

394/1986

Thursday, January 30, 2025

11:28 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: नेरुळ

दस्तावेजाचा अनुक्रमांक: टनन11-1986-2025

दस्तावेजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: पंकज लक्ष्मण फटांगरे

पावती क्र.: 2092 दिनांक: 30/01/2025

नोंदणी फी

रु. 30000.00

दस्तन हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

आपणास मूळ दस्तन ,थंबनेल प्रिंट,सूची-२ अंदाजे  
11:45 AM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Thane 11  
सह दुय्यम लिखांक दफा-२  
वर्ण क्र. ११

वाजार मूल्य: रु.5654289.6 /-

मोवदला रु.5700000/-

भरलेले मुद्रांक शुल्क : रु. 342000/-

1) देयकाचा प्रकार: DHC रकम: रु.840/-


डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125298822668 दिनांक: 30/01/2025

वैकचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015190427202425R दिनांक: 30/01/2025

वैकचे नाव व पत्ता: Panjab National Bank

  
पक्षकारीची सही  
मुख दस्त परत मिळाला



30/01/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दमन क्रमांक : 1986/2025

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मीटरदला	5700000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत निवडपट्टाकार आकारणी देतो की पट्टेदार ते समुद कराचे)	5654289.6
(4) भू-मापन, पोट्टिग्राफ व भू-मापन (असल्यास)	1) पानिकेचे नाव: मवी मुंबई मनापा इतर वर्णन : , इतर माहिती: (विभाग क्र-26/280, दर-114100) मदनिका क्र 503, पात्रवा मजला, भूखंड क्र-25, अनमोन हिरा को ऑप हीमिंग सोमायटी ली, सेक्टर नं 28, नेरुळ-ग, नवी मुंबई-400706, वाधीव क्षेत्रफळ 566 चौ.फूट ( ( Plot Number : 25 ; SECTOR NUMBER : 28 ; ) )
(5) क्षेत्रफळ	1) 566 चौ.फूट
(6) आकारणी किंवा मुद्री देण्यात असेल तेव्हा.	
(7) दमनदेवज करून घेणा-या/निहून ठेवणा-या पक्षागाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-नेहा प्रशांत बरळीकर वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 54-आय/1, दर्यावर्दी निवास, मोलापूर सेन, बरळी कोळीवाडा, मुंबई, प्लॉक नं: -, रोड नं: -, महागाट, मुम्बई. पिन कोड:-400030 पॅन नं:- AAFPW3354A
(8) दमनदेवज करून घेणा-या पक्षागाचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज लक्ष्मण फटांगरे वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अपार्टमेंट क्र ईडव्हीएम/23/1, बुद्ध विहार जवळ, सेक्टर नं-10, नेरुळ, नवी मुंबई, प्लॉक नं: -, रोड नं: -, महागाट, ठाणे. पिन कोड-400706 पॅन नं:- ASKPP8189K
(9) दमनदेवज करून दिल्याचा दिनांक	30/01/2025
(10) दमन नोंदणी करण्याचा दिनांक	30/01/2025
(11) अनुक्रम क्र. खंड व पृष्ठ	1986/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	342000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र.११

मूल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाला निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.





## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID

20250130941

30 January 2025,10:51:31 AM

मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	26 / 280- नेरुळ नोड सेक्टर नंबर 28
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
47400	114100	131300	165800	131300	चौ. मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	52.6 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	17 वर्षे	बांधकामाचा दर-	Rs.26620 -
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor		

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

मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.119805/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((119805-47400) * (83 / 100)) + 47400 = Rs.107496/-

A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 107496 * 52.6 = Rs.5654289.6/-
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Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली वाल्कनी) + वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाल्कनी + स्वयंचलित वाहनतळ  
 = A + B + C + D - E - F + G + H + I + J  
 = 5654289.6 + 0 + 0 - 0 + 0 + 0 + 0 - 0 + 0 + 0  
 = Rs.5654290/-  
 = ₹ छप्पन्न लाख चोपन्न हजार दोन शें नव्वद /-

Home

Print

सह दुय्यम निबंधक वर्ग-२  
 ठाणे क्र. ९९



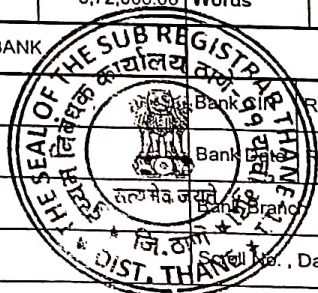
ट.न.न. ९९	
९९९९	२०२५
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CHALLAN  
MTR Form Number-6



ARN	MH015190427202425R	BARCODE	[Barcode]		Date	29/01/2025-11:08:14	Form ID	A25
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)	ASKPP8189K			
Location	THANE			Full Name	PANKAJ LAXMAN PHATANGARE			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 503 5TH,FLOOR PLOT NO 25,ANMOL			
Account Head Details				Premises/Building				
				HIRA CHS,LTD SECTOR				
Amount In Rs.				Road/Street				
0030046401 Stamp Duty(Bank Portal)				342000.00				
0030063301 Registration Fee				30000.00				
				Area/Locality				
				NAVJ MUMBAI,THANE,Maharashtra				
				Town/City/District				
				PIN				
				4 0 0 7 0 6				
				Remarks (If Any)				
				Prop mvblty=Immovable-Prop Amt=5700000.00-Prop area=566.00-Prop area UOM=sq.feet-oth Prop ID=PAN-AAFPW3354A-oth Prop Name=NEHA PRASHANT WORLIKAR-				
Total				3,72,000.00				
				Words				
				Three Lakh Seventy Two Thousand Rupees Only				
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK								
Cheque-DD Details				Bank of Punjab				
Cheque/DD No.				Ref. No. 03006172025012850274 290125M7068				
Name of Bank				Bank Date 29/01/2025-09:55:51 Not Verified with RBI				
Name of Branch				PUNJAB NATIONAL BANK				
				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. Mobile No. : 9322832945  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

9000	2024
8	82

*Handwritten signature: N. Prashant Worlikar*

*Handwritten signature: P. Prashant*



## SALE DEED

THE VENDOR = MRS. NEHA PRASHANT WORLIKAR  
 THE PURCHASER = MR. PANKAJ LAXMAN PHATANGARE  
 FLAT NO = 503, FIFTH FLOOR,  
 PLOT NO = 25,  
 SOCIETY = ANMOL HIRA CO-OP HSG SOCIETY LTD,  
 SECTOR NO = 28, GES VILLAGE NERUL-W, NAVI MUMBAI-400706  
 AREA = 566 SQ.FTS BUILT-UP,  
 SALE PRICE = Rs.57,00,000/-

THIS SALE DEED made and entered in to at Nerul-W Navi Mumbai, on this 30<sup>th</sup> day of January 2025 BETWEEN MRS. NEHA PRASHANT WORLIKAR aged 61 years (PAN NO. AAFPW3354A) (UID NO. 753023498860) Indian Inhabitant, residing at 54-1/1, Daryawardi Niwas, Sonapur Lane, Worli Koliwada, Mumbai-400030, hereinafter called "VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the ONE PART.

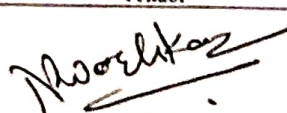
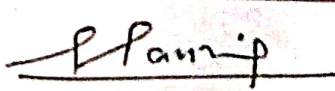
AND

MR. PANKAJ LAXMAN PHATANGARE aged 56 (PAN NO. ASKPP8189K) (UID NO. 645158680112) Indian Inhabitant, residing at Apartment No. EWS/23/1, Near Buddha Vihar, Sector No. 16, Nerul, Navi Mumbai-400706, hereinafter referred and called "PURCHASER" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the SECOND PART.



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**WHEREAS:** City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) is a Government undertaking (hereinafter referred to as "THE CORPORATION") The corporation is a new town development authority declared by the area designed as the Site for the new town of 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 town planning Act 1966 (Maharashtra Act. No. XXXVIII of 1996)

Vendor	Purchaser
	

(hereinafter referred to as THE SAID ACT). The said corporation is a company established under the companies Act 1956 (1) and having its registered office at Nirimal, 2<sup>nd</sup> Floor, Nariman point, Mumbai.

**AND WHEREAS:** By Virtue of being the Development Authority the Corporation has been empowered under section 118 of the said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

**AND WHEREAS:** By an AGREEMENT TO LEASE dated 10<sup>th</sup> April 2002, executed between The City Industrial Development Corporation Of Maharashtra Ltd., (hereinafter referred to as the "Corporation") of the One part in favor of SHRI. HIRAJI PANDURANG PATIL therein referred as Licensee of the other part. The corporation agreed to lease to the said Licensee under Gaothan Expansion Scheme (12.5%) of Plot No.25, at Sector No.28, Nerul-W, Navi Mumbai-400706, Tal & Dist-Thane, an area of about 691.61 Sq. Mtrs. (hereinafter referred to as "THE SAID PLOT") for the development and construction thereof Building for Residential Purpose for a period of 60 YEARS lease and on the terms and condition and at for consideration as contained therein and at for pursuance whereof the SAID Corporation handed over possession of the plot to the said Original Licensee enabling them to construct building or buildings.



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**AND WHEREAS:** SHRI. HIRAJI PANDURANG PATIL paid the said premium of Rs. 8,991/- (Rupees Eight Thousand Nine Hundred Ninety One Only) and the Corporation delivered the possession of the said Plot No.25, at Sector No.28, Nerul-W, Navi Mumbai-400706, Tal & Dist-Thane to the Original Licensees in pursuance of the Agreement to Lease on 10<sup>th</sup> April 2002 And the same was Registered with the Sub-Registrar/Assurance Thane-6 on Dated 11<sup>th</sup> April 2002 Under Doc. Sr. No.2877/2002.

In pursuant of the Agreement the Corporation handed over the possession of the said Plot to the Licensee to enable him to construct a building on the said Plot for Residential Cum Commercial Purpose.

Vendor	Purchaser



**AND WHEREAS:** The Original Allottees i.e. SHRI. HIRAJI PANDURANG PATIL has assigned and Development rights, title, and interest in respect of said Plot No.25 admeasuring about 691.61 Sq. Mtrs. under the Gaothan Expansion Scheme 12.5%, Sector No.28, situated at Village-Nerul-W, Navi Mumbai-400706, to M/S. SIMI BUILDERS Through its Partners MR. SATPAL NUGAL & MR. SURESH HIRAJI PATIL (hereinafter refereed the said Developer) vide an Agreement for Assignment of Development dated 09<sup>th</sup> September 202 and General Power of Attorney dated 09<sup>th</sup> September 2002, handed over quite, vacant and peaceful possession of the said Plot No.25 admeasuring about 691.61 Sq. Mtrs. under the Gaothan Expansion Scheme 12.5%, Sector No.28, situated at Village-Nerul-W, Navi Mumbai-400706 to the Developer for the Development of the said Plot the terms and conditions mentioned therein the said Development Agreement.

**AND WHEREAS:** The Developer had constructed Residential & Commercial building known as "ANMOL HIRA" consisting of Ground Plus SEVEN Upper Floors on the said Plot No.25 admeasuring about 691.61 Sq. Mtrs. under the 12.5% (G.E.S.), Sector No.28, situated at Village-Nerul-W, Navi Mumbai-400706, as per the plan and specification approved by the Town Planning Authority of NPMC.



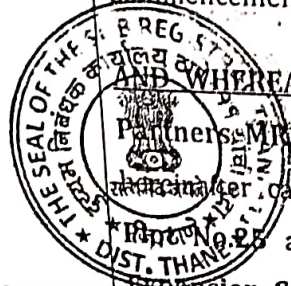
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**AND WHEREAS:** M/S: SIMI BUILDERS Through its Partners MR. SATPAL NUGAL & MR. SURESH HIRAJI PATIL the Developer has assigned all their Development rights in respect of the said Plot bearing Plot No.25 admeasuring about 691.61 Sq. Mtrs. under the Gaothan Expansion Scheme 12.5%, Sector No.28, situated at Village-Nerul-W, Navi Mumbai-400706 proper consideration and handed over the possession of the said Plots (who is hereinafter called the "Developer") with the rights to develop the said Plots construct the Building on the said Plot and Sale the Flats/Shops to the prospective Purchaser.

Vendor	Purchaser

**AND WHEREAS:** The Original Licensee had obtained the **COMMENCEMENT CERTIFICATE** from the Town Planning Authority of the N.M.M.C. by their Letter being Ref No. NMMC/TPD/BP/D.P.No.696/2002/3496/03, dated 21<sup>st</sup> July 2003 from Navi Mumbai Municipal Corporation (N.M.M.C.).

**AND WHEREAS:** The Developer/s has/have got the plans, design and specifications for constructing the building on the said Plot approved by the Corporation and to the concerned authorities and have obtained the Commencement Certificate in respect thereof.



**AND WHEREAS:** The New Licensee M/S. SIMI BUILDERS Through its Partners MR. SATPAL NUGAL & MR. SURESH HIRAJI PATIL (Who is hereinafter called the DEVELOPER) is seized and possessed of the said Plot No. 25 admeasuring about 691.61 Sq. Mtrs. under the Gaothan Expansion Scheme 12.5%, Sector No.28, situated at Village-Nerul-W, Navi Mumbai-400706.

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**AND WHEREAS:** The Vendor i.e MRS. NEHA PRASHANT WORLIKAR, had purchased the said Flat No. 503 on the Fifth Floor, admeasuring area 566 Sq. Fts. Saleable (Built-up) area standing on the Plot No.25, Building known as ANMOL HIRA, situated at Sector No. 28, GES Nerul-W, Navi Mumbai-400706, Tal. & Dist. Thane from The New Licensee M/S. SIMI BUILDERS Through its Partners MR. SATPAL NUGAL & MR. SURESH HIRAJI PATIL (Who is hereinafter called the DEVELOPER) under Agreement for Sale dated 05<sup>th</sup> February 2004 and Registered in the office of Sub-Registrar Thane-6, Under Doc. Sr. No. 00938/2004, on dated 05<sup>th</sup> February 2004 and Registration Receipt No.942 (hereinafter referred the said "Flat/Property").

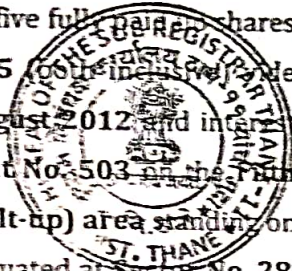
**AND WHEREAS:** The Developer have submitted the building Plans to the Town Planning Authority of (N.M.M.C.) and obtained **OCCUPANCY CERTIFICATE** from Navi Mumbai Municipal Corporation (N.M.M.C.) the Town Planning Officer by their Letter No. NMMC/BP/CASE No.B-4804/102/2008 dated 10<sup>th</sup> January 2008.

Vendor	Purchaser



: 5 :

**AND WHEREAS:** The Vendor is the bonafide and registered members of the "ANMOL HIRA" Co-op Housing Society Ltd. a society registered under the provisions of Maharashtra co-op. society act. 1960 under Registration No. N.B.O.M/CIDCO/HSG(OH)/3291/JTR/2010-2011 dated 05<sup>th</sup> May 2010. (hereinafter referred to as the said society) holding five full paid shares of Rs.50/- each bearing Distinctive Nos. 91 to 95 (60% interest) and Share Certificate No.19, issued on dated 12<sup>th</sup> August 2012 and in possession and title in the property of the said society i.e. Flat No. 503 on the 1<sup>st</sup> Floor, admeasuring area 566 Sq. Fts. Saleable (Built-up) area standing on the Plot No.25, Society known as ANMOL HIRA, situated at Sector No. 28, GES Nerul-W, Navi Mumbai-400706, Tal. & Dist. Thane (hereinafter referred to as the "Property").



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**AND WHEREAS:** By LEASE DEED dated 12<sup>th</sup> October 2008 with right to sell executed by The City Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred the Corporation of the First Part) between in favor of "ANMOL HIRA" Co-Op Housing Society Ltd (as the New Licensee Other Part) and The original Licensee have agreed to assign to transfer their all type of right, title and interest in respect of Plot No.25 admeasuring about 691.61 Sq. Mtrs. under the Gaothan Expansion Scheme 12.5%, Sector No.28, situated at Village-Nerul-W, Navi Mumbai-400706 in favor of "ANMOL HIRA" Co-Op Housing Society Ltd through the LEASE DEED with right to sell and the said document duly registered in the Office of Sub-registrar of Assurance Thane-3 on dated 13<sup>th</sup> January 2009 Under Doc. Sr. No. 0167/2009 & Receipt No. 167.

**AND WHEREAS:** After obtaining permission from the CIDCO, vide its Letter Ref No. सिडको/वसाहत/साटयो/नेरुळ/१२४/२०१० दिनांक ०३/०५/२०१०, By DEED OF ASSIGNMENT on dated 24<sup>th</sup> November 2010 with right to sell executed between The City Industrial Development Corporation of Maharashtra Ltd., (as THE LESSOR of the First Part) and in favour of ANMOL HIRA Co-Operative Housing Society Ltd (as the New Licensee Other Part)

Vendor	Purchaser



: 6 :

and the original Licensee have agreed to assign to transfer their all type of right, title and interest in respect of Plot No.25 admeasuring about 691.61 Sq. Mtrs. under the Gaothan Expansion Scheme 12.5%, Sector No.28, situated at Village-Nerul-W, Navi Mumbai-400706 in favor of ANMOL HIRA Co-Operative Housing Society Ltd through the DEED OF ASSIGNMENT dated 24<sup>th</sup> November 2010 and the said document duly registered in the Office of Sub-registrar of Assurance Thane-3 Under Doc. Sr. No. 08496/2010, on dated 13<sup>th</sup> December 2010.

**AND WHEREAS:** A copy of FINAL ORDER issued by CIDCO Ltd. authority in favour of "ANMOL HIRA" Co-Op Housing Society Ltd, through their letter being Ref No. सिडको/वसाहत/साटयो/नेरुळ/१२४/२०१० दिनांक-२८/०१/२०११ and admitted to them as the owner of the said Plot and corrected their record.

**AND WHEREAS:** The Vendor is absolutely seized and possessed of or otherwise well and sufficient entitled to dispose of the said Flat No. 503 on the Fifth Floor, admeasuring area 566 Sq. Fts. Saleable (Built-up) area standing on the Plot No.25, Society known as ANMOL HIRA Co-op Hsg Society Ltd, situated at Sector No. 28, GES Nerul-W, Navi Mumbai-400706, Tal. & Dist. Thane, (hereinafter called and referred the said Flat) more particularly described in the Scheduled of property at the end of this Deed)



90	2024
99	82

**AND WHEREAS:** The Purchaser in need of residential premises approached to the Vendor and Purchaser and Vendor has/have agreed hereunto to enter in to the transaction of sale, assign and transfer of all her rights, interest and titles in respect of the said Flat No. 503 on the Fifth Floor, admeasuring area 566 Sq. Fts. Saleable (Built-up) area standing on the Plot No.25, Society known as ANMOL HIRA Co-op Hsg Society Ltd, situated at Sector No. 28, GES Nerul-W, Navi Mumbai-400706, Tal. & Dist. Thane, under these presents and complying with all the terms and conditions hereof.

Vendor	Purchaser
<i>M. S. Chitambar</i>	<i>R. Parip</i>



: 7 :

**AND WHEREAS:** The Purchaser has/have agreed to purchase and to get transfer all title and interest of the said Flat and the Vendor has/have agreed to transfer of all her rights, interest and titles in respect of the said Flat No. 503 on the Fifth Floor, admeasuring area 566 Sq. Fts. Saleable (Built-up) area standing on the Plot No.25, Society known as ANMOL HIRA Co-op Hsg Society Ltd, situated at Sector No. 28, GES Nerul-W, Navi Mumbai-400706, Tal. & Dist. Thane upon and subject to terms conditions of the Agreement to Lease executed by the CIDCO Ltd., in favour of the said Original Allottee.

**AND WHEREAS:** The Vendor is the absolute owner of the Flat No. 503 on the Fifth Floor, admeasuring area 566 Sq. Fts. Saleable (Built-up) area standing on the Plot No.25, Society known as ANMOL HIRA Co-op Hsg Society Ltd, situated at Sector No. 28, GES Nerul-W, Navi Mumbai-400706, Tal. & Dist. Thane, and is fully sized and possessed of the necessary documents relating thereto and further entitle to transfer and assign all her rights, title and interest in favour of the Purchaser for valuable consideration as agreed herein in these presents.

**It is further declared by Vendor that:-**

- a) There are no suits, litigation, civil or criminal or any other proceeding pending as against the Vendor personally affecting the said premises.
- b) There are no attachment or prohibitory orders against or affecting the said premises and the said premises is free from all encumbrances or charges and/or is not subject matter to any lis-pendens, attachments or attachments either before or after judgment and the Vendor has/have not received any notice neither from the Government, Semi Government or Municipal Corporation regarding any of the proceeding in respect of the said premises.
- c) The said premises are free from all mortgages, charges and encumbrances of any nature whatsoever.
- d) The Vendor has/have paid all the necessary charges of any nature in respect of the said premises and Vendor has/have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever for the said premises till the date of handing over the possession.



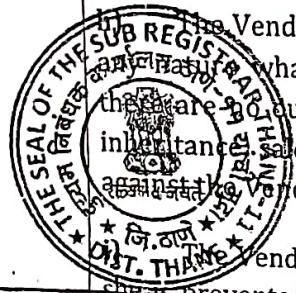
2026	2026
92	82

Vendor	Purchaser

e) The Vendor in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other rights of the like nature in the said premises and has not dealt with or disposed of the said premises in any manner whatsoever:

f) Neither the flat owner nor any of her predecessors-in-title have received any notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and/or requisition of the said premises.

g) The Vendor is in exclusive use, occupation and possession of the said premises and every part thereof and except the Vendor no other person or persons are in use, occupations and enjoyments of the said premises or any part thereof.



The Vendor has/have good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale gift, trust, mortgage or otherwise howsoever outstanding against the Vendor and/or against the said premises or any part thereof.

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The Vendor has/have not done any act, deed, matter or thing whereby she is prevented from entering into this Sale Deed on the various terms and conditions as stated herein in favor of the Purchaser and the flat owner have all the rights, title and interest to enter into this Sale Deed with the Purchaser on the various terms and conditions as stated herein.

**AND WHEREAS:** The Corporation has granted the requisite permission to the Vendor to sell the said flat to the Purchaser under its letter No. CIDCO/ESTATE-2/2024/8000287612 dated 27/01/2025 on the terms and conditions mentioned therein which have been fully complied with by the Vendor.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The Vendor hereby agree/s to sell transfer and assign all her rights title and interest in and upon the said Flat being Flat No. 503 on the Fifth Floor, admeasuring area 566 Sq. Fts. Saleable (Built-up) area standing on the Plot No.25, Society known as ANMOL HIRA Co-op Hsg Society Ltd, situated at Sector No. 28, GES Nerul-W, Navi Mumbai-400706, Tal. & Dist. Thane to the Purchaser which the Purchaser have agreed to acquire

Vendor	Purchaser



: 9 :

the same with the Shares being Distinctive Nos. 91 to 95 under the Share Certificate No.19, issued on dated 12<sup>th</sup> August 2012 and Interest of the Vendor for a total consideration of Rs.57,00,000/- (Rupees Fifty Seven Lakh Only) inclusive of all costs, share capital and the amount to the credit of the Vendor in the books of the said society.

2. The Purchaser has paid the said consideration of Rs.57,00,000/- (Rupees Fifty Seven Lakh Only) and the Vendor doth hereby admit of receiving the above said amount from the Purchaser as a Full and Final Payment on execution of this Sale Deed.

3. The Vendor on receiving full and final consideration shall handover all original link document as well as the Shares of the society to the Purchaser and also physical possession of the said Flat.

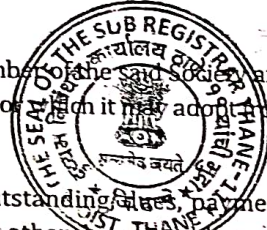
4. The Vendor hereby admit and declare that the said Flat in the Society is free from all encumbrances and charges and the Vendor has full right, title and interest in an upon the said flat and full right to sell transfer the said flat to the Purchaser.

5. The Purchaser hereby agree to become member of the said Society and shall abide all the rules and regulations adopted by it or which it may adopt from time to time.

6. The Vendor hereby agree to pay all the outstanding dues, payment, of Society maintenance and service charges or any other dues payable to the said NMMC property Tax, and thereafter the Purchaser shall be liable for payment of dues of the said society or any other authority from the date of taking possession.

7. On Getting the full and final sale price, as agreed above, the Vendor shall acquit, release and discharge her rights, title and interest in the said flat and further the Vendor hereby assign, transfer and assure all her rights, title, interest and benefit in the said Flat, contributions and other status enjoyed by them in respect of the said flat.

8. On Getting the full and final sale price, the Vendor shall have no right, title, interest, claim demand or charge of whatsoever nature in respect of said Flat and also not for payments and contributions made by the Vendor to her predecessor in title and to the said society and on the said Flat.



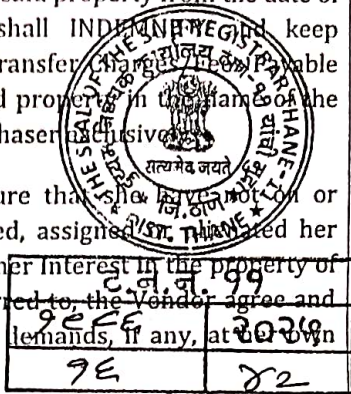
Purchaser shall be liable for	
7.11.2024	2024
98	82

Vendor	Purchaser

15. The Vendor declare that on getting the full and final consideration shall hand over physical possession of the said flat and transfer, assign all her right, title & interest respect of the said flat, Similarly the Vendor shall also hand over all other receipts to the Purchaser and the above referred share certificate. The Vendor stated that save and accepts the aforesaid papers; they do not possess any original documents of title in respect of the said flat.

16. The Purchaser hereby agree to pay the Society the dues, water charges/service and maintenance charges, MSEB charges, including periodical ground/lease rent in respect of the said property from the date of possession and shall not withhold and shall INDEMNIFY and keep indemnified the Vendor in this behalf. The Transfer Charges payable to the said society for the transfer of the said property in the name of the Purchaser shall be borne and paid by the Purchaser exclusively.

17. The Vendor hereby declare and assure that she has not on or before the date of this Sale Deed, transferred, assigned or alienated her interest in the capital of the said Society, and her interest in the property of the said Society i.e. the flat hereinabove referred to, the Vendor agree and undertakes to remove all such objections or demands, if any, at her own cost.



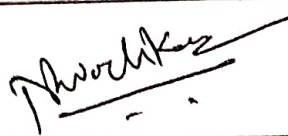
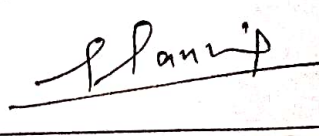
18. The Vendor hereinafter at the request and cost of the Purchaser shall execute any document, paper and writings as may be necessary for perfectly vesting the said Property and benefits of the membership of the said Society and transferring the same to Purchaser without any extra or excess consideration.

**FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION OF LAND**

All that piece of land known as Plot No.25 admeasuring about 691.61 Sq. Mtrs. under the Gaothan Expansion Scheme 12.5%, Sector No.28, situated at Village-Nerul-W, Navi Mumbai-400706, Tal & Dist. Thane or there about and bounded as follows :

**That is to say**

- ON THE NORTH BY : Plot No. 27
- ON THE EAST BY : Plot No. 26
- ON THE SOUTH BY : 11.00 Mtrs. Wide Road
- ON THE WEST BY : 20.00 Mtrs. Wide Road

Vendor	Purchaser
	



**SCHEDULE OF PROPERTY**

A Flat being Flat No.,503 on the Fifth Floor, admeasuring area 566 Sq. Fts. (Bult-up) area standing on the Plot No.25, Society known as Co-op Hsg Society Ltd, situated at Sector No. 28, GES New W, New Mumbai-400706, Tal. & Dist. Thane.



WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove

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१६	SIGNED SEALED AND DELIVERED by

The within named the "VENDOR"

MRS. NEHA PRASHANT WORLIKAR

(PAN NO.AAFPW3354A)

(UID NO.753023498860)

In the presence of.....

1. Mr. Arun Gaikwad

2. Mr. Mahesh Pawar

*Handwritten signature of Mrs. Neha Prashant Worlikar*

*Handwritten signatures of Mr. Arun Gaikwad and Mr. Mahesh Pawar*



SIGNED SEALED AND DELIVERED by

The within named "PURCHASER"

MR. PANKAJ LAXMAN PHATANGARE

(PAN NO. ASKPP8189K)

(UID NO. 645158680112)

In the presence of.....

1. Mr. Arun Gaikwad

2. Mr. Mahesh Pawar

*Handwritten signature of Mr. Pankaj Laxman Phatangare*

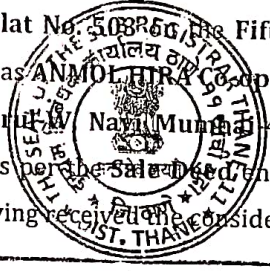
*Handwritten signatures of Mr. Arun Gaikwad and Mr. Mahesh Pawar*



**CERTIFICATE OF HANDING OVER  
THE PHYSICAL POSSESSION OF FLAT**

Flat No. 503 on the Fifth Floor, admeasuring area 566 Sq. Fts. Saleable (Built-up) area standing on Plot No.25, Society known as ANMOL HIRA Co-op Hsg Society Ltd, situated at Sector No. 28, GES Nerul-W, Navi Mumbai-400706, Tal. & Dist. Thane.

I MRS. NEHA PRASHANT WORLIKAR, the Vendor Indian Inhabitant, do hereby CERTIFY AND CONFIRM that I have handed over the peaceful and vacant possession of the Flat No. 503 on the Fifth Floor, standing on the Plot No.25, Society known as ANMOL HIRA Co-op Hsg Society Ltd, situated at Sector No. 28, GES Nerul-W, Navi Mumbai-400706, to MR. PANKAJ LAXMAN PHATANGARE as per the Sale Deed entered into between us on 30<sup>th</sup> January 2025 had having received the consideration Rs.57,00,000/-.



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*Nea Worlikar*  
VENDOR

I, MR. PANKAJ LAXMAN PHATANGARE the purchaser and herein, do hereby CONFIRM that I have been put into physical and peaceful possession of the Flat No. 503 on the Fifth Floor, standing on the Plot No.25, Society known as ANMOL HIRA Co-op Hsg Society Ltd, situated at Sector No. 28, GES Nerul-W, Navi Mumbai-400706, from MRS. NEHA PRASHANT WORLIKAR as per the Sale Deed entered into between us on 30<sup>th</sup> January 2025.

*P. Phatangare*  
PURCHASER

Witnesses:

Mr. Arun Gaikwad

*Arun Gaikwad*

Mr. Mahesh Pawar

*Mahesh Pawar*



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सूची क्र.2

दुय्यम निबंधक : ठाणे 6

09-12-2024

दस्त क्रमांक : 938/2004

Note:-Generated Through  
eSearch Module, For original  
report please contact  
concern SRO office.

नोंदणी :

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गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.622600
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 505000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सदनिका नंबर- 503 , 5 वा मजला , अनमोल हिरा प्लाट नंबर - 25
(5) क्षेत्रफळ	52.60 स्के.मी
(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:- मे सिम्मी बिल्डर्स तर्फे पार्टनर सुरेश हिराजी पाटील वय:-52पत्ता:- प्लाट नं ए४ , ५ , ६ पिन कोड:-पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-वरळिकर नेहा प्रशांत वय:-40पत्ता:-पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	05/02/2004
(10) दस्त नोंदणी केल्याचा दिनांक	05/02/2004
(11) अनुक्रमांक, खंड व पृष्ठ	938/2004
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	16150
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	6230
(14) शेर	-



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# SIMMI BUILDERS

HIRA ARCADE, Shop No. 9/10, Plot No. A-4,5,6, Sector-23, Nerul, Navi Mumbai-400 706. Tel.:32981204/05/65133579 Tele Fax.:022-27713445

Date : 22.01.2008

To,  
Mrs. Neha Prashant Worlikar .  
Flat No. 503 Anmol Hira Building,  
Plot No. 25, Sector -28,  
Nerul (W) ,Navi Mumbai.

Dear Sir / Madam ,

## LETTER OF POSSESSION

This is to certify and confirm that we hereby give peaceful and vacant possession , as per Occupancy Certificate ( Ref.No. 4804/102/2008 dated 10.01.2008) of Flat No.503, in ' Anmol Hira ' on Plot No. 25, Sector-28, Nerul (W) , Navi Mumbai to the Purchaser Mrs. Neha Prashant Worlikar . after the purchaser having satisfied with all kinds of work and all other facilities and after having received the full and final payment towards the same.

For Simmi Builders

Partners



SIMMI BUILDERS  
Hira Arcade, Shop No. 9 & 10,  
Sector-23, Nerul,  
Navi Mumbai-400 706.

Possession taken over

Date : 2-1-08



Mrs. Neha Prashant Worlikar

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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE**  
"NIRMAL", 2nd Floor  
Nariman Point  
Mumbai - 400021  
Phone: 00-91-22-6650 0900  
Fax : 00-91-22-2202 2509

**HEAD OFFICE**  
CIDCO Bhavan  
CBD Belapur  
Navi Mumbai - 400614  
Phone: 00-91-22-6791 8100  
Fax : 00-91-22-6791 8166

**NOC for Transfer**

Ref. No. CIDCO/ESTATE-2/2024/8000287612

Date : 27.01.2025

To,  
MRS. NEHA PRASHANT WORLIKAR  
54-I/1, DARYAWARDI NIWAS, SONAPUR LANE, WORLI KOLIWADA  
MUMBAI 400030,

Subject : Your Request for Transfer of Tenements & Shops (MTS-II)

Reference : Application number 8000287612 (NMNR02800000250001050503)

In respect of property Flat No.503 Admeasuring carpet area 42.0800 sqmt. ANMOL HIRA  
CHS. LTD./1, Plot No. 25,Road No. 00, Sector 28,Nerul, Navi Mumbai

Sir/Madam,

Since you have paid a sum of Rs.148,750.80 /- (including GST Rs.22,690.80 /- ) being the transfer charges our Corporation is pleased to permit you to transfer and assign the rights and benefits you derive in respect of Flat No. 503, ANMOL HIRA CHS. LTD./1, Plot No.25 ,Road No. 00 , Sector 28,Nerul from the Transferor 1 ) MRS. NEHA PRASHANT WORLIKAR to the Transferee 1 ) MR. PANKAJ LAXMAN PHATANGARE subject to the following terms and conditions:-

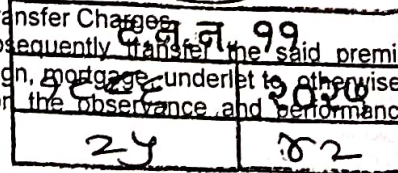
a. You shall execute the Deed of Assignment/Sale Deed and register the same with the Sub-Registrar of Assurances on or before 27.04.2025.

b. Certified true copy of the registered Deed of Assignment/Sale Deed shall be deposited with the Estate Officer of the Corporation within the period of seven days from the date of its registration.

c. You shall obtain any other permission, as may be required by any other statutory authorities.

d. The Conveyance Deed / Deed of Assignment shall contain the following covenant  
The Transferee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Corporation, which permission shall not be refused if the Transferee performs or is willing to perform the following conditions, that is to say -

1) The Transferee pays to the Corporation, the necessary Transfer Charges.  
2) In the instrument by which the Transferee shall subsequently transfer the said premises, the Transferee binds the subsequent transferee not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.



e. The permission hereby granted shall lapse and shall be of no effect if the Conveyance Deed / Deed of Assignment in respect of the said property is not executed and lodged for registration with the Sub Registrar of Assurance on or before 27.04.2025 and true certified copy with its registration No. and date is not deposited with the undersigned within 7 days thereafter for effecting consequent changes in our record.

f. This certificate is granted on the basis of declaration, Affidavits, documents and information produced



by the applicant. In case if it is found that information and documents submitted by you are false, contradictory or incorrect then NOC shall be cancelled automatically without prior notice and forfeit the charges.

g. This Certificate is issued subject to order that may be passed under section 28A/18/28A(3) (if any) of Land Acquisition Act, 1894 for payment of enhance compensation.

h. You shall quote the reference no 8000287612 for issue of final order after complying with the above conditions.

Thanking You

Yours Sincerely,

RAHUL

Prakash

Gourkhe

Gourkhe

Asst. Estate Officer/Estate Officer

Digitally signed by  
RAHUL PRAKASH  
GOURKHEDE  
Date: 2025.01.27  
19:10:41 +05'30'



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# ANMOL HIRA CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. NBOM/CIDCO/HSG(OH)/32912/JTR/2010-2011

Plot No. 25, Sector-28, Phase-II, Opp. Sector -24, Nerul, (W), Navi Mumbai - 400706.

Date :28/12/2024

To,  
The Asstt Estate Officer, 12.5%,  
CIDCO LTD., Nerul, Navi Mumbai.

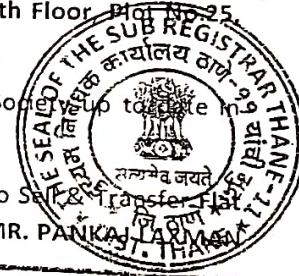
## NO OBJECTION CUM- NO DUES CERTIFICATE

This is to certify that MRS. NEHA PRASHANT WORLIKAR is member of "ANMOL HIRA" Co-Op. Housing Society Ltd., and owner of Flat No.503, on the Fifth Floor, Plot No. 25, Sector No.28, being situated at GES Nerul-W, Navi Mumbai-400706.

The MRS. NEHA PRASHANT WORLIKAR has paid all dues of our Society in respect of the said property in the Flat No.503, on the Fifth Floor.

That is to further certify MRS. NEHA PRASHANT WORLIKAR wish to Sell & Transfer Flat No.503 on the Fifth Floor, of the said flat transfer in the name of MR. PANKAJ LAXMAN PHATANGARE and we have No-Objection-Certificate in this regard.

This certificate is issued on the request MRS. NEHA PRASHANT WORLIKAR to produce the CIDCO Ltd Office.

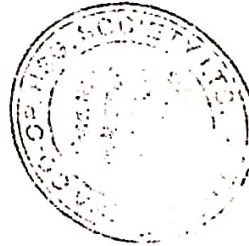


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Yours faithfully

For ANMOL HIRA Co-Op. Housing Society Ltd

  
Chairman & Secretary





Share Certificate No. 19

Member's Register No. 19

# Share Certificate

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२८	४२

**ANMOL HIRA** Co-operative Housing Society Ltd.

**PLOT NO. 25, SECTOR NO. 28, NERUL, NAVI MUMBAI.**

(Registered under the Maharashtra Co-operative Societies Act, 2860)

Registration No. **NBOM/CIDCO/HSG/(OH)/3291/JTR/YEAR 2010 -2011** Date : **05/05/2010.**

This is To Certify that Shri/Sm/M/s. **MRS.NEHA PRASHANT WORLIKAR.**

\_\_\_\_\_ Is the Registered Holder of FIVE fully paid up share of Rs. FIFTY each numbered from 91 to 95 both Inclusive, in

**ANMOL HIRA** Co-operative Housing Society Ltd., **NERUL, NAVI MUMBAI**

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at **NERUL, NAVI MUMBAI**

This AUGUST 12 day of SUNDAY 2012

FLAT NO : 503



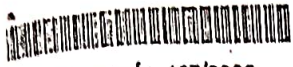
*[Signature]*  
Authorized  
M. C. Member

*[Signature]*  
Secretary

*[Signature]*  
Chairman

(P.T.O)





दस्ताक्रमांक व वर्ष: 167/2009

Tuesday, January 13, 2009

10:48:12 AM

दुय्यम निबंधक: ठाणे ३

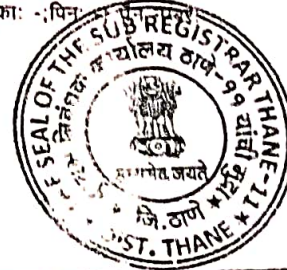
सूची क्र. दोन INDEX NO. II

फीदणी 63 म

Regn. 63 m. 6.

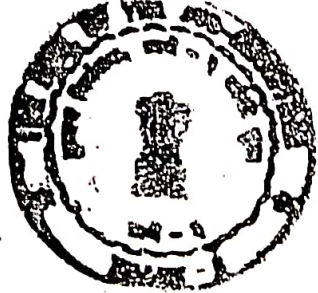
गावाचे नाव: नेरुळ

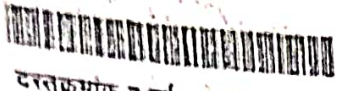
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 8,991.00  
बा.भा. रु. 253,000.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन: गृहभेट अर्ज नंबर 1 अन्ये - प्लॉट नंबर 25, से 28, नेरुळ नवी मुंबई
- (3) क्षेत्रफळ (1) 691.61 स्वे मि.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सिडको, तर्फे पी. एन. भगत, घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, बादीचे नाव व संपूर्ण पत्ता (1) हिराजी पांडुरंग पाटील -; घर/प्लॉट नं.: -; गल्ली/रस्ता: नेरुळ; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -.
- (7) दिनांक करून दिल्याचा 12/01/2008
- (8) नोंदणीचा 13/01/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 67/2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 0.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 5000.00
- (12) शेर



ट.न.ज. 99	
१९८६	२०२५
२९	४२

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ३





दुय्यम निबंधकः टाणे ३

दरसक्रमांक व घर्षः 8496/2010

Monday, December 13, 2010

4:33:25 PM

सूची क्र. दोन INDEX NO. II

मादणी क्र. ५१

Regn. 03 11.6

गावाचे नाव : नेरुळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहरतांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 8,991.00 वा.मा. रु. 0:00
- (2) भू-मापन, फोटोहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: अनमोल हिरा को ऑप ही सोसा लि, फ्लॉट नं 25, सेक्टर-28, नेरुळ, नवी मुंबई
- (3) क्षेत्रफळ (1) 691.61 चौ मी
- (4) आकारणी किंवा जुडी देण्यात असले तेंव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) हिराजी पांडुरंग पाटील - मु म्हणुन सुरेश हिराजी पाटील - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नेरुळ; तालुका: -; पिन: -; नैन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अनमोल हिरा को ऑप ही सोसा लि तर्फे सेक्रेटरी कैलास सखाराम गायकवाड - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: से-28, नेरुळ; तालुका: -; पिन: -; नैन नम्बर: -
- (7) दिनांक करून दिल्याचा 24/11/2010
- (8) नोंदणीचा 13/12/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 8496 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 450.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शंरा



सद दुय्यम निबंधक टाणे क्र ३

ट.न.न. ११	
१२६६	२०२५
३०	४२





सिडको

वसाहत विभाग

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

वसाहत विभाग, पहिला मंजला,  
सिडको भवन, सी.बी.डी. बेलापूर,  
नवी मुंबई ४०० ६१४

सिडको/वसाहत/साटयो/नेरुळ/१२४/२०१०

दिनांक : २८/०९/२०११

प्रति,  
सेक्रेटरी/अग्निदर,  
मे. अनमोल हिरा सहकारी गृहनिर्माण संस्था मर्यादित  
भूखंड क्र. २५, सेक्टर नं. २८,  
नेरुळ, नवी मुंबई.

विषय : साडेवारा टक्के योजनेनुसार गौजे-नेरुळ येथे वाटप करण्यात आलेल्या  
भूखंडाच्या हस्तांतरणाबाबत.

संदर्भ : इकडील कार्यालयाचे पत्र क्र. सिडको/वसाहत/साटयो/नेरुळ/१२४/२०१०  
दिनांक - ०३/०५/२०१०.

महोदय,

साडेवारा टक्के योजनेप्रमाणे गौजे-छारघर, येथे वाटप करण्यात आलेल्या आणि  
श्री. हिराजी पांडूरंग पाटील, राहणार. नु. नेरुळ, पो. नेरुळ बोड, ता. जि. ठाणे, नवी मुंबई. यांनी धारण  
केलेला भूखंड क्रमांक. २५, सेक्टर-२८, क्षेत्र. ६११.६१ चौ. मी. मे. अनमोल हिरा सहकारी गृहनिर्माण संस्था  
मर्यादित यांचे नावे हस्तांतरीत करण्यास वरील संदर्भित पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा अभिहंस्ताकनाचा लेख दिनांक २४/११/२०१० रोजी श्री. हिराजी पांडूरंग  
पाटील, आणि मे. अनमोल हिरा सहकारी गृहनिर्माण संस्था मर्यादित, यांच्यामध्ये करण्यात आला असून या  
अभिहंस्ताकनाचा लेखाची दुय्यम निबंधक हजेरी आमचेकडे नोंदणी क्रमांक टनन३-०८४९६-२०१०  
दिनांक १३/१२/२०१० अन्वये करण्यात आलेली असल्याने सदर अभिहंस्ताकनाचा विलेखार्थी  
सत्यप्रत आपण आमचेकडे सादर करिते. असलेल्या गृहनिर्माण संस्था मर्यादित यांच्याकडून प्राप्त  
ने. अनमोल हिरा सहकारी गृहनिर्माण संस्था मर्यादित यांनी सिडकोच्या दफ्तरी नोंदण्यात आले आहे.

कळाये,

ट.न.न. ११	
१८८५	२०२५
३१	४२

आपला विश्वासू

*(Signature)*

व्यवस्थापक (शहर सेवा)-II

प्रत - श्री. हिराजी पांडूरंग पाटील,  
राहणार. नु. नेरुळ, पो. नेरुळ बोड, ता. जि. ठाणे, नवी मुंबई.

MANAGEMENT SERVICES  
SICO of Maharashtra  
SICO Bldg  
C.D.D., Sector 28  
New Mumbai



सत्यमेव जयते

## नोंदणीचे प्रमाणपत्र :-

नोंदणी क्र. १९९९/२०२५/३२९१ / जे टी आर / सन २०१०-२०११



या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

अनमोल हिरा सहकारी

गृहनिर्माण संस्था मर्यादित  
ट.न.न. ११

भूखंड क्र. २५, लेक्टर- २८,

१९९९ २०२५

नेरळ, नवी मुंबई

३२ ४२

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू-सहभागिदारी गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहर

नवी मुंबई.



सही

[दिग्दर्शित रस्ता]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक : ०५/०५/२०१०





**नवी मुंबई  
महानगरपालिका**

**Navi Mumbai  
Municipal Corporation**

पहिला पाळा, बेलपुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दुरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAYAN, C.B.D.,  
NAVI MUMBAI - 400 614  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. वी १८०४/१०२/२००८  
दिनांक :- १० / ०१ / २००८

प्रति,

श्री. हिराजी पांडुरंग पाटील

भुखंड क्र. २५, सेक्टर २८, गा.वि.पो. नेरुळ, नवी मुंबई.

नस्ती क्र. - नमंमपा/वि.प्र.क्र. ४०४/२००४, प्रकरण क्रमांक - वी ४८०४

विषय :- भुखंड क्र. २५, सेक्टर २८, गा.वि.पो. नेरुळ, नवी मुंबई बाबत भोगवटा प्रमाणपत्र  
मिळणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि ०५/१२/२००७ रोजीचा प्राप्त अर्ज.

महोदय,

संदर्भाधिन अर्जाच्या अनुषंगाने भुखंड क्र. २५, सेक्टर २८, गा.वि.पो. नेरुळ, नवी मुंबई येथील निवासी व  
वाणिज्य वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

सदर बांधकाम प्रारंभ प्रमाणपत्रातील अटीनुसार जोता प्रमाणपत्र न घेता त्रांत्यावराल बांधकाम पूर्ण केलेले  
असल्याने तसेच विनापरवानगी मंजूर नकाशा पेटवून केलेले अग्न्यामुळे चलन क्र. १६६२/१२  
दि. ११/०७/२००२ रोजी भरणा केलेली मुद्रा १००/- जप्त करण्यात आलेली आहे. याचा  
वृग्या नोंद घ्यावी.

अट - प्रत्यक्ष जागेवर गप्पा मचवून व विनियोग क्र. १९७७ च्या तरतुदीनुसार जागेच्या घडत्या गोचराच्या परिगणनातून या  
ताम्रपत्रापुढे तीन महिन्यांच्या आत करून घ्याव्यात. याबाबतची काहीही कायदाबाही करणारे कामे अर्जाच्या कार्यालय  
याने मादर करावी.



ट.न.न. ११	
१०८६	२०२५
३३	४२

आपला,

नगर म्चताकार

नवी मुंबई महानगरपालिका

प्रत पाठवावयाची:

१. आस्थापितक, वास्तुविभाग.
२. भोगवटा करार, ऑफिस नं. १००, १ वा मजला, फ्लोर नं. १००, सी.बी.डी. (प), नवी मुंबई - ४००६१४.
३. ३१ आयुक्त (नगर), कोणक्यारण
४. ३१ आयुक्त, पोस्टल, ३१, नमग्या
५. नगर निगम व मंचनक, नमग्या, नवी
६. मुख्य वास्तुशास्त्रज्ञ व नियंत्रक, मिडको जिल्हा
७. नगर म्चताकार, नमग्या, नवी



“जन्म असो वा मरण आवश्यक नोंदणीकरण”



नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पत्तिका क्र. : १०० १११  
फोन नं. : २७५७ ७० ७०  
२७५७ १० ७०  
२७५७ १० ७०

1ST FLOOR, RELIANCE BHAVAN, C.R.D.,  
NAVI MUMBAI - 401 014  
TEL No : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नरवि/भोर/प.क्र.सी ४२०४/ २०२ /२००६  
दिनांक :- २०/०९/२००६

भोगवटा प्रमाणपत्र

- वास्तव्ये -
- १) नवी मुंबई महानगरपालिकेकडील सुधारित बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमप/नरवि/भोर/प.क्र.ए-२७२१/१२१७/२००४, दि. २३/०४/२००४.
  - २) नवी मुंबई महानगरपालिकेचे दि. २३-०७-२००७ रोजीचे धोरणात्मक परिपत्रक.
  - ३) वास्तुविशारद आर्योदिक्य, यांनी दि. ०५/१२/२००७ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई श्रेष्ठे भुखंड क्र. २५, सेक्टर २६, गा.वि.सो. नेरळ, नवी मुंबई या जागेचे मातृक श्री. हिराजी पंढुरंग पाटील यांनी जागेवरील बांधकाम दि. २०/११/२००७ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, आर्योदिक्य, यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २३/०४/२००४ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २३/०७/२००७ च्या धोरणात्मक परिपत्रकाबुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत.

- |  |    |                 |
|--|----|-----------------|
| १) विचारी वापराखालील बांधकाम क्षेत्र<br>(विचारी वापराखालील एकूण सदनिका - २६)       | :- | १६६.३४५ चौ.मी.  |
| २) पारिभाष्य वापराखालील बांधकाम क्षेत्र<br>(पारिभाष्य वापराखालील एकूण दुकाने - ०४) | :- | १६.९७६ चौ.मी.   |
| एकूण बांधकाम क्षेत्र   | :- | १०३७.३२३ चौ.मी. |
|  | :- | १३७.९९५ चौ.मी.  |

वास्तुविशारद आर्योदिक्य यांनी सादर केलेला दाखला घेत आहे.



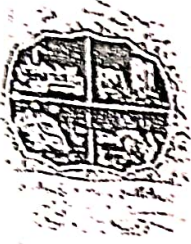
ट.ल.न. ९९	
९०६६	२०२७
३४	४२

*(Signature)*  
नगर रचनाकार  
नवी मुंबई महानगरपालिका



"जन्म असो वा मरण आजस्थानक नोंदणीकरण"





नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

एलिया भवन, नेलापुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दफ्तरी क्र. : २७५७ ७० ७०  
२७५७ ६७ ००  
फॅक्स : २७५७ ३७ ८५

1ST FLOOR, EELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नसिय/भोर/ प्र. क्र. सी ४८०४/ १०२ /२००८  
दिनांक :- १०/०९/२००८

भोगवटा प्रमाणपत्र

- वाचते -
- १) नवी मुंबई महानगरपालिकेकडील सुधारित बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंनवा/नसिय/बांध/ प्र. क्र. ए-२०९१/१३१७/२००४, दि. २२/०४/२००४.
  - २) नवी मुंबई महानगरपालिकेचे दि. २३-०७-२००७ रोजीचे घोरणात्मक परिपत्रक.
  - ३) वास्तुविशारद आस्थेटिका, यांनी दि. ०५/१२/२००७ रोजी सादर केलेला बांधकाम पुर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. २५, सेक्टर २८, गा.वि.पो. नेरळ, नवी मुंबई या जागेचे मालक श्री. हिराजी पांडुरंग पाटील यांनी जागेवरील बांधकाम दि. २०/११/२००७ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, आस्थेटिका, यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २२/०४/२००४ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २३/०७/२००७ च्या घोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत.

- १) निवासी वापराखालील बांधकाम क्षेत्र :- १६८.३४५ चौ.मी.
- २) याणज्य वापराखालील बांधकाम क्षेत्र :- ६८.९७८ चौ.मी.



- १) एकूण बांधकाम क्षेत्र :- १०३७.३२३ चौ.मी.
- २) बांधकाम क्षेत्र :- १३७.९९५ चौ.मी.

यानुसार बांधकाम क्षेत्रात घेत आहे.

ट.न.न. ११	
१८८६	२०२७
३४	४२

*(Signature)*  
नगर रचनाकार

नवी मुंबई महानगरपालिका



"जन्म असो वा मरण आवश्यक नोंदणीकरण"

Acct NO: 211296144



TO WHOMSOEVER IT MAY CONCERN

This is to put on record that MRS WUHLIKAR NEHA PRASHANT to whom Housing Development Finance Coporation Ltd. (HDFC) has granted a housing loan of Rs. 469425 in terms of the Loan Agreement dated 09-MAR-2004 has/have repaid the same in full with all dues and that no amount is now due from him/her/them towards or in respect of the said loan.

In view of the above HDFC has no claim, right, title or interest in respect of the property being FL.NO 503 ON 5TH FL, ANHOL HIRA, GES PLOT NO 25, SECTOR 28, NERUL, NAVI MUMBAI, Pin : 400706 .

Yours faithfully,  
For Housing Development Finance Corporation Ltd.

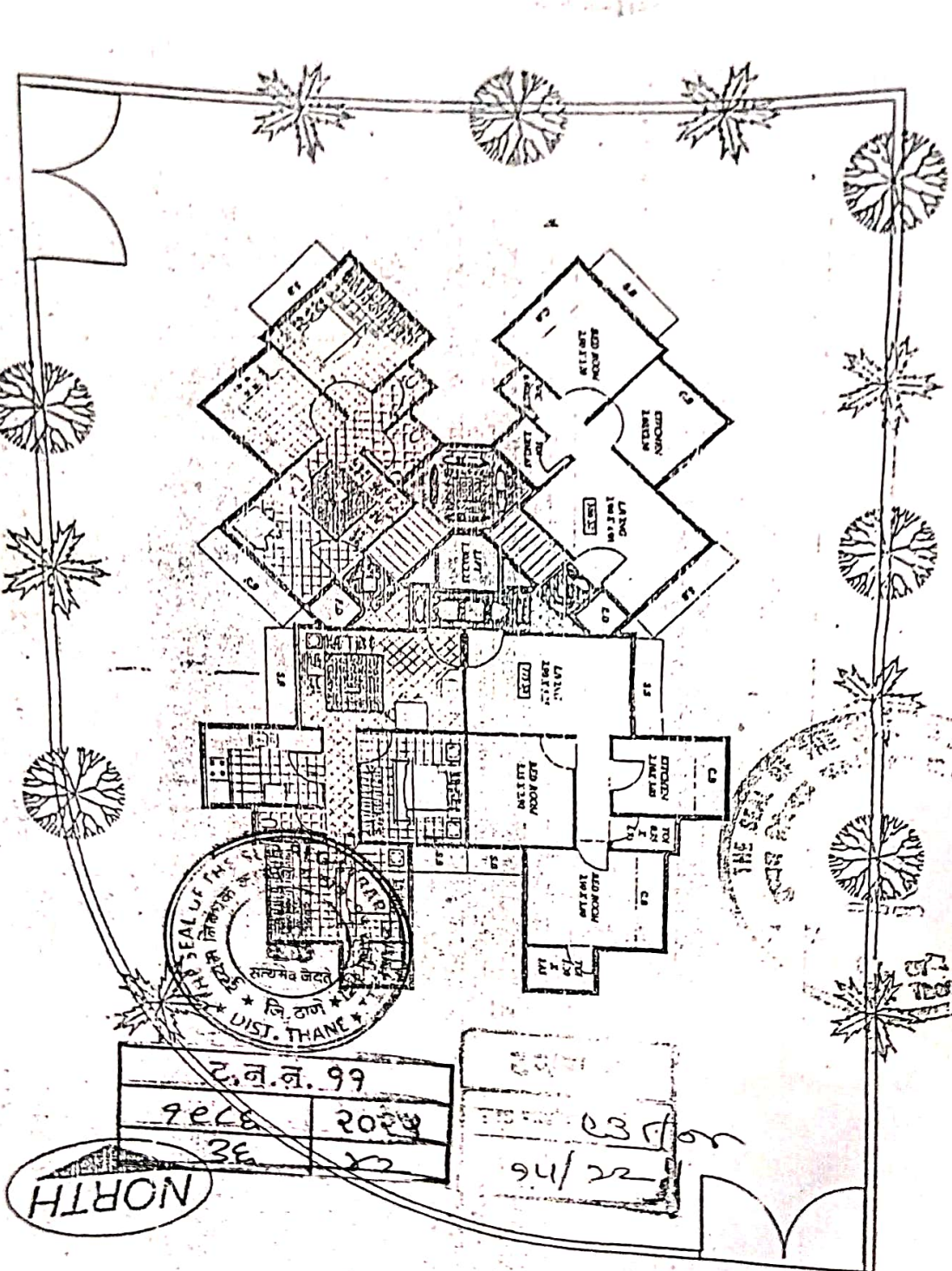
Authorised Signatory



ट.न.न. ११	
१००६	२०२५
३५	४२



20.00 M W I D E R O A D



ट.न.नं. ११	
१२६६	२०२५
३६	२२

23/10/22  
94/22



11.00 M W I D E R O A D

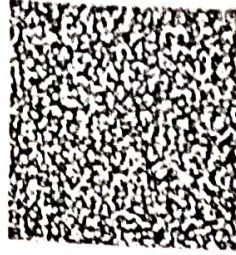
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAFPW3354A



नाम / Name  
NEHA PRASHANT WORLIKAR

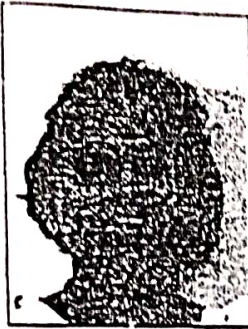
पिता का नाम / Father's Name  
MORDEKHAI DAVID KHAMKAR

जन्म की तारीख /  
Date of Birth  
27/12/1963

हस्ताक्षर / Signature



~~भारत सरकार~~  
GOVERNMENT OF INDIA



नेहा प्रशांत वरळीकर  
Neha Prashant Worlikar  
जन्म तारीख / DOB : 27/12/1963  
महिला / FEMALE

*Neha Prashant Worlikar*

7530 2349 8860



अधार - सामान्य माणसाचा अधिकार



~~भारत सरकार~~ पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
W/O प्रशांत वरळीकर, ५४-  
अच/१, दर्बावर्दी निवास, सोनपूर  
लेन, वरळी कोव्हाड, मुंबई, मुंबई,  
महाराष्ट्र, 400030

Address:  
W/O Prashant Worlikar 54/1  
Daryawardi Niwas, Sonapur  
Lane, Worli Koliwada, Mumbai  
Mumbai, Maharashtra 400030



ट.न.न. ९९	
७८८६	२०२५
३८	४२



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-560 001





भारत सरकार  
GOVERNMENT OF INDIA



पंकज लक्ष्मण फटांगरे  
Pankaj Laxman Phatangare  
जन्म तारीख / DOB: 24/02/1968  
पुरुष / MALE  
Mobile No.: 9322832945

र.त.न. 99	
१९८६	२०२५
३८	४२

6451 5868 0112  
VID : 9150 0288 9468 8941

*[Signature]*

माझे आधार, माझी ओळख

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ASKPP8189K

नाम / Name  
PANKAJ LAXMAN PHATANGARE

पिता का नाम / Father's Name  
LAXMAN BALAJI PHATANGARE

जन्म की तारीख /  
Date of Birth  
24/02/1968

हस्ताक्षर / Signature  
*[Signature]*

10022024




भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पत्नी  
S/O लक्ष्मण फटांगरे, ई/डब्ल्यूएस टाईप बिल्डिंग नं. २३/१,  
बुध्द विहार जवळ, सेक्टर-१० नेरुल, पिन कोड-४००७०६,  
नेवी मुंबई, ठाणे,  
महाराष्ट्र - 400615

Address:  
S/O Laxman Phatangare, EW/S Type Building  
no 23/1, NEAR Bhudha vihar, Sector-10 Nerul, Pin  
Code-400706, Navi Mumbai, DIST Thane,  
Maharashtra - 400615

6451 5868 0112  
VID : 9150 0288 9468 8941



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भारत सरकार

GOVERNMENT OF INDIA



महेश विष्णू माधुकर पवार  
Arun Vishay (Aravind)  
जन्म वर्ष / DOB : 1985  
पुंलिंग / Male

*Arun Vishay*



3888 2670 0500

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



महेश मधुकर पवार  
Maheesh Madhukar Pawar  
जन्म वर्ष / Year of Birth : 1985  
पुंलिंग / Male

ट.न.न. ११	
१०८६	२०२५
३०	४२



*Maheesh Madhukar Pawar*

5529 6715 5979

आधार - सामान्य माणसाचा अधिकार



दस्त गोपवारा भाग-1

टनन11

89 82

दस्त क्रमांक: 1986/2025

1986  
दि. 30 जानेवारी 2025 11:28 म.पू.

दस्त क्रमांक: टनन11 /1986/2025

वाजार मूल्य: रु. 56,54,290/-

मावदला: रु. 57,00,000/-

मसलें मुद्रांक शुल्क: रु.3,42,000/-

दु. नि. मह. दु. नि. टनन11 यांचे कार्यालयाने

अ. क्र. 1986 वर दि.30-01-2025

नं. 11:24 म.पू. वा. हजार केला.

पावनी:2092

पावनी दिनांक: 30/01/2025

मादरकरणाचे नाव: पंकज लक्ष्मण फटांगरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृथांची संख्या: 42

एकूण: 30840.00

*P. Panig*

हजार करणाच्याची मही:

*\**

Joint Sub Registrar Thane 11  
सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. 99

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा म्योलपोम असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा ॥ विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मानमनेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिद्धा क्र. 1 30 / 01 / 2025 11 : 24 : 51 AM ची वेळ: (मादरीकरण)

शिद्धा क्र. 2 30 / 01 / 2025 11 : 25 : 58 AM ची वेळ: (फी)



Joint Sub Registrar Thane 11  
सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. 99

प्रतिज्ञापत्र

अदर दस्ताऐवज हा नोंदणी क्रयद. १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस आखून केलेला आहे. कर्जात किंवा अन्य प्रकारे निव्वपादक व्यक्ती, साक्षीदार यांच्या अस्तित्वाचा कागदपत्रांची आणि दस्तावेजांची कोणत्याही प्रकारच्या कायदेशीर यादीसाठी खालील नोंदणी कार्यालयाला सादर करणे हे संपुर्णपणे नबाबदार राहिलेला.

लिहून देणार

१)

२) *N. Wadhkar*

लिहून घेणार

१)

२) *P. Panig*



पुस्तक संख्या/पृष्ठ संख्या

पृष्ठ संख्या 1986/2025  
पृष्ठ संख्या 1986/2025

पुस्तक संख्या/पृष्ठ संख्या  
पुस्तक संख्या/पृष्ठ संख्या  
पुस्तक संख्या/पृष्ठ संख्या  
पुस्तक संख्या/पृष्ठ संख्या  
पुस्तक संख्या/पृष्ठ संख्या

*[Signature]*

पुस्तक संख्या/पृष्ठ संख्या

पुस्तक संख्या/पृष्ठ संख्या



पुस्तक संख्या/पृष्ठ संख्या

पुस्तक संख्या/पृष्ठ संख्या  
पुस्तक संख्या/पृष्ठ संख्या  
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पुस्तक संख्या/पृष्ठ संख्या

*[Signature]*

पुस्तक संख्या/पृष्ठ संख्या

पुस्तक संख्या/पृष्ठ संख्या



प्रमाणित करणान्तु येते की, सदर दरतारा  
एवम पत्रे..... आहेत.  
पुस्तक क्र... मधील  
क्रमांक... वर मोदला.

पुस्तक संख्या/पृष्ठ संख्या

पुस्तक संख्या/पृष्ठ संख्या

पुस्तक संख्या/पृष्ठ संख्या

पुस्तक संख्या/पृष्ठ संख्या

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2		ENC.	0121200000000000	0000	0000	0000000000000000	000000
3	FORWARD LAWAN FOR FILING	with TR Sample Receipt	000001170000000000000000	000000	0000	0000000000000000	000000

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1986/2025

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