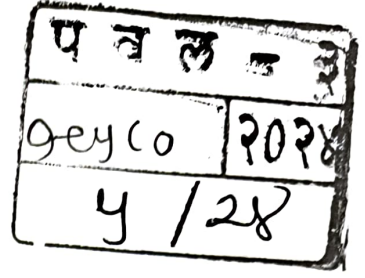
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	6910333202409231602017690483460			
Cheque/DD No.		Bank Date	RBI Date	23/09/2024-19:34:10 Not e-signed with RBI			
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with RBI				



Department ID : PANVEL13  
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदणी केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी वापर करू नये.

**Challan Defaced Details**

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
(IS)-398-19580		0004792286202425	24/09/2024-12:01:44	IGR148	30000.00



## AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Kharghar on this 24<sup>th</sup> day of September, 2024 BETWEEN MR. BABA ANANDA KAKADE age 75years, (Pan No.ITVPK8371L) Indian Inhabitant, residing at Flat No.A-18/2:10, Second Floor, Mahalaxmi Co-op. Hsg. Society Ltd., Gharkul, Sector-15, Kharghar, Navi Mumbai-410210 hereinafter referred to as "THE VENDOR" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors & administrators and assigns) of the ONE PART.

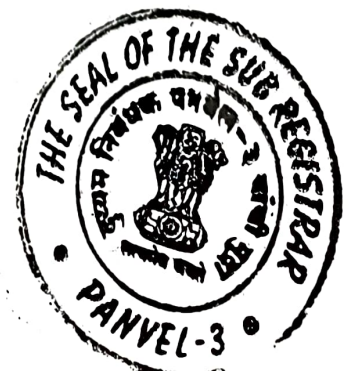
AND

MRS. SUNITA ASHOK CHAVAN age 42 years (Pan No.AIGPC4221P), Indian Inhabitant residing at Indian Inhabitant, residing at Flat No. 601, Mangalmurti Adhishtan, Plot No.3, Sector-R-4, Karanjade, Panvel, Dist. Raigad hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include her heirs, executors & administrators and assigns) of the OTHER PART.

बाबा आनंदाकाकाडे



S.A.Chavan



WHEREAS :

The Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai 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 "MRTP Act.")

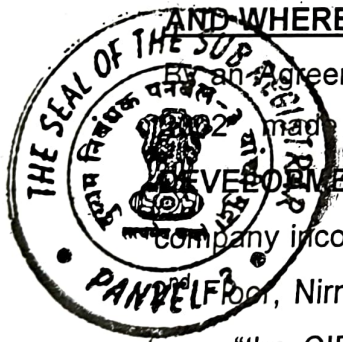
AND WHEREAS :

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.

प व त  
AND WHEREAS :  
अथवा  
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The Corporation has constructed on one of such lands building of ground and Three upper floors, such buildings, comprising of Flat the being designated as 'A' type building.

AND WHEREAS :-



By an Agreement to Sell made at Navi Mumbai, on 22<sup>nd</sup> day of April, 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 Floor, Nirmal, Nariman Point, Mumbai – 400 021 (hereinafter referred to as "the CIDCO") of the One Part and the Vendor of the Other Part (hereinafter referred to as the "Said Agreement") the CIDCO agreed to sale and transfer and the Vendor agreed to purchase and acquire the said Flat on ownership basis a **Flat No.A-18/2:10, Second Floor**, of the layout of the land situated lying and being at Village – **Kharghar, Navi Mumbai**, together with the permanent and absolute right of and occupation of the said Flat. Agreement for Sale registered at Panvel document No,URAN-04412-2002 dated 26/06/2002 receipt No.3555.

AND WHEREAS :

The Vendor has in terms of the said Agreement paid to the CIDCO the entire consideration of **Rs.3,16,860 /-** (Rupees **Three Lakhs Sixteen Thousand Eight Hundred Sixty Only**).

Handwritten signature/initials

Handwritten signature: E. A. Chavan

Authority declared for the  
of Navi Mumbai by the  
ers under sub-section  
Regional and Town  
hereinafter referred to

MRTTP Act,  
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**AND WHEREAS :**

The Vendor is in possession of the Flat No.A-18/2:10, Second Floor, Gharkul, Sector-15, Kharghar, Navi Mumbai-410210 admeasuring about 36.81 Sq. mtrs Builtup (hereinafter referred to as the "SAID FLAT") and CIDCO Ltd handed over the possession of the said Flat. Possession date 02/04/2002.

**AND WHEREAS :**

The Vendor has agreed to purchase from the Corporation on what is known as "Ownership Basis" Flat No.A-18/2:10, Second Floor, Gharkul, Sector-15, Kharghar, Navi Mumbai-410210 admeasuring about 36.81 Sq. mtrs Builtup.

पेय को	2028
6/28	

**AND WHEREAS :**

The Vendor have 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 has been paid by the Vendor.



**AND WHEREAS :**

The Society namely MAHALAXMI CO-OP. HSG. SOCIETY LTD. is duly registered under the provision of Maharashtra Co-op. Housing Societies Act bearing Registration No. NBOM /CIDCO /HSG /(OH)/2790/ JTR/2008-09

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

1. THE VENDOR shall sell and the Purchase shall purchase the Flat No.A-18/2:10, Second Floor, Gharkul, Sector-15, Kharghar, Navi Mumbai-410210, Mahalaxmi Co-op. Hsg. Society Ltd., Gharkul, Sector-15, Kharghar, Navi Mumbai-410210 admeasuring area about 36.81 Sq. mtrs Builtup together with the certain percentage specified in the declaration to be made by the



सा.अ.चवण

S.A. Chawan

Outlook

Fwd: Request for rec

मर्यादा

सन २०

बई. ४९

नांक २

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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.34,45,000/- (Rupees Thirty Four Lakhs Forty Five Thousand Only)**.

2. The Purchaser has agreed to pay the consideration price of **Rs.34,45,000/- (Rupees Thirty Four Lakhs Forty Five Thousand Only)** in the following manner :

a. A sum of **Rs.1,00,000/- (Rupees One Lakh Only)** paid by Cheque No.605065 dated 25/08/2024 drawn on Saraswat Bank, Borivali West branch to the Vendor.

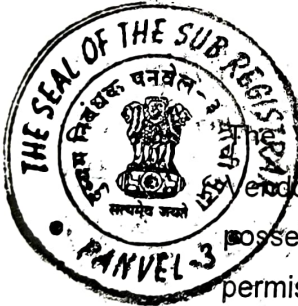
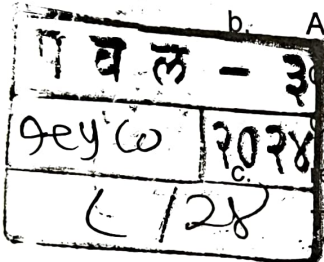
b. A sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** paid by cheque No.100181 dated 23/09/2024 drawn on Abhyudaya Co-Op. Bank Ltd, Belapur branch to the Vendor.

The remaining balance amount of **Rs.23,45,000/- (Rupees twenty Three Lakhs Forty Five Thousand Only)** shall be paid after availing loan from any Financial Institution / Bank within working 60 days from the date of execution of this Agreement for Sale.

Vendor doth hereby covenants with the Purchaser that the Vendor has full and obsolete power to transfer and shall deliver possession of the said flat to the purchaser subject to the prior permission in writing from the CIDCO / Society.

4. UPON POSSESSION the said flat being delivered to the Purchaser that he shall be entitled to the use and occupation of the said flat and shall thereafter have no claim against the vendor in respect of any item of work in the said premises which may be alleged not to have been carried out or completed.

5. THE PURCHASER is aware that all those who have purchased the flat in the said building shall automatically be the member of the "Mahalaxmi Co-op. Hsg. Society Ltd.," constituted in pursuance of the said Co-operative Societies Act 1960 (hereinafter referred to as 'THE SAID SOCIETY')



Handwritten signature in Marathi: महाराष्ट्र शासनाचे अधिकाऱ्याचे



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S.A. Chavan



14. The Vendor undertakes to pay all the outgoing amount by way of taxes, 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.

15. The 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 be paid 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.

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16. Government Order No.Mudank-2021/Reg. No. 12M/1 No. dated 31 March, 2021. 1071/M-1 (Policy) 1% stamp duty concession is given to women buyers of documents.



**SCHEDULE OF THE PROPERTY**

**Flat No.A-18/2:10, Second Floor, Gharkul, Sector-15, Kharghar, Navi Mumbai-410210, Mahalaxmi Co-op. Hsg. Society Ltd., Gharkul, Sector-15, Kharghar, Navi Mumbai-410210 admeasuring area about 36.81 Sq. mtrs Builtup.**

महाराष्ट्र राजस्व विभाग

S.A.Chavan



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. BABA ANANDA KAKADE

in the presence of .....

1. ROHIDAS LONKAR

2. Rishu Bhalerao

SIGNED, SEALED AND DELIVERED BY

The withinnamed PURCHASER

MRS. SUNITA ASHOK CHAVAN

in the presence of .....

1. ROHIDAS LONKAR

2. Rishu Bhalerao

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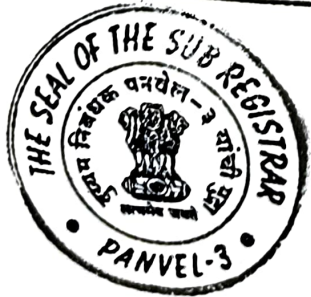
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S.A. Chavan



पत्रल - ३  
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**CIDCO**

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

Office of the M.M.(III)  
Raigad Bhavan, CBD-Belapur,  
Navi Mumbai - 400 814.

**TAKING OVER POSSESSION BY THE ALLOTTEE**



Type A Aptt. No. A-18/2:10 Sector 15 Navi Mumbai

1. Date of allotment : 28th Jan. 2002
2. Name of Hire/Outright Purchaser : Shri. Baba Ananda Rakate
3. Date of execution of Agreement : 2nd April 2002

*(Signature)*

Civil Maistry Asset Mkt. Officer  
Marketing Officer  
CIDCO LTD.  
Raigad Bhavan, CBD, Belapur  
Navi Mumbai - 400 814

**POSSESSION RECEIPT**

I hereby certify that I have taken over possession of the apartment No. A-18/2:10  
Type A Sector 15 at Klonher in  
Navi Mumbai on the day of 02-04-02 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. \_\_\_\_\_ with duplicate key.

*(Signature)*  
ST-ET-317  
(Signature of allottee)

Name : Shri. B. A. Rakate  
Aptt. No. : 15/A-18/2:10 1H

- Copy to : i) Maharashtra State Electricity Board  
ii) Secretary of the Society.



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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, Maharashtra Ltd. within whose jurisdiction the buildings are located and that the said plans and drawings depict the line diagram apartment numbers and dimensions of the apartments as stated above is true to the best of my knowledge, information and belief.

Solemnly affirmed at Mumbai. This 28th day of December, 2001.

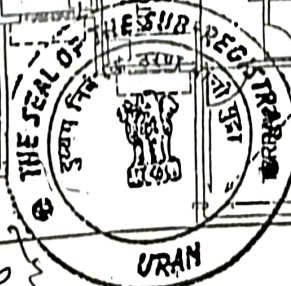
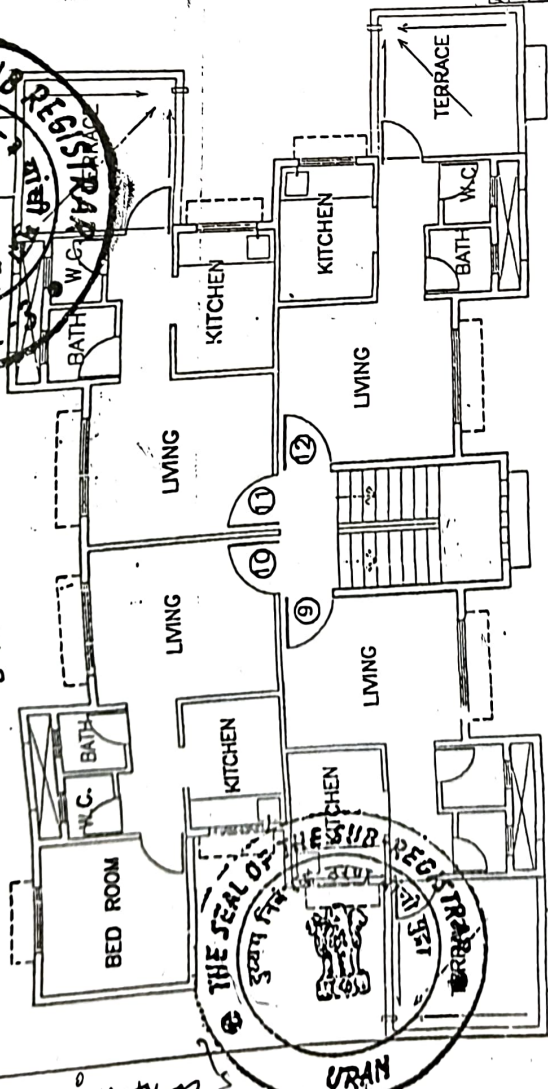
HAFEEZ CONTRACTOR  
Architect,  
29 Bhaik Street, Mumbai-23.

Before Me.

AREA STATMENT (FLAT NO. 11, 12)	AREA STATMENT (FLAT NO 10)
CARPET AREA (SQ.MT.)	ACCOUNTANT/ CARPET AREA (SQ.MT.)
LIVING 10.48	LIVING 10.48
BED ROOM 8.50	BED ROOM 8.50
KITCHEN 5.12	KITCHEN 5.12
W.C. 1.28	W.C. 1.28
BATH 1.70	BATH 1.70
LOBBY 2.88	LOBBY 2.88
TOTAL AREA 21.54	TOTAL AREA 21.54
	TERRACE 9.72 SQ.MT.
	TOTAL 31.26



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



SECOND FLOOR PLAN  
IN CONDOMINIUM A & C  
FOR BUILDING NUMBERS :- 6, 14, 18 & 22  
IN CONDOMINIUM B  
FOR BUILDING NUMBERS :- 5, 8, 10, 15, 19, 21

Assk. Marketing Officer  
CUBCO LTD.

Rajesh Esharan, CBD, Belpapur  
Navi Mumbai - 400 614.

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S.A Chavan.



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**महालक्ष्मी**  
को-ऑप. हासिंग सोसायटी (रजि.)

# महालक्ष्मी सहकारी गृहनिर्माण संस्था, मर्यादित (रजि.)

एन.बी.ओ.एम./सिडको/एच.एस.जी(ओ एच) २७९०/जे टी आर/सन २००८-२००९

इमारत क्र. ए. १ ते २४, घरकुल, सेक्टर - १५, खारघर, नवी मुंबई. ४१० २१०.

संदर्भ क्र. भे।२।०२.०२.०१/१६।

दिनांक २/१०/२०२५

प्रति:- ~~इस्टेट डिपार्टमेंट~~  
खारघर फ्लॉड  
खारघर नवी मुंबई ५१०२१०

विषयक ना दखल प्रमाणपत्र

मो. उपरोक्त विषया नुसार: बाबा इनाम काकडे वय: ३५ हे. महालक्ष्मी सोसायटीचे सहायक फायरिंग A-1812110 ह्याची आपली सदस्यिका शुनिता अशोक चव्हाण वय: ५२ सदस्यिका क्र. ६०१ मंगलमूर्ती अधिका, फ्लॉट क्र. ३ से। आर-५, करंजाडे, ता. पनवेल जि. रायग महाराष्ट्र. पिन नं. ५१०२०६. पॅननं. AIGPC ५२२।P हा असून बाबा काकडे ह्यानी ही सदस्यिका शुनिता चव्हाण माना दस्तावटी के अर्क फायरिंग अर्पणाक ह्या फलामेला कागद पगामी पुर्तला शाह्यास वरीक सदस्यिका सो शुनिता चव्हाण ह्यांच्या नावे करव्यस सोसायटीची काहिही दखल नाही.

सदर प्रमाण पत्र लोका विनेली इजाजत देपल



महालक्ष्मी को-ऑप. हासिंग सोसायटी मर्यादित

  
अध्यक्ष

  
सं. रघ

अजिनदार

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

1

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

CIDCO/MM II/

To

31 JAN 2000

BABA ANANDA KAKADE  
DADASAHEB GAIKWAD NAGAR, PRAKASHI THIRAT  
MARG,, CHAWL NO.13, CHEMBUR - 89

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

Ref: Your Application Number 1039K

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 : A-18  
(d) Floor : 2 (e) Tenement No. : 10

**B) AREA OF THE TENEMENT ALLOTTED TO YOU AREA (SQ.M) Amount (In Rs.)**

(i) Tenement 36.81  
(ii) Attached terrace (if any) : 0  
316860.00

**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 charges 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: 32580.00  
Sub-Total (D) 34580.00

**E) BALANCE AMOUNT PAYABLE TOWARDS THE SALE PRICE (C-D): 282280.00**

**F) MISCELLANEOUS CHARGES:**

(a) Power Supply Network Development Charges (approx.) 11045.00  
(b) Share Money 200.00  
(c) Documentation Charges 300.00  
(d) Water connection charges including three phase power supply to common water pump 1100.00  
Sub-Total (F) 12705.00

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	47047.00	17/04/2000
2	47047.00	17/07/2000
3	47047.00	17/10/2000
4	47047.00	17/01/2001
5	47047.00	17/04/2001
6	47045.00	17/08/2001

Yours Faithfully,

(E.R. Gadhe)

Marketing Manager - II