

MR. ASHUTOSH
BIRADAR

HEMANT
9221070024

ASHUTOSH ANKUSH BIRADAR

Gender M F T*
*Transgender

Person Mr Mrs Ms Dr. Other Date of Birth 19/03/1999

Status Married Unmarried Other Name of Spouse

Dependents No. of Children Name of Father ANKUSH KISHANRAO BIRADAR

Maiden Name ALKA ANKUSH BIRADAR Category SC ST OBC General

Citizenship INDIAN Residential Status Resident NRI / PIO Religion HINDU

Birth VNERGA Photo Identification (ID) : Type

Identification (ID): Number Photo ID: Valid Upto

Licence No. Driving Licence Valid Upto

PAN No. BRAPBSR04B Passport No. Passport Valid Upto

Qualification Attained BTECH Qualifying Year 2020

Present Address: Staying at the present address for the past 5 Years and 0 Months. Type of Residence Owned Rented Allotted by employer Other

Flat / Apartment No. or Name SHRIVIHAR CHS PLOT NO. 48 A-301
Sector 19 AIROLI NAVINAGAR

Area & No. and Areal/Location KIROLI District THANE Pin Code 400708
MUMBAI

(Landline) Country INDIA

Mobile (Primary) 9769242230 Mobile (Secondary)

Personal Email Address: ashutoshbiradar1911@gmail.com

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

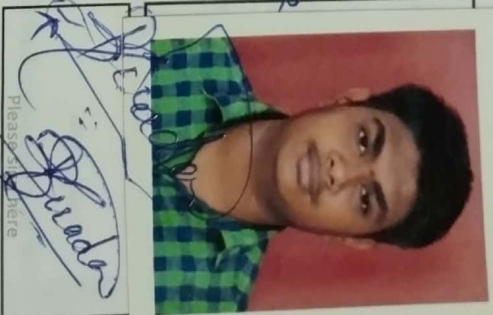
Flat / Apartment No. or Name

Area & No. and Areal/Location

(Landline)

Mobile (Primary) District Country Pin Code

Telephone (Landline 2)



Please Sign Here

529/2456

Wednesday, February 15, 2023

5:18 PM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावती क्र.: 2743 दिनांक: 15/02/2023

गावाचे नाव: पनवेल
दस्तऐवजाचा अनुक्रमांक: पवल5-2456-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अंकुश किशनराव बिरादार - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 26

रु. 30000.00

रु. 520.00

एकूण:

रु. 30520.00

Joint Sub Registrar Pa

सह दुय्यम निबंधक
(पनवेल-

बाजार मूल्य: रु.5399253.72/-

मोबदला रु.5400000/-

भरलेले मुद्रांक शुल्क : रु. 378000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1502202308171 दिनांक: 15/02/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015366695202223E दिनांक: 15/02/2023

बँकेचे नाव व पत्ता:

पं.स.सहायक.स्वा.सहायक
15/02/2023



15/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 2456/2023

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार

करारनामा

(2) मोबदला

5400000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार
भाकारणी देतो की पट्टेदार ते नमुद करावे)

5399253.72

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र. 1/13 दर 97700/-प्रति चौ.मी.सदनिका
नं. 602, सहावा मजला, गुरुदेव आर्केड को.ऑप.हौसिंग सोसायटी लि., प्लॉट नं. 7ए, सेक्टर नं. 09, खांदा कॉलनी, न्यू
पनवेल वेस्ट, ता.पनवेल जि.रायगड क्षेत्र - 47.84 चौ.मी.बिल्ट अप एरिया +11.98 चौ.मी.ओपन टेरिस एरिया बिल्डिंग
जी+6, विथ लिफ्ट((Plot Number : 7ए ; SECTOR NUMBER : 09 ;))

1) 47.84 चौ.मीटर

क्षेत्रफळ

भाकारणी किंवा जुडी देण्यात असेल तेव्हा.

स्तऐवज करून देणा-या/लिहून ठेवणा-या
राचे नाव किंवा दिवाणी न्यायालयाचा
नामा किंवा आदेश असल्यास, प्रतिवादिचे नाव

1): नाव:- राहुल दत्ताराम आल्हाट उर्फ राहुल दत्ताराम पारगावकर - - वय:-48; पत्ता:- प्लॉट नं. -, माळा नं. -,
इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॉट नं. 602, सहावा मजला, ए विंग, तुलसी हार्मोनी सीएचएस लि., प्लॉट नं.
26 व 27, सेक्टर नं. 1, खांदा कॉलनी, न्यू पनवेल वेस्ट, ता.पनवेल जि.रायगड, महाराष्ट्र, RAIGARH(MH). पिन
कोड:-410206 पॅन नं:-AFCPA6900Q

स्तऐवज करून घेणा-या पक्षकाराचे व किंवा
न्यायालयाचा हुकुमनामा किंवा आदेश
प्रतिवादिचे नाव व पत्ता

1): नाव:- अंकुश किशनराव बिरादार - - वय:-54; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -
रोड नं: फ्लॉट नं.301, तिसरा मजला, ए विंग, श्री विहार, अपार्टमेंट सीएचएस लि., प्लॉट नं. 48, सेक्टर नं. 19,
ऐरोली, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-AFVPB1339P

2): नाव:- आशुतोष अंकुश बिरादार - - वय:-23; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -
रोड नं: फ्लॉट नं.301, तिसरा मजला, ए विंग, श्री विहार, अपार्टमेंट सीएचएस लि., प्लॉट नं. 48, सेक्टर नं. 19,
ऐरोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-FBAPB5804B

ज करून दिल्याचा दिनांक

15/02/2023

दणी केल्याचा दिनांक

15/02/2023

क, खंड व पृष्ठ

2456/2023

माप्रमाणे मुद्रांक शुल्क

378000

माप्रमाणे नोंदणी शुल्क

30000

वारात घेतलेला तपशील:-:

GURUDEV CONSULTANTS

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID	202302156062
	15 February 2023, 04:04:17 PM
वर्ष	2022
राज्य	राजगड
जिल्हा	तालुका : पनवेल
विभाग	1/13-मौजे (गांव) न्यु पनवेल क्रं सिडको विभाग - न्यु पनवेल (वेस्ट) (सेक्टर क्रं) मुल्यदर विभाग 2, आसुडगाव गावठाणासह
मूल्य विभाग	A Class Palika
वे नांव	सर्व्हे नंबर /न. भू. क्रमांक :

मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
जमीन	97700	104600	121300	104600	चौ. मीटर

क्षेत्राची माहिती	क्षेत्र (Built Up)-	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
क्षेत्राचे वर्गीकरण-	47.84 चौ. मीटर	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.25289
सुविधा -	1-आर सी सी	मजला -	5th to 10th Floor		
	आहे				

- Resale First Sale Date - 17/12/2004
Property constructed after circular dt.02/01/2018

हाय घट/वाढ = 105 / 100 Apply to Rate Rs.102585/-

आर मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((102585-36100) * (100 / 100)) + 36100)
= Rs.102585/-

क्षेत्राचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 102585 * 47.84
= Rs.4907666.4/-

खुली बाल्कनी क्षेत्र = 11.98 चौ. मीटर
खुली बाल्कनी मूल्य = 11.98 * (102585 * 40/100)
= Rs.491587.32/-

cs = 3, 9, 18, 19, 14

मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळाचे मूल्य
= A + B + C + D + E + F + G + H + I + J
= 4907666.4 + 0 + 0 + 0 + 0 + 491587.32 + 0 + 0 + 0 + 0
= Rs.5399254/-

1 - 10/11/2023
3909

AGREEMENT TO SALE
(PART PAYMENT AGREEMENT)
(FOR RESIDENTIAL PURPOSE ONLY)
(Using the provisions of Maharashtra Co-Op Housing Society's Act, 1960)

This **AGREEMENT TO SALE** is made and entered into at New Panvel (W),
on this 15th day of FEBRUARY 2023.

BETWEEN

1] MR. RAHUL DATTARAM ALHAT, ALIAS MR. RAHUL DATTARAM
PARGAVKAR, Age 48 yrs, Occupation-Business, [PAN NO. AFCPA6900Q /
ADHAR NO. 8730 2244 8708], Residing at FLAT NO. 602, SIXTH FLOOR, A
WING, TULSI HARMONEY CHS LTD, PLOT NO. 26 AND 27, SECTOR NO.1,
KHANDA COLONY, NEW PANVEL [W], TAL. PANVEL, DIST. RAIGAD 410206,
hereinafter referred to as "THE TRANSFEROR / THE SELLER" (which expression

shall unless it be repugnant to the context or meaning thereof be deemed to mean
and include their heirs, Legal representative, executors, administrators and assigns)
of THE ONE PART.

AND

1] DR. ANKUSH KISHANRAO BIRADAR, Age 54 years, Occupation-Service,
(PAN NO. AFVPB1339P / ADHAR NO. 5845 2077 6213], AND 2] MR. ASHUTOSH
ANKUSH BIRADAR Age 23 years, (PAN NO. FBAPB5804B / ADHAR NO-8757
3985 6718], Occupation-Service, both adult, Indian Inhabitant, residing at FLAT
No. 301, THIRD FLOOR, A WING, SHREE VIHAR APARTMENT, CHS-LTD,
PLOT NO.48, SECTOR NO.19, AIROLI, NAVI MUMBAI 400708. hereinafter

referred to as "THE TRANSFEREES / THE PURCHASERS" (which expression
shall unless it be repugnant to the context or meaning thereof be deemed to
mean and include their heirs, Legal representative, executors, administrators
and assigns) of THE SECOND PART.



AND WHEREAS: - THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. Is a Government corporation having its registered office at "NIRMAL" 2nd floor, Nariman Point, Mumbai 400001. The Corporation has been declared as the New Town Development Authority, under the provision of Sub Sec. (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act on XXXVIII of 1966) hereinafter referred to as "The Said Act".

AND WHEREAS:- The Government has acquired land with the delineated area in Navi Mumbai and vested the same in corporation by an order duly made in that behalf as per the provision of Section 113 of the said Act.

AND WHEREAS:- By virtue of being the Development Authority, the Corporation had been empowered under Section 113 (A) of the said Act to dispose off any land acquired by it or vested in to it in accordance with the proposal approved by the State Government under the said Act.

पदवी-५
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LAND WHEREAS:-

The Corporation developed one piece of such lands acquired by the State Government and subsequently vested in the corporation and laid for being lease.



AND WHEREAS:- The Corporation allotted plots for Residence Cum Commercial Purpose in Panvel Area vide to the M/S. GURUKRIPA HOMES, bearing Plot No. 7A, Sector No. 9, New Panvel (West), Navi Mumbai, Taluka Panvel, Dist. Raigad, admeasuring 1290.29 Sq. Mtrs. here in after referred as "THE LICENSEE" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, legal representative, executors, administrators and assignees).

AND WHEREAS: - By an Agreement To Lease dated. 27.12.2002. executed by the City And Industrial Development Corporation Of Maharashtra Ltd. therein and hereinafter referred to as " The Corporation" of The One Part in favor of the Builder M/S. GURUKRIPA HOMES PROP. SHREE. MAHENDRA K GURNASINGHANI, herein, therein referred to as "THE LICENSEE" of The Second Part, The Corporation has agreed to Lease all that Piece or Parcel of the land bearing Plot No. 7A, Sector No. 9, New Panvel (West), Navi Mumbai, Taluka. Panvel, Dist. Raigad, admeasuring 1290.29 Sq. Mtrs. or thereabouts more particularly described in the schedule written there under (hereinafter for brevity sake referred to as "The Said Plot") for residential- cum-commercial use on 60 Years Lease and on the terms and conditions and at or for the consideration as contained therein and in pursuance whereof the said

Corporation handed over possession of the said plot to the builder for constructing a building or buildings for Residential-Comm-Commercial Use.

AND WHEREAS: The Corporation by its letter under reference No. CIDCO/EE (BP)/ATPO/1001 dated 28.1.2003, granted permission to develop the said plot and to construct building(s) thereon as per the terms and conditions as contained therein

AND WHEREAS: In pursuance of the said Agreement and permission, The Builder is fully entitled to all the rights development of the said plot and construction of building(s) thereon here after referred as the said building) and to sale the units to the prospective Purchasers.

AND WHEREAS: The BUILDER has constred the architectural works of the said building to Mr. S. C. SALVANKAR (hereinafter called "THE SAID ARCHITECT") to develop, design and lay down specifications for construction of the said building on the said plot.

AND WHEREAS: The said Building being constructed on the said plot shall be known as "GURUDEV ARCADE".

AND WHEREAS: The Purchaser (s) demanded from the BUILDER and BUILDER has given to the Purchaser(s) inspection of all the documents of title relating to the said plot and the plans, designs and specifications prepared by the Architect and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Management and Transfer) Act, 1963 (hereinafter referred to as the ownership flats Act") and the rules made there under and has satisfied himself/herself/themselves about the title of the BUILDER to the said plot and right to develop the same.

11-11-1
28/02/03
and has/satisf

ANDWHEREAS: The CIDCO Ltd. has issued Occupancy Certificate No. CIDCO / BP / ATPO / 1308, Dated. 07/10/2004.

ANDWHEREAS: The Builder M/S. GURUKRIPA HOMES through its pr SHREE. MAHENDRA K GURUNASINGHANI. Has sold Flat No. 602, Floor, Admeasuring Built Up Area 47.84 Sq. Mtrs. And 11.98 Sq. Mtr: Terrace in the said society known as GURUDEV ARCADE Co-Op. Hsg. Ltd. constructed on Plot No. 7A, Sector No. 09, Khanda Colony, Ne (W), Tal. Panvel, Dist. Raigad to 1] MR. RAHUL DATTARAM / AGREEMENT FOR SALE duly registered at Panvel, vide document /



AND WHEREAS: Now The Transferor / Seller are bonafide Member and Owner of the Flat No 602, on 5th Floor, Adjoining Built Up Area 47.84 Sq. Mtr. And 11.88 Sq. Mtr. Open Terrace in the said society known as GURUDEV ARCADE Co-Op. Hsg. Society, Ltd. constructed on Plot No. 7A, Sector No. 10, Khande Colony, New Panvel (W), Tal. Panvel, Dist. Raigad 410206

ANDWHEREAS: The Present Transferor / Seller as a member of the said society he is entitled to hold 5 Shares of Rs. 50/- each issued by the said society bears Shares No 206 To 210 under Share Certificate No. 602 issued on Dated _____

ANDWHEREAS: GURUDEV ARCADE CO-OP. HSG. SOCIETY LTD. has been registered under Maharashtra Co-operative Societies Act, 1960 by Regd. N NBOM /CIDCO /HSG (OH) /2210/JTR/Years 2005-2006. Dated 28/03/2006.

THE TRANSFEROR/SELLER DO HEREBY COVENANTS AS FOLLOWS:

1] There are no suits, litigation's civil or any other proceedings pending as against

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20/12/2013
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the Transferor / Seller personally affecting the said Flat.

2] There are no attachments or prohibitory order as against or affecting the said Flat and the said Flat is free from all encumbrances or charges and /or is not subject matter to any impendence or easements or attachments either before or after judgment. The Transferor / Seller has not received any notice neither from



the Government, Semi Government or Municipal Corporation regarding nor of proceedings in respect of the said Flat.

3] The said Flat is free from all mortgages, charges, and encumbrances of nature whatsoever.

4] The Transferor / Seller has paid all the necessary charges of any nature whatsoever in respect of the said Flat and The Transferor / Seller has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat.

5] The Transferor / Seller in the past has not entered into any agreement in the form of sale, lease exchange, assignment or in any other way whatsoever and has not created any tenancy, leave and license or any other rights of the nature in the said Flat and has not dealt with or disposed off the said Flat in any manner whatsoever.

6] Neither The Transferor / Seller nor any of its predecessor in title has received any notice either from the CIDCO and / or from any other statutory

Corporation handed over possession of the said plot to the builder for constructing a building or buildings to be known as GURUDEV ARCADE

AND WHEREAS: The Corporation by its letter under reference No. CIDCO/388 (BF)/ATPO/1001 dated 28.1.2004, granted permission to develop the said plot and to construct building(s) thereon as per the terms and conditions as contained therein

AND WHEREAS: In pursuance of the said Agreement and permission, The Builder is fully entitled to all the rights development of the said plot and construction of building(s) thereon here after referred as the said building) and to sale the units to the prospective Purchasers.

AND WHEREAS: The BUILDER has constred the architectural works of the said building to Mr. S. C. SALVANKAR (hereinafter called "THE SAID ARCHITECT") to develop, design and lay down specifications for construction of the said building on the said plot.

AND WHEREAS: The said Building being constructed on the said plot shall be known as "GURUDEV ARCADE".

AND WHEREAS: The Purchaser (s) demanded from the BUILDER and BUILDER has given to the Purchaser(s) inspection of all the documents of title relating to the said plot and the plans, designs and specifications prepared by the Architect and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Management and Transfer) Act, 1963 (hereinafter referred to as the said ownership flats Act") and the rules made there under and has satisfied himself/herself/themselves about the title of the BUILDER to the said plot and his right to develop the same.

Handwritten: 11-11-04
Stamp: 28/3/2004
Text: and has satisfied

AND WHEREAS: The CIDCO Ltd. has issued Occupancy No. CIDCO / BP / ATPO / 1308, Dated. 07/10/2004.



AND WHEREAS: The Builder M/S. GURUKRIPA HOMES through its proprietor SHREE. MAHENDRA K GURUNASINGHANI. Has sold Flat No. 002, on Sixth Floor, Admeasuring Built Up Area 47.84 Sq. Mtrs. And 11.98 Sq. Mtrs. Open Terrace in the said society known as GURUDEV ARCADE Co-Op. Hsg. Society Ltd. constructed on Plot No. 7A, Sector No. 09, Khanda Colony, New Panvel (W), Tal. Panvel, Dist. Raigad to [1] MR. RAHUL DATTARAM ALHAT & AGREEMENT FOR SALE duly registered at Panvel, vide document No. PVL-00072-2004. Dated. 21/12/2004, Receipt No.: 3873 Dated. 21/12/2004.

The Transferor / Seller are bonafied Member and Owner of Flat No.602, on Sixth Floor, Admeasuring Built Up Area 47.84 Sq. Mtrs. And 11.98 Sq. Mtrs. Open Terrace in the said society known as GURUDEV ARCADE Co-Op. Hsg. Society. Ltd. constructed on Plot No. 7A, Sector No. 09 Khanda Colony, New Panvel (W), Tal. Panvel, Dist. Raigad 410206.

ANDWHEREAS: The Present Transferor / Seller as a member of the said society he is entitled to hold 5 Shares of Rs.50/- each issued by the said society bearing Shares No.206 To 210 under Share Certificate No.602 issued on Dated _____

ANDWHEREAS: GURUDEV ARCADE CO-OP. HSG. SOCIETY LTD. has been registered under Maharashtra Co-operative Societies Act, 1960 by Regd. NBOM /CIDCO /HSG (OH) /2210/JTR/Years 2005-2006. Dated.28/03/2006.

THE TRANSFEROR/SELLER DO HEREBY COVENANTS AS FOLLOWS:

1) There are no suits, litigation's civil or any other proceedings pending as against the Transferor / Seller personally affecting the said Flat.

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2) There are no attachments or prohibitory order as against or affecting the said Flat and the said Flat is free from all encumbrances or charges and /or is subject matter to any impendence or easements or attachments either before or after judgment. The Transferor / Seller has not received any notice neither



from the Government, Semi Government or Municipal Corporation regarding any proceedings in respect of the said Flat.

3) The said Flat is free from all mortgages, charges, and encumbrances of any nature whatsoever.

4) The Transferor / Seller has paid all the necessary charges of any nature whatsoever in respect of the said Flat and The Transferor / Seller has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat.

5) The Transferor / Seller in the past has not entered into any agreement of the form of sale, lease exchange, assignment or in any other way which has not created any tenancy, leave and license or any other right in the said Flat.

7] The Transferor / Seller is in exclusive use, occupation and possession of the said Flat and every part thereof and except The Transferor / Seller no other person or persons are in use, occupation and enjoyment of the said Flat or any part thereof.

8] The Transferor / Seller has good and clear title free from encumbrances of any nature whatsoever of the said Flat 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 however outstanding against The Transferor/ Seller and or against the said Flat or any part thereof.

9] The Transferor / Seller is not restricted either in the Income Tax Act, Gift Tax Act, or under any other statute from disposing off the said Flat or any other statute from disposing stated in the Assignment.

10] The Transferor/Seller has not done any act, deed, matter or thing whereby they are prevented from entering into this present on the various terms and conditions as stated herein in favor of The Transferees / Purchasers and The Transferor / Seller has all the right, title and interest to enter into this present with The Transferees / Purchasers on the various terms and conditions as stated herein. After relying upon the aforesaid representations and declarations made by The Transferor / Seller herein, The Transferees / Purchasers have agreed to purchase the said Flat.

11] The Transferor / Seller approached The Transferees / Purchasers and negotiated the price for the said premises, certain agreed terms and conditions and desirous of recording the same by way of this present.

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Purchasers and
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NOW THIS WITNESSED AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

AND WHEREAS: The Transferor / Seller is hereby transferring and assigning his right, title, and interest in the said Flat No.602, on Sixth Floor, Admeasuring Built Up Area 47.84 Sq. Mtrs. And 11.98 Sq. Mtrs. Open Terrace in the society known as GURUDEV ARCADE Co-Op. Hsg. Society. Ltd. on Plot No. 7A, Sector No. 09, Khanda Colony, New Panvel (W), Tal. Pa Dist. Raigad 410206. In favor of The Transferees / Purchasers for consideration of Rs.54, 00,000/- (Rupees. Fifty Four Lakh Only).



AND WHEREAS: The Transferor / Purchaser shall be the Transferor / Seller as per property attached as under:

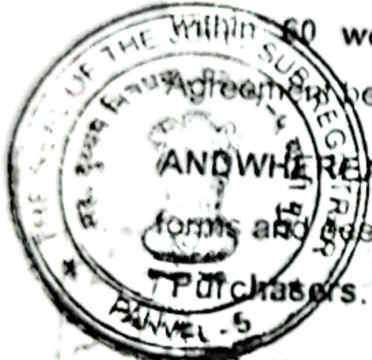
A) Rs.5,00,000/- (Rupees. One Lakh Only) paid to the seller by the Purchaser by Online Transfer Vide UTR No 308310071083 on dated 12/02/2023. Drawn on IDBI BANK LTD, PANVEL BRANCH

B) Rs.70,000/- (Rupees. Seventy Thousand Only) paid to the seller by the Purchaser by Online Transfer Vide UTR No 301725504460 on dated 07/02/2023. Drawn on IDBI BANK LTD, PANVEL BRANCH

C) Rs.30,000/- (Rupees. Thirty Thousand Only) paid to the seller by the Purchaser by Online Transfer Vide Ref ID No. 899298575691 dated 18/01/2023. Drawn on IDBI BANK LTD, PANVEL BRANCH.

D) Rs.1,00,000/- (Rupees. One Lakhs Only) paid to the seller by the Purchaser by Online Transfer Vide UTR No. 303205034329 on dated.01/02/2023. Drawn on IDBI BANK LTD, PANVEL BRANCH

E) Rs.51,00,000/- (Rupees. Fifty One Lakhs Only) shall be paid to the seller by the purchasers by availing loan from any Financial Institute / or any other EMI Agreement being Registered (i.e. Agreement To Sale being Registered).



ANDWHEREAS: The Transferor / Seller has signed and executed all forms and deeds as is necessary to transfer the said property to The Transferor / Purchasers.

ANDWHEREAS: The Transferor / Seller will clear all society charges (Maintenance Charges /Service Charges), PMC Property Taxes till date of Possession.

ANDWHEREAS: The Stamp Duty And Registration Charges and Court Transfer Charges are borne by The Transferees / Purchasers.

ANDWHEREAS: The Transferor/ Seller will clear all pending dues / charges till date of the possession.

ANDWHEREAS: The Transferor / Seller handed over all required documents (except the original registration receipt, original payment receipts of the society and original possession letter from the builder), signed and sealed all required

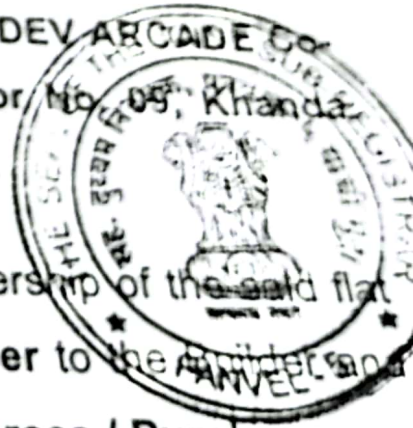
ANDWHEREAS the Transferor / Seller has already forwarded an application of
the Transferor / Seller to the society for transfer of membership in the
name of The Transferees / Purchasers and to transfer the said proposed 3
shares in the name of The Transferees / Purchasers in respect of the said Flat
No.602, on Sixth Floor, of the said society

ANDWHEREAS: The Transferor / Seller has already forwarded an application of
the Transferor / Seller to the society for transfer of membership in the
name of The Transferees / Purchasers and to transfer the said proposed 3
shares in the name of The Transferees / Purchasers in respect of the said Flat
No.602, on Sixth Floor, of the said society

ANDWHEREAS: After registration of Sale Deed / Deed Of Assignment of the said
Flat No. 602, on Sixth Floor, in the said Society, The Transferees / Purchasers
shall be liable to pay all outgoing of the society such as property tax,
maintenance Charges, sinking fund, electrical charges etc as may be decided by
the society time to time and as and when same becomes due and payable.

ANDWHEREAS: The Transferees / Purchasers hereby agreed to be bound by the
provision of the Maharashtra Co-op Housing Societies Act (1960) and rules made
there under as also rules and regulation under the Society's resolution made by
the Managing Committee after the physical and legal ownership of the said Flat
No.602, on Sixth Floor, Admeasuring Built Up Area 47.84 Sq. Mtrs. And 11.98
Sq. Mtrs. Open Terrace in the said society known as GURUDEV ARCADE Co-
Op. Hsg. Society. Ltd. constructed on Plot No. 7A, Sector No. 09, Khandala
Colony, New Panvel (W), Tal. Panvel, Dist. Raigad 410206.

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ANDWHEREAS: All relevant original papers regarding ownership of the said flat
and receipt of the payment made by The Transferor / Seller to the Transferor and
original Share Certificate shall be delivering to The Transferees / Purchasers.

ANDWHEREAS: All other terms and conditions as per Agreement to Sale shall
standing on both the parties and shall remain the distinctive part of this present

(Handwritten signatures)

FIRST SCHEDULE ABOVE REFERRED TO:

At the place of...
Plot No 7A, in Sector No. 09 of the layout of...
in NEW PANVEL (W), TALUKA: PANVEL, DISTRICT: RAIGAD.

Registration Sub-District: PANVEL.

- On or towards North by : PLOT NO 8
- On or towards South by : 37 MTRS.WIDE ROAD
- On or towards East by : 20 MTRS.WIDE ROAD
- On or towards West by : PLOT NO. 7

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५६/२०२३
२/२६

SECOND SCHEDULE ABOVE REFERRED TO:

Flat No. 602, on Sixth Floor, Admeasuring Built Up Area 47.84 Sq. Mtrs. A
98.50 Sq. Mtrs. Open Terrace in the said society known as GURUDEV ARCA
Ap. Hsg. Society. Ltd. constructed on Plot No. 7A, Sector No. 09, Kha
New Panvel (W), Tal. Panvel, Dist. Raigad 410206. Building C



[Handwritten Signature]
[Handwritten Signature]

FIRST SCHEDULE ABOVE REFERRED TO:

at this place in parcel of land admeasuring 1200.25 Sq. Mtrs. or thereabouts being Plot No. 7A, in Sector No. 09 of the layout of land situated lying and being at NEW PANVEL (W), TALUKA: PANVEL, District: RAIGAD, in the Registration Sub-District: PANVEL.

On or towards North by : PLOT NO.8

On or towards South by : 37 MTRS.WIDE ROAD

On or towards East by : 20 MTRS.WIDE ROAD

On or towards West by : PLOT NO. 7

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ये 2023
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SECOND SCHEDULE ABOVE REFERRED TO:

at No.602, on Sixth Floor, Admeasuring Built Up Area 47.84 Sq. Mtrs. And 8 Sq. Mtrs. Open Terrace in the said society known as GURUDEV ARCADE Hsg. Society. Ltd. constructed on Plot No. 7A, Sector No. 09, Khanda New Panvel (W), Tal. Panvel, Dist. Raigad 410206. Building G+6,



[Handwritten signatures]

RAIGAD. In

BY MUTUAL AGREEMENT OF THE PARTIES HERETO HAVE SET THEIR HANDS
HEREBY TO THE DATE AND YEAR HEREIN ABOVE MENTIONED

SIGNED AND DELIVERED BY THE
WITHIN NAMED "THE TRANSFEROR / THE SELLER"

1) MR. RAHUL DATTARAM ALHAT,
ALIAS MR. RAHUL DATTARAM PARGAVKAR



In The Presence Off:

1) Mr. Deelip Ganpatrao Bhandare

2) Mr. Prafulla H. Chhajer

Sq. Mtrs. And
VARCADE
9, Khanda
Building G+6,

SIGNED AND DELIVERED by the

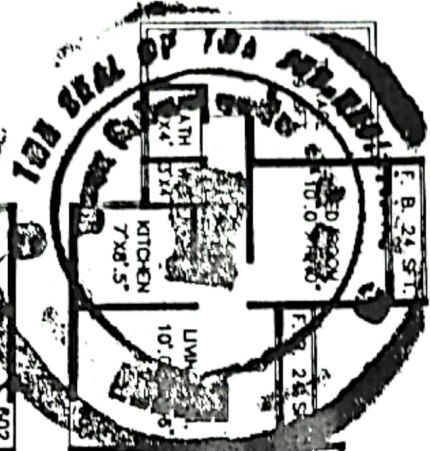
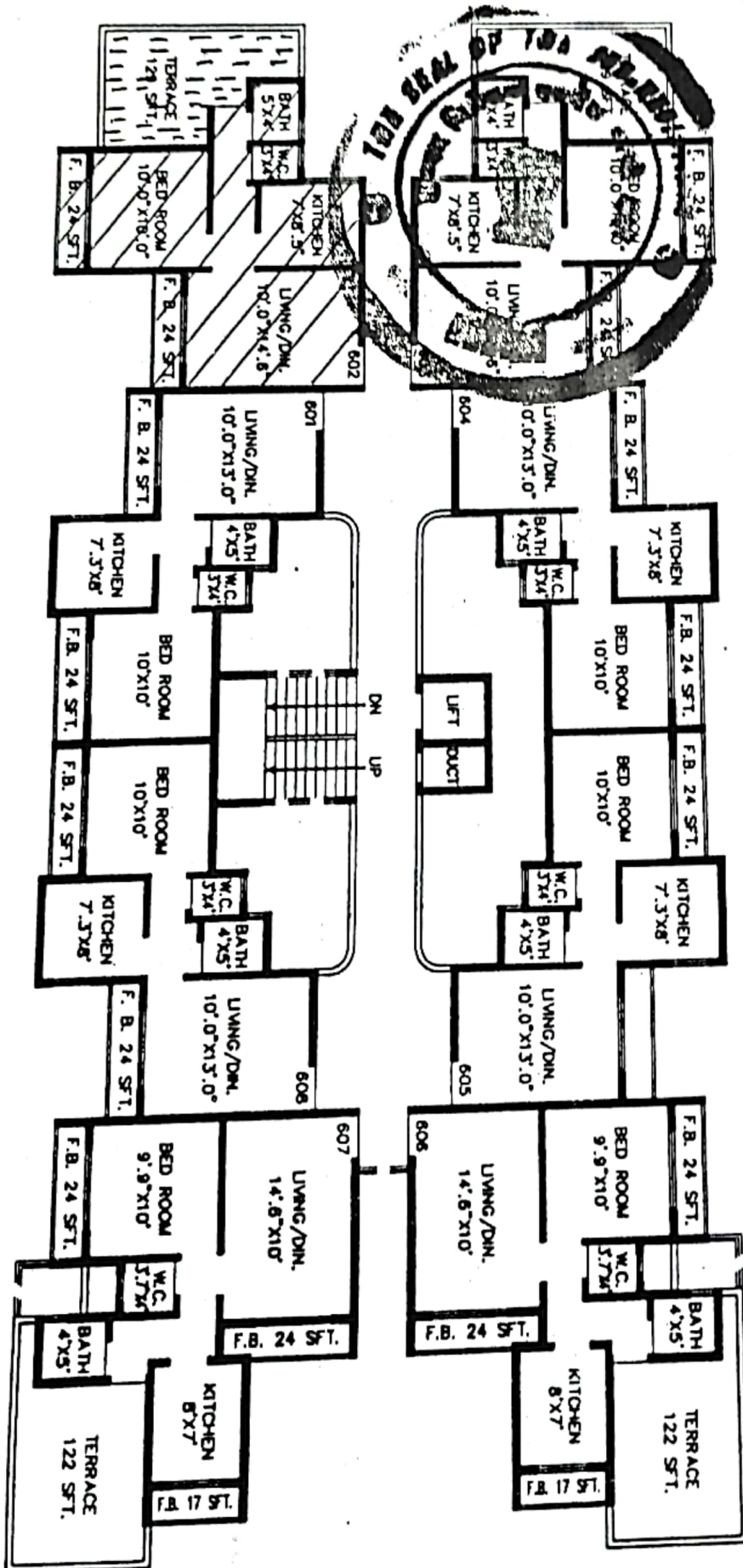
Within named "THE TRANSFEREES / THE PURCHASERS"

1) DR. ANKUSH KISHANRAO BIRADAR

2) MR. ASHUTOSH ANKUSH BIRADAR

In The Presence Off:

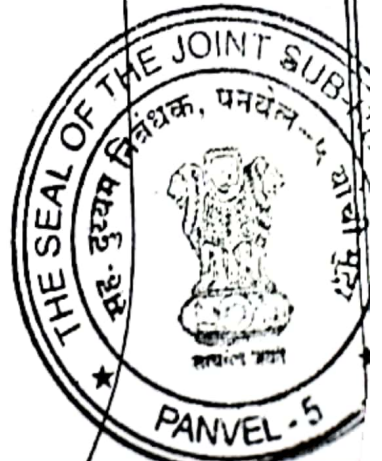
1) Mr. Deelip Ganpatrao Bhandare



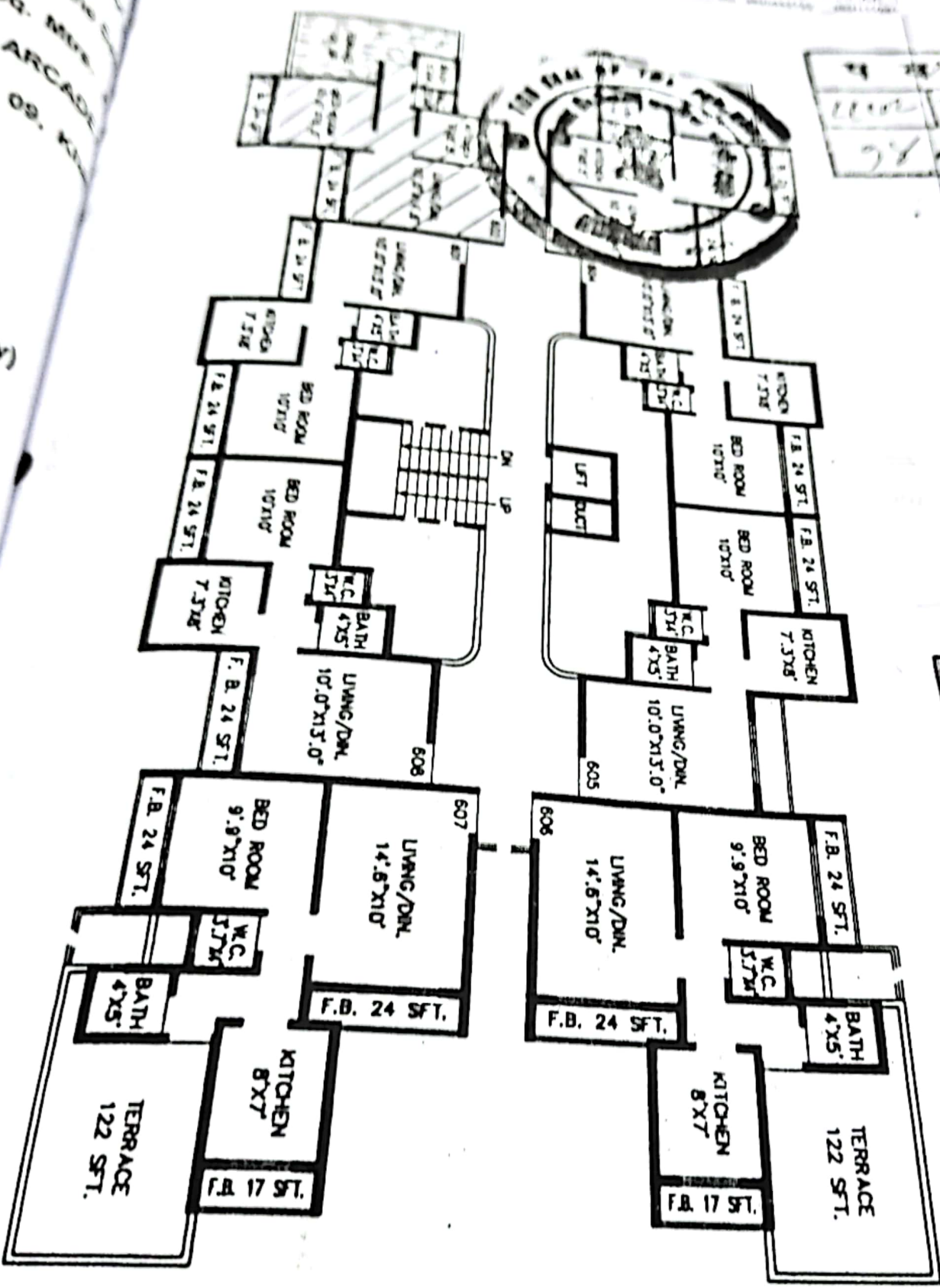
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20.00 M. WIDE ROAD SIDE

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94/28	



DR. MR. ...
AR 9 ...
NL. for the ...
SQ. METER ...
/ ARCADE ...
09. ...



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28/25	

2000 M. WIDE ROAD SIDE

1112	208
28/25	
28/25	



AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
OFFICE :
L. 2nd Floor, Nariman Point,
- 400 021.
00-91-22-2202 2481 / 2202 2420
00-91-22-2202 2509

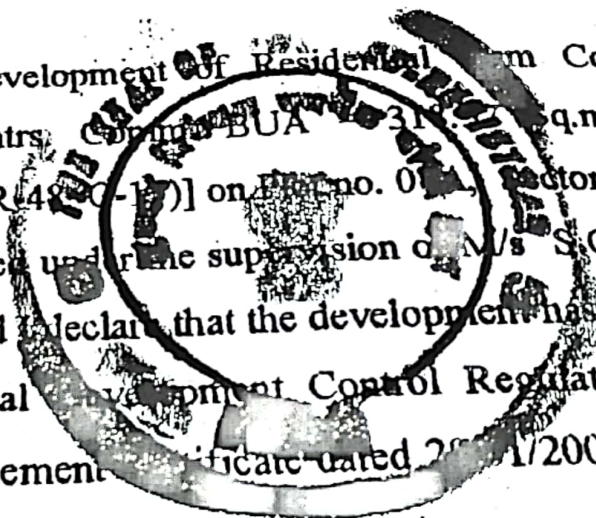
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2202	2008
29 / 24	

CIDCO
HEAD OFFICE
CIDCO Bhavan, CBD-Belt Road
Navi Mumbai - 400 614
PHONE : 00-91-22-5591 812
FAX : 00-91-22-5591 810
Date : 27/07/04

REF NO: CIDCO/BP/ATPO / 1308

OCCUPANCY CERTIFICATE

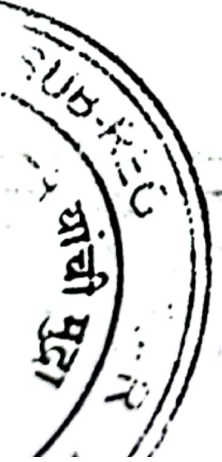
I hereby certify that the development of Residential and Commercial Building [Res. BUA=1615.93 Sq.mtrs, Commercial BUA=1934.50 Sq.mtrs (No. of Units R-4800-17)] on Plot no. 01, Sector-09 at New Panvel (W) of Navi Mumbai completed under the supervision of M/s S.C. Salvankar has been inspected on 09/07/2004 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 20/01/2003 and that the development is fit for the use for which it has been carried out.



28

(N.S. Swami)

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopda





Form No. 10/2004
17/12/2004

नोंदणीपूर्व गोपवारा

(1) नोंदणीचा प्रकार	करारनामा	करारनामा
(2) मूल्य	रु. 671,800.00	
(3) बाजारभावात (भाडेपट्ट्याचा बाबतीत बदलाकर आकरणी देतो की बदलाकर ते नमूद करावे)	रु. 570,500.00	
(4) बाजारभावातमार्फत मुद्रांक शुल्क	रु. 24070.00	
(5) बाजारभावातमार्फत नोंदणी फी	रु. 6718.00	
(6) बत्ता निव्यादित केल्याचा	17/12/2004	

सूचना
 1) ही माहिती पक्षकारांनी साक्षात्कृत केल्यावर अन्वयित आहे.
 2) दस्तावी माहिती संगणकावर घेण्यात आली नोंदणीसाठी रचीकारला असा नाही मुख्यतः पत्र शकतात किंवा नियमानुसार योग्य ही अन्वय का नसलेला मजकूर खोडावा
 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करणारा

- (7) नोंदणी संख्या 25
- (8) मू-नाम, पोटहेस्ता व घरक्रमांक (अन्वयित) (1)
- (9) नालंदाचे इतर वर्णन

(1) वर्णन: सदनिका क्र.602, सहावा मजला, गुरुदेव आर्केड प्लॉट क्र.7ए, से.9, नवीन पनवेल(प) ता. पनवेल, जि. रायगड तळ मजला अधिक 6 मजल्यांची इमारत,
 (1) 47.84 चौ मी बिल्टअप व ओपन टेरेस 11.98 चौ मी
 (1)

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 पुणे नोंदणी कार्यालय
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ऑपरिटर ची स्वाक्षरी)

कारा इनमुट कॉर्न प्रमाणे आहे व याचा नेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले याचा सनावेष्ट करण्यात आला आहे.



पूर्व नोंदणी गोपवारा तपासून पाहिले तो बरोबर आहे/त्याच्यात नमूद बदल/दुरुस्त्या कराव्यात

(Signature)

(पक्षकाराची स्वाक्षरी)

SHARE CERTIFICATE
REG. No. NBOMCIDCOIHS/G(OH)/2210/JTF/2005-06

Date: 28-3-06

Ch. No. 602

This is to certify that Shri/Smt/Mrs Rajiv D. Ahir

GURUDEV ARCADE

NEW PANVEL (W)

is the Registered Holder of FIVE fully paid up shares of Rs FIFTY each numbered

from 206 to 210 both inclusive, in

NEW PANVEL (W)

CO-OPERATIVE HOUSING SOCIETY LTD

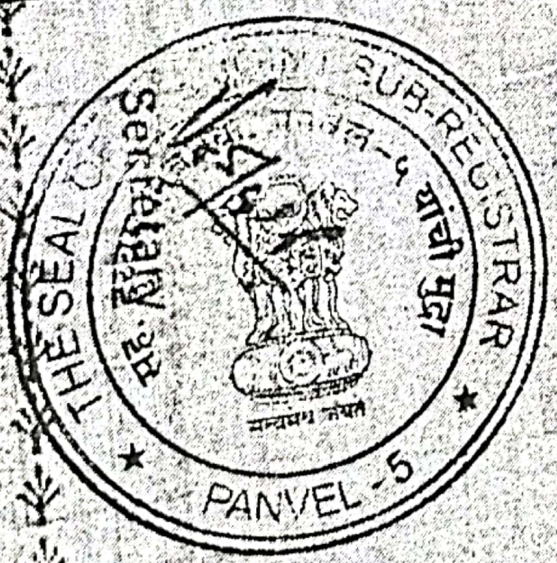
subject to the Bye-laws of the said society at

Given under the common Seal of the said society at 20

this 20 day of 20



5	1	2	3	4
Mr	Mr	Mr	Mr	Mr



[Signature]
Chairman

8730 2244 8708

भारत सरकार

TAX DEPARTMENT

GOVERNMENT OF INDIA

Permanent Account Number

AFCPA09000

CHATTARAM FARGAVKAR

Father's Name

CHATTARAM GULABRAM ALHAT

- 4

2023-24

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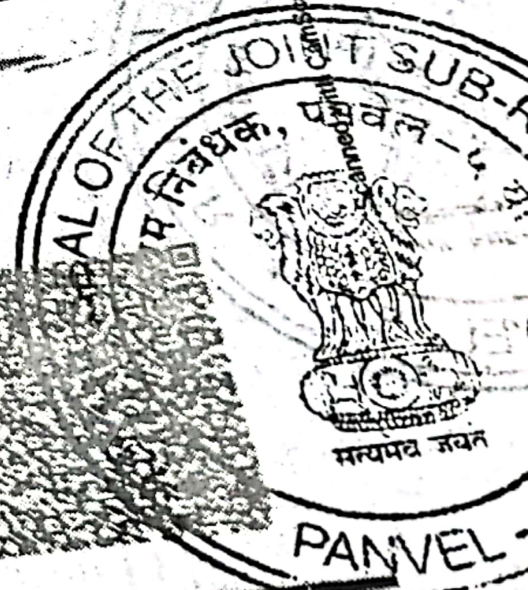
भारत सरकार

Government of India

आशुतोष अंकुश बिरादार
Ashutosh Ankush Biradar

जन्म तारीख / DOB : 19/03/1999

पुरुष / Male



8757 3985 6718

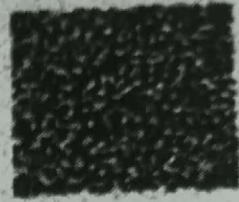
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



अंकुश किशनराव बिरदार
Ankush Kishanrao Biradar
जन्म तारीख/ DOB: 01/05/1968
पुरुष / MALE



5845 2077 6213

माझे आधार, माझी ओळख

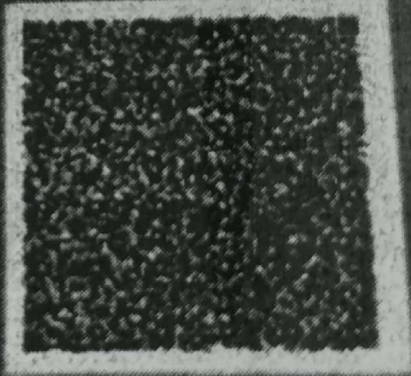
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-न्यायी सेवा कार्ड
e - Permanent Account Number Card

AFVPB1339P



अंकुश बिरदार
ANKUSH BIRADAR

पिता / Father's Name
KISHANRAO KAMAJIRAO BIRADAR

पंजीकृत /
Registered
01/05/1968

हस्ताक्षर / Signature

SUB-REGISTRAR
यांचा

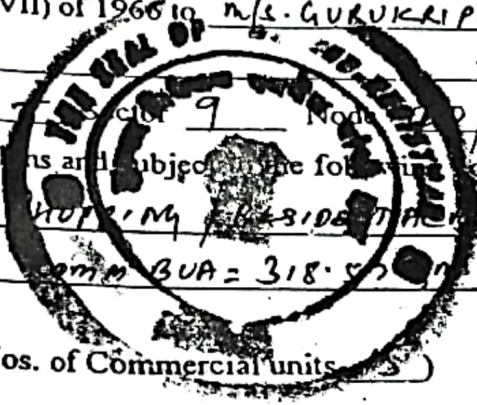
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1001/CL02/2008/11/203

REF.NO.CIDCO:EE(BPVATPOI) 1001/CL02/2008/11/203
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act., 1966 (Maharashtra XXVII) of 1966 to M/S. GURUKRIPA HOMES

Unit/Plot No. 2A Road No. 9 PANVEL (W) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed RESIDENTIAL FLAT 4R+6 UPPER
RES. BUA = 1615.93 SQM. COMM BUA = 318.57 SQM. TOTAL BUA = 1934.50 SQM



(Nos. of Residential Units 48 Nos. of Commercial units 3)

1. This Certificate is liable to be revoked by the Corporation if :-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as per the National Building Code or and / or GDCRs - 1975 in force.



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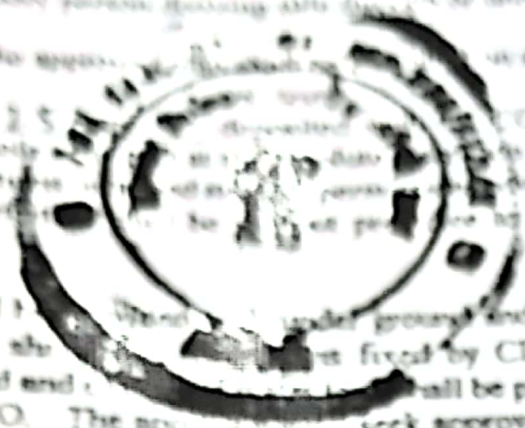
...to which permission is granted under this ... with the

...to which the same is granted or any of the ...

...the same is obtained by the applicant ... any person deriving ... to have carried out the ... of the Maharashtra

...in completion of development work upto plin ... of the further work.

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20/07/94
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The maintenance of the conditions shall be binding not only on the applicant but also on the successors of the property...
The amount of Rs. 2.5 lakhs shall be deposited with CIDCO as security deposit...
"Every Building shall have a water tank under ground and over head water tank. The capacity of the tanks shall be fixed by CIDCO. In case of high rise buildings under ground and over head tanks shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall also seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".

You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
 - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.

A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

EXECUTIVE ENGINEER (DEVELOPMENT PERMISSION)
ADDL. TOWN PLANNING OFFICER

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Date: 11/12/2007

TO ENFORCE IT BY CONCORD
 TITLE CLEARANCE CERTIFICATE

This is to certify that I have investigated through the Registrar CHD, MUMBAI, the Plot No. 7A, Sector 9, New Panel (West), New Mumbai, measuring 1234.29 sq. mtrs. Taluka Panvel, District Raigad, (hereinafter for brevity referred to as the said Property) for residential-cum-commercial use on 00 years lease and on the terms and conditions and also for a consideration as per the terms and conditions as contained therein.



1. By an Agreement to Lease dated 27.12.2002 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to as the Corporation of the One Part in favour of M/s. GURUMCHANDRA through its Proprietor SHRI. MANENDRA K. GURUMCHANDRA, therein referred to as the Lessee of other Part, the Corporation has agreed to lease Plot No. 7A, Sector 9, New Panel (West), New Mumbai, measuring 1234.29 sq. mtrs. Taluka Panvel, District Raigad, (hereinafter for brevity referred to as the said Property) for residential-cum-commercial use on 00 years lease and on the terms and conditions and also for a consideration as per the terms and conditions as contained therein and in pursuance whereof the said Corporation handed over possession of the Plot to them to enable them to construct a building or buildings for residential-cum-commercial use.

2. The Corporation by its letter under reference No. CIDCORE(BP)/ATPOM/00 dated 26.1.2003, granted permission to the said plot and to construct building thereon as per the terms and conditions as contained therein.



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As per the searches there is no entry in the records of the Sub-Registrar Office at Panvel to the effect that the Property is either sold or mortgaged or transferred or given on lease to anybody by the said M/S. GURUKRIPA HOMES through its proprietor Shri. Mahendra K. Gurunasinghani.

It appears from the records that the said Property is held through its proprietor Shri. Mahendra K. Gurunasinghani as absolute owner and in actual possession of the said Property.

It is also cleared that the said Property is not affected by any easements, set backs or reservations or acquisitions either by Central Government or State Government or any other local body.

The said Property is not affected under the provisions of the Urban Lands Ceiling Act, 1976, hence the application of the said Act and the permission there under is not applicable and required.

I therefore, certify that the title of M/S. GURUKRIPA HOMES through its proprietor Shri. Mahendra K. Gurunasinghani in respect of the said Property is clear marketable and free from all encumbrances of any nature whatsoever.

Dated this 27th day of March 2004.



C. Fernandes
27/3/04
C. FERNANDES
ADVOCATE HIGH COURT.

ADVOCATE HIGH COURT
PANVEL
REGISTRATION DEPARTMENT
PANVEL

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1162 2008
22/24

OFFICE
E 810 & OPP APNA BAZAR,
NEAR SAIBABA MANDIR,
SECTOR 1 VASHI
NAVI MUMBAI - 400 703
TEL (P) 2782 5173
(R) 2782 3923

Date : 27.3.2004

SEARCH REPORT
NIL ENCUMBERANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Sub: Plot No.7A, Sector 9, Village New Panvel, Navi Mumbai, Taluka Panvel and District Raigad



I have taken search of Property being Plot No. 7A, Sector 9, Village New Panvel, Navi Mumbai, Taluka Panvel and District Raigad and ascertaining 1290.29 sq. mtrs. duly leased to the Proprietor of M/S. GURUKRIP HOMES through its Proprietor **SHRI. MAHENDRA K. ASINGHANI** for a period of 17 years from 1988 to 2004 in the presence of the Sub-Registrar Assurances at Panvel, Application No. 369 dated 26.2.2004.

<u>Year</u>	<u>Other encumbrances</u>
1988	Nil
1989	Nil
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil



The Corporation, by its letter under reference No. CIDCC

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OFFICE
E-8/0 4, OPP APHA BAZAR,
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NAVI MUMBAI - 400 703
TEL (O) 2782 6173
(R) 2782 3523

Date : 27.3.2004

SEARCH REPORT
NIL ENCUMBERANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Sub: Plot No.7A, Sector 9, Village New Panvel, Navi Mumbai, Taluka Panvel and District Raigad



I have taken search of Property being Plot No. 7A Sector 9, Village New Panvel, Navi Mumbai, Taluka Panvel and District Raigad measuring 1290.29 sq. mtrs. duly leased to the name of M/S. GURUKRISH HOMES through its Proprietor **SHRI. MAHENDRA K. ASINGHANI** for a period of 17 years from 1988 to 2004 in the office of the Sub-Registrar of Assurances at Panvel, Application No. 369 dated 26.2.2004.

<u>Year</u>	<u>Other encumbrances</u>
1988	Nil
1989	Nil
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil

