



09/03/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

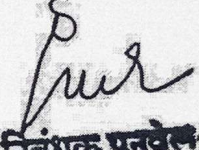
दस्त क्रमांक : 2166/2023

नोंदणी :

Regn.63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6043704.288
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: 20/35, दर 98000/- खुल्या जमीनीचा दर 36600/- 12 टक्के घसारा 2010 चा ओ.सी.सदनिका नं.बी-202, दुसरा मजला, गोकुळधाम को.ऑप.हौ.सो.लि., प्लॉट नं.3, सेक्टर नं. 35डी, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड, बांधीव क्षेत्र 66.684 चौ.मी. ((Plot Number : 3 ;))
(5) क्षेत्रफळ	1) 66.684 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- कानजीभाई रैयाभाई राठोड - वय:- 67; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मार्केट यार्ड, आरएमसी हुडको कॉर्टर्स नं. एल/2/54 जवळ, राजकोट, गुजरात, राजकोट. पिन कोड:- 360003 पॅन नं:- ADCPR0313C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- दिन दयाल - वय:- 39; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका नं.बी-203, गोकुळधाम को.ऑप.हौ.सो.लि., सेक्टर नं. 35डी, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड: (००). पिन कोड:- 410210 पॅन नं:- APXPD3916L
(9) दस्तऐवज करून दिल्याचा दिनांक	08/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2166/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	427000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	


 सह दुय्यम निबंधक पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

CHALLAN
MTR Form Number-6



MH016444161202223E BARCODE Date 08/03/2023-15:58:57 Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Registration Fee		PAN No.(If Applicable)	APXPD3916L
Name	PNL1_PANVEL NO 1 SUB REGISTRAR	Full Name	DIN DAYAL
Location	RAIGAD	Flat/Block No.	FLAT NO B - 202, 2ND FLOOR, GOKULDHAM
	2022-2023 One Time	Premises/Building	CHS LTD,

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
046401 Stamp Duty	427000.00	PLOT NO 3, SECTOR NO 35D, KHARGHAR, NAVI MUMBAI,	PANVEL, RAIGAD		4 1 0 2 1 0
063301 Registration Fee	30000.00				

Remarks (If Any)
PAN2=ADCPR0313C--SecondPartyName=KANJIBHAI RAIYABHAI
RATHOD~

DEFACED
457000.00
DEFACED

Amount In Four Lakh Fifty Seven Thousand Rupees Only
Words

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD No.	Cheque/DD Details	Bank CIN	Ref. No.	69103332023030817242	2796519006
Name of Bank	पंचल	Bank Date	RBI Date	08/03/2023-16:00:29	Not Verified with RBI
Name of Branch	२९६६ २०२३	Bank-Branch	IDBI BANK		
	३ / ३४	Scroll No. , Date	Not Verified with Scroll		

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



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-86-2166	0008208459202223	09/03/2023-12:41:44	IGR146	30000.00

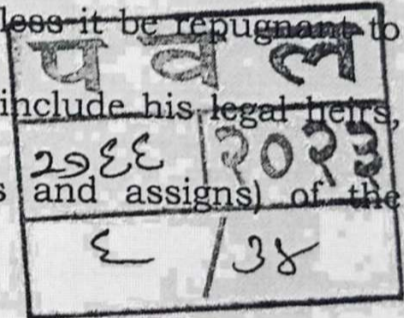
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE OF RESIDENTIAL FLAT made at Panvel this 8th Day of March 2023.

BETWEEN

Mr. KANJIBHAI RAIYABHAI RATHOD, Age- 67 years, Occupation - Business, (Pan No. ADCPR0313C), Indian Inhabitant, Residing at- Market Yard, Near RMC HUDKO Quarter NO.L/2/54, Rajkot- 360003 hereinafter referred to as "THE SELLER" (which expression shall mean and include shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART.**

Mr. DIN DAYAL, Age - 39 years, Occupation - Service, (Pan No. APXPD3916L), Indian Inhabitant, Residing at- B-203, Gokul Dham CHS Ltd, Sector- 35D, Kharghar, Tal - Panvel, Dist.Raigad, 410210 hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, representative , executors, administrators and assigns) of the **SECOND PART.**



AND WHEREAS by an Agreement for sale registered on Dated **15/04/2011** between the Builders M/s. SHREE KRISHNA ENTERPRISES a partnership firm having office at Shop No.1 and 2, Sairaj Apartment, Plot No.B-26, Sector- 6A, Sarsole, Nerul, Navi Mumbai sold **Flat No.B-202, Second floor, building known as**



Din Dayal

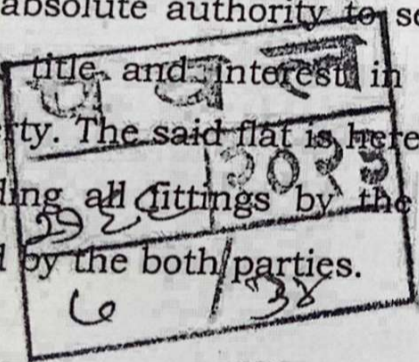
२९६ २०२३

GOKULDHAM CO-OPERATIVE HOUSING SOCIETY LTD, Plot No.3, Sector- 35D, Kharghar, Navi Mumbai, Tal - Panvel, Dist.Raigad, to Mr. KANJIBHAI RAIYABHAI RATHOD vide Document No.PVL3-03937-2011 on Dtd. 15/04/2011.

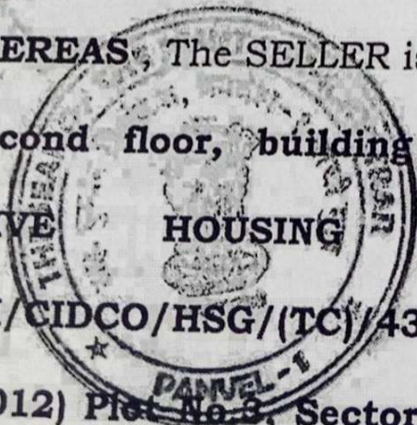
AND WHEREAS the SELLER is not in need of the said flat, they decided to sell and dispose it off.

AND WHEREAS the PURCHASER is being interested in purchasing the said flat, he approached the SELLER and a talk regarding sale and purchase of the flat took place between the parties.

AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing all amenities and fittings and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from his/their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. In spite of this if anybody takes any objection or claim in the right of the said property, the party of the First Part shall clear the same with his/their own funds and shall see that the second part remains intact and unaffected. The party of the first part has got full right and absolute authority to sell/diposed off and transfer all their right, title and interest in the said flat as their self-acquired property. The said flat is hereby sold with absolute ownership right including all fittings by the Seller to the Purchaser is hereby agreed by the both parties.



AND WHEREAS, The SELLER is the absolute Owner of **Flat No.B-202, Second floor, building known as GOKULDHAM CO-OPERATIVE HOUSING SOCIETY LTD, (Regd No.NBOM/CIDCO/HSG/(TC)/4370/JTR/Year 2011-2012 Dtd. 15/02/2012) Plot No.3, Sector- 35D, Kharghar, Navi Mumbai, Tal - Panvel, Dist.Raigad** Sub Division of Panvel and the District and Division of Raigad and within the jurisdiction of Sub -



Indayal

30/04/2011

Registrar of Panvel and is in possession of the above referred **Flat No.B-202**, of the above Housing Society hereinafter referred to for the sake of brevity and convenience as **"SAID FLAT"** and the SELLER is holding the relevant share certificate in the said Society.

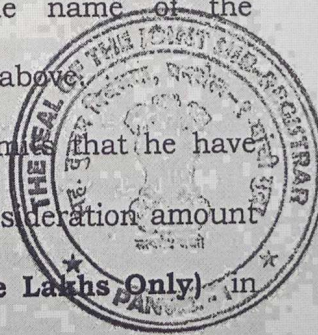
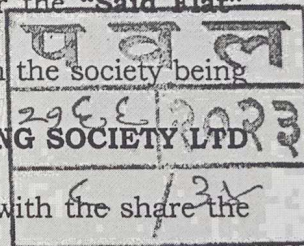
AND WHEREAS the SELLER have agreed to sell and transfer to the "PURCHASER" and the PURCHASER has agreed to purchase and acquire the shares and as incidental to the sale thereof the right to use, enjoy and occupy the said flat in the said society.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. The SELLER and PURCHASER hereby agree and accept consideration amount of the said flat i.e. **Flat No.B-202, Second floor, building known as GOKULDHAM CO-OPERATIVE HOUSING SOCIETY LTD, Plot No.3, Sector- 35D, Kharghar, Navi Mumbai, Tal - Panvel, Dist.Raigad** to be **Rs.61,00,000/- (Rupees Sixty One Lakhs Only)**

2. The SELLER hereby agrees to transfer the **"Said Flat"** referred in Clause No.1, above for which the society being **GOKULDHAM CO-OPERATIVE HOUSING SOCIETY LTD** has agreed to transfer the same along with the share the relevant share certificates unto the name of the PURCHASER for the price stated hereinabove.

3. The SELLER hereby confirms and admits that he have entered into the agreement for the consideration amount of **Rs.61,00,000/- (Rupees Sixty One Lakhs Only)** in which **part payment of Rs.11,39,000/- (Rupees Eleven**

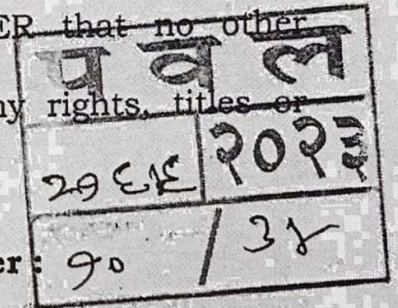


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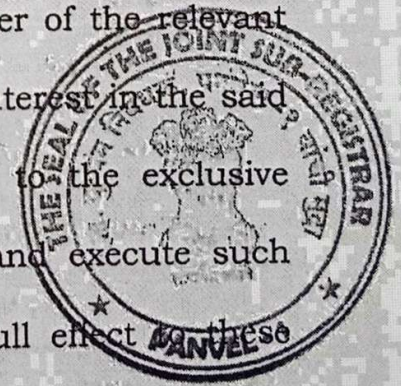
given time period and the time/days will be increase to pay the balance amount of consideration accordingly.

5. The SELLER hereby declares that the said shares and all the rights, title and interest etc., of the SELLER in the said flat with **admeasuring Carpet area of 55.570 Sq.mtrs. equivalent to Builtup area of 66.684 Sq.mtrs.** and everything appurtenant thereof, assigned and transferred to the PURCHASER forever, and is free from all encumbrances of whatsoever nature and undertake that the SELLER shall at all times save harmless and keep the PURCHASER indemnified against all proceedings, costs, claims and expenses of whatsoever nature arising out of any charge/ lien or encumbrances of whatsoever nature that behalf. The SELLER has assured and hereby assures the PURCHASER that no other person, body or organization had any rights, titles or interest in the "Said Flat".



6. **The SELLER hereby undertakes as under :**

- a) To apply to the society for effective transfer of the relevant shares referred above, along with entire interest in the said flat with everything appurtenant hereto, to the exclusive name of the PURCHASER and to sign and execute such forms and documents in order to give full effect to these covenants as may be necessary.
- b) To sign and execute such forms as necessary to move the Maharashtra State Electricity Distribution Co.Ltd. and or



Indayal

29/01/2023

IN
THE
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BY
M

FIRST SCHEDULE
DESCRIPTION OF THE PROPERTY

All the piece and parcel of Land Plot No.03, Sector No.35/D,
Village - Kharghar, Tal - Panvel, Dist.Raigad totally admeasuring
about 3400 Sq.mtrs. or thereabouts and bounded as follows :-

On or towards the North by : Plot No.2
On or towards the South by : Plot No.4.
On or towards the East by : Road.
On or towards the West by : Plot No.12 & 13

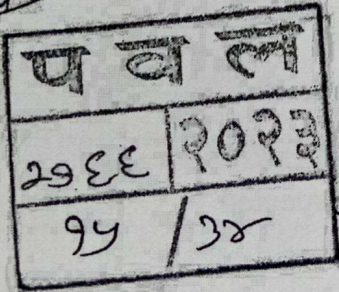
SECOND SCHEDULE

Flat No.B-202, Second floor, building known as GOKULDHAM
CO-OPERATIVE HOUSING SOCIETY LTD, Plot No.3, Sector-
35D, Kharghar, Navi Mumbai, Tal - Panvel, Dist.Raigad.

Admeasuring Carpet area of 55.570 Sq.mtrs. equivalent to
BUILTUP area of 66.684 Sq.mtrs

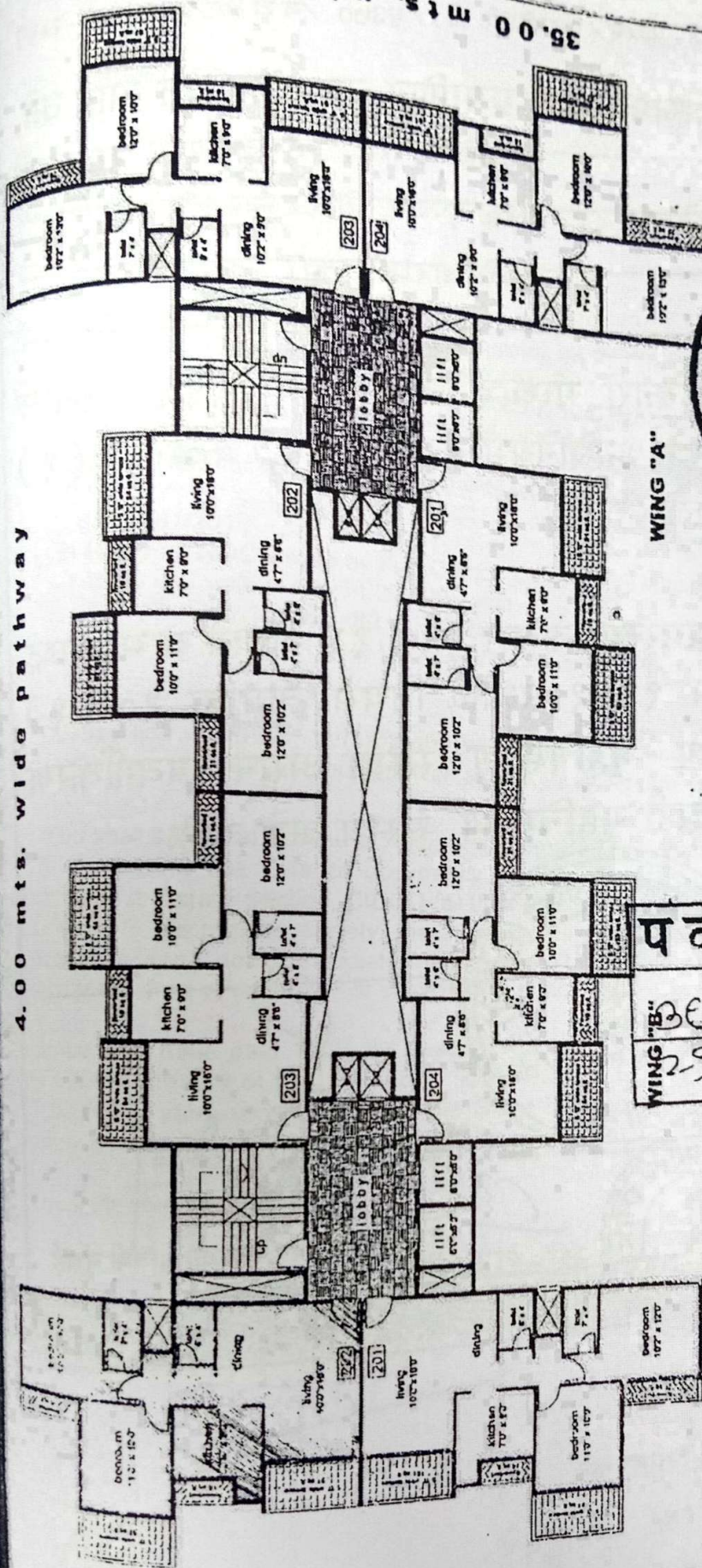
Shri Dayal

5/12/85



35.00 mts. wide road

4.00 mts. wide pathway



WING "A"

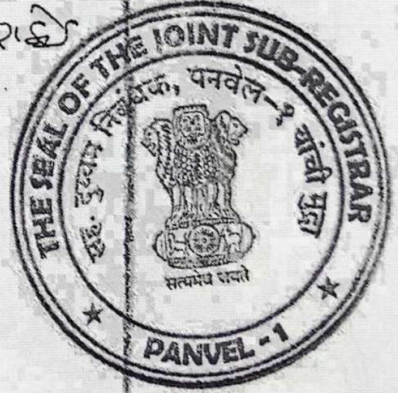


SECOND FLOOR PLAN
 PLOT NO-3, SECTOR-30D,
 CHARGHAR, NAVI MUMBAI

पवल-३
 WING "B" 203/4/2038
 29/31/32

पवल
 29/31/2033
 26/34

29/31/32



PROJECT BY
SHREE KRISHNA ENTERPRISES
 6/20 NO 1 & 2, SHRIJAY APT. PLOT NO 3/2
 SECTOR 30A, THERDU, NAVI MUMBAI
 MCG 10, 100004-750, 9211060510, 9700000004

Shreyas

FOR SHREE KRISHNA ENTERPRISES

Smriti V.R.F. Partner
 29/31/32

प.व.ल. - ४

३५२३ २०२१

२२ / ४४



नोंदणीचे प्रमाणपत्र:-

एम/सिडको/एच एस जी (टी. सी.) / ४३७० / जे टी आर/सन २०११ - २०१२

प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

जीवे खारघर, गोकुळधाम सहकारी

गृहनिर्माण संस्था मर्यादित

मुंबई फ़. ०३, सेक्टर-३५ डी,

जीवे खारघर, नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६६ च्या महाराष्ट्र अधिनियम क्रमांक २४) कलम १ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट 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.

प.व.ल.
का्यालयीन मोहर
२९६६ २०२१
नवी मुंबई
२९ / ३४



[Signature]
सहनिबंधक

TRUE COPY. [पिकोत रस्ताव]

दिनांक: १५/०२

SHAFI S. PATEL
सहकारी संस्था (सिडको), नवी मुंबई



व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय:
दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१
: (स्वागत कक्ष) +९१-२२-६६५० ०९००
: +९१-२२-२२०२ २५०९

मुख्य कार्यालय:
'सिडको' भवन, सीवीडी बेलापूर, नवी मुंबई - ४०० ६२४
दूरध्वनी : +९१-२२-६७९१ ८१००
फॅक्स : +९१-२२-६७९१ ८२६६

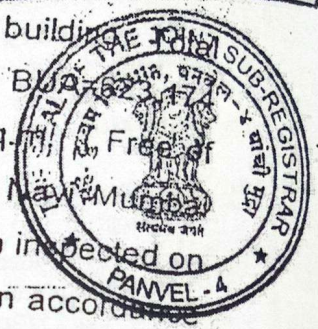
CO/SP/BP/1612 -

दिनांक: 9 MAR 2010

प व ल - ४
323 2028
29 / 84

OCCUPANCY CERTIFICATE

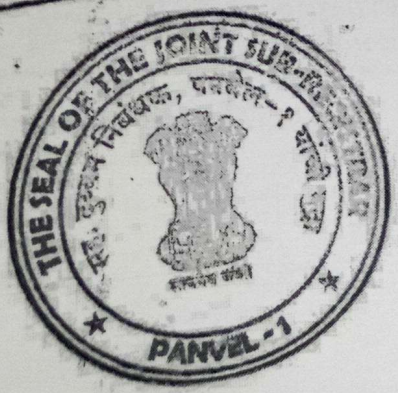
I hereby certify that, the development of Residential building JA= 5098.742 Sq.mtrs. [Res. BUA= 4475.568 Sq.mtrs., Comm. BUA= 623.174 Sq.mtrs. (No. of Units R-90, C-30)] [(Fitness centre area = 32.09 Sq.mtrs.)] on Plot No.03, Sector-35D at Kharghar (12.5% scheme) of Navi Mumbai registered under the supervision of M/s. Soyuz Talib Architect has been inspected on 02/2010 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 22/03/2007 and that the development is fit for use for which it has been carried out.



Yours faithfully,

Ravi Kumar
(K.V.R.K. Ravi Kumar)
Sr.Planner (BP)
Navi Mumbai & Khopta

प व ल
2944 2023
23 / 32



STATE BANK OF INDIA
MAHUL ROAD BRANCH (00564)

DATE :

LOAN ACCOUNT :

NAME : Mr. DIN DAYAL

MOBILE NO. : 9833998146

HL ACCOUNT NO :

AMOUNT : 49,00,000/-

LOS ID :

ROI :

DURATION :

EMI :

Valuation - Vastukela - 13/03/28