

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at **Navi Mumbai** on this _____ day of **MARCH 2023**

BETWEEN

MR. SANDESH RAVINDRA WAYKAR, Aged **35** years, (Pan No. **AAZPW9648M**), Indian Inhabitant, residing at **KH-1/4/401, Vastuvihar KH-1 'A' Wing CHS Ltd., Sector-16, Kharghar, Navi Mumbai-410210** hereinafter referred to as "**THE SELLER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors & administrators and assigns) of the **ONE PART**.

AND

[1] **MR. VIJAY EKNATH SHIRSAT**, Aged **53** years, (Pan No. **AFMPS2371B**),
~~[2] **MR. SANTOSH EKNATH SHIRSAT**, Aged **46** years, (Pan No. **EZGPS2877L**),~~ AND [3] **MRS. ROHINI SANTOSH SHIRSAT**, Aged **37** years, (Aadhar No. **5976-8078-7487**), all Indian Inhabitant, residing at **92/1, Worli B.D.D. Chawl, D. N. Vakrikar Marg, Near Gandhi Maidan, Worli, Mumbai - 400 018** hereinafter referred to as "**THE Purchasers**" (which expression shall unless repugnant to the context or meaning thereof shall mean and

include their heirs, executors & administrators and assigns) of the OTHER PART.

WHEREAS :

The Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "MRTP Act.")

AND WHEREAS :

The State Government in pursuant to Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.

AND WHEREAS :

The Corporation has constructed on one of such lands building of Stilt and Four Upper Floors, such buildings comprising of flat are being designated as **Building No.4 in VASTUVIHAR-KH-1 Housing Scheme, at Sector-16, Kharghar, Navi Mumbai-410 210.**

AND WHEREAS :

The Seller herein has before applying to the Corporation for purchase of the Flat in the said building made requisition for inspection from the Corporation and the Corporation has given inspection to the Seller herein of the Original building plans and specification which the Seller herein both hereby confirm and which has been duly approved by the Corporation.

AND WHEREAS :

The Certificate of title and Deeds as disclosed by the Corporation pertaining to the said land has been inspected by the Seller herein.

AND WHEREAS :

The Corporation has decided that the said Flat should be sold on what is known as 'Ownership basis' with the condition that allottees of the flat in the said buildings shall promote and register the Co-op. society under Maharashtra Co-op. Societies Act, 1960, after making payment by them in full to the Corporation of the respective sale prices of the flats agreed to be sold to them and all other money payable by them under their respective Agreement for Sale with the Corporation and that the Corporation would land on which the said building is constructed together with the said land and more particularly described in the schedule hereunder written for a period of Sixty Years on the nominal rent One Hundred Rupees per year.

AND WHEREAS :

The Corporation has disclosed to the Seller herein the name of fixtures, fittings and amenities provided for in the said building.

AND WHEREAS :

By an Agreement to Sale made at CBD Belapur, Navi Mumbai, on **25th Aug. 2010** made and executed between the **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a company incorporated under the companies Act, 1956, having its office at 2nd Floor, Nirmal, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the CIDCO") of the One Part and SELLER herein (hereinafter referred to as the Original Owner) of the Other Part (hereinafter referred to as the "Said Agreement") the CIDCO agreed to sale and transfer and the Seller agreed to purchase and acquire the said Flat on ownership basis a **Flat No.401, Building No.4, 4th Floor, VASTUVIHAR KH-1 Housing Scheme, Sector-16**, admeasuring about **302.580 Sq.ft. Built-up area** of the layout of the land situated lying and being at **Village - Kharghar, Navi Mumbai**, together with the permanent and absolute right of and occupation of the said Flat. The Agreement Registered at Panvel-3 document No.PVL3-08898-2010 dated 08/09/2010 Receipt No.9157.

AND WHEREAS :

The Original Owner has in terms of the said Agreement paid to the CIDCO the entire consideration of Rs.5,73,667/- (Rupees Five Lakhs Seventy-three Thousand Six Hundred and Sixty-seven Rupees Only)

AND WHEREAS :

The Seller is in possession of the Flat No.401, Building No.4, 4th Floor, admeasuring about 302.580 Sq.ft. Built-up, VASTUVIHAR KH-1 Housing Scheme, Sector-16, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad, (hereinafter referred to as the "SAID FLAT"). Possession dated 25/08/2010.

AND WHEREAS :

SELLER i.e. MR. BANDESH RAVINDRA WAYKAR is/are the bonafide Members of the 'VASTUVIHAR KH-1 'A' WING CO-OP. HSG. SOC. LTD.,' A Registered Society, under the provisions of Maharashtra Co-op. Housing Society Act, 1969, bearing Registration No. NBOM/CIDCO/HSG(TC)/5915 /JTR/2014-2015 (hereinafter referred as 'the Society') in respect of the said Flat and is holding 10 (Ten) Shares of Rs.50/- each bearing Distinctive numbers from 0601 to 0610 under the Share Certificate No.61 (hereinafter referred as 'said Share Certificate').

AND WHEREAS :

The Seller have agreed to sell and transfer and Purchasers have agreed to purchase and acquire all rights, title and of the Seller in the said Flat together with the permanent and absolute right of use and occupation of the said Flat.

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

1. THE SELLER shall sale and the Purchasers shall purchase the Flat No.401, Building No.4, 4th Floor, admeasuring about 302.580 Sq.ft. Built-up, Vastuvihar KH-1 'A' Wing Co-op. Hsg. Soc. Ltd., Sector-16, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist.

~~Part~~, together with the certain percentage specified in the declaration to be made by the CIDCO under the said act of the undivided interest appurtenant to such Flat as tenant in common with the owner of the other Flat and to the common area and facilities of the said land and building of the said premises as heritable, transferable and immovable property for the total consideration of **Rs.20,00,000/- (Rupees Twenty Lakhs Only)**.

2. The Purchasers have agreed to pay the consideration price of **Rs.20,00,000/- (Rupees Twenty Lakhs Only)** the following manner:-
 - a. a sum of **Rs.4,00,000/- (Rupees Four Lakhs Only)** paid to the Seller.
 - b. remaining balance a sum of **Rs.16,00,000/- (Rupees Sixteen Lakhs Only)** shall be loan avail from any Bank/ Financial Institution within **45 working days** from this partpayment agreement registration.
3. The possession of the said Flat shall be delivered handed over by the Seller to the Purchasers after the full & final payment..
4. The Seller both hereby covenants with the Purchasers that the said Flat hereby sold is free from all encumbrances and the Seller shall sale and transfer the said Flat to the Purchasers subject to the prior permission obtain in writing of the CIDCO/ Society.
5. Upon Possession the said Flat being delivered to the Purchasers, they shall be entitled to the use and occupation of the said Flat and shall thereafter have no claim against the Seller in respect of any item of work in the said Premises which may be alleged not to have been carried out or completed.
6. The Purchasers fully agrees and undertakes to confirm to and abide by the provisions of the said act and the rules and bye-laws framed there under after formation of Co-op. Housing Society.

7. The Purchasers as Flat Owner shall be liable to bear and pay all property taxes, and charges for electricity and other services and all other outgoings and their share according to the percentage in common expenses payable in respect of the said Flat.
8. The Seller assigns and transfers all his rights, title and benefits arising out of the said Agreement including the deposits standing to the credit of the Seller with the CIDCO by executing the Deed of Assignment in favour of Purchasers and registering it with the Sub-Registrar of Assurance at the cost and expenses of the Purchasers.
9. The Seller assigns and transfers all his rights, title and benefits arising out of the said Agreement including the deposits standing to the credit of the Seller with the CIDCO by executing the Deed of Assignment in favour of Purchasers and registering it with the Sub-Registrar of Assurance at the cost and expenses of the Purchasers.
10. The Purchasers shall be liable to bear and pay all property taxes, and charges for electricity and other services and all other outgoings and their share according to the percentage in common expenses payable in respect of the said Flat.
11. The Purchasers agrees and binds themselves to pay regularly every month by the TENTH of each month CIDCO and thereafter to the said society the proportionate share that may be specified by the CIDCO and/ or by the said Society i.e.
 - a) Insurance Premium.
 - b) Service Charges, Municipal and other taxes and outgoings that may from time to time be levied against the land and / or building including water taxes and water charges.
 - c) Outgoings for the operations and management of the building open area, compound wall, common facilities, services, utilities and other outgoings and collective charges incurred in

his proportionate share of the ground rent payable to the CIDCO.

2. The Purchasers shall use the said premises for residential purpose and not for any other purpose.
3. ALL COSTS, charges and expenses in connection with formation, preparing, approving and engrossing stamping and registration of the conveyance to be executed between the parties shall be born and paid entirely by the Purchasers.
4. The Seller both hereby covenants with the Purchasers that before executing this Agreement he has not sold /transfer the said Flat to any third person or not sake and transfer the said Flat to any third person in future. The Seller has full and obsolete power to transfer and shall deliver possession of the said flat to the Purchasers subject to the formal permission from CIDCO Ltd.
15. The Seller undertakes to pay allthe outgoings amount by way of taxes, maintenance charges and other dues till the date of handling over possession to the Purchasers and the Purchasers shall be responsible for such payment effective from the date of possession.
16. The Purchasers hereby agrees that he shall bear all the charges costs and expenses for the transfer of the said Flat in the name of the Purchasers including the transfer charges, profit sharing amount etc. to be paid to CIDCO in the name of the Flat Owner and the Flat Owner is not to incur expenses of any nature whatsoever in the transfer of the said Flat in the name of the Purchasers or his assignees.

SCHEDULE OF THE PROPERTY

**Flat No.401, Building No.4, 4th Floor, admeasuring about 302.580 Sq.ft.
Built-up, VASTUVIHAR KH-1 'A' WING CO-OP. HSG. SOC. LTD., Sector-
16, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad.**

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

SIGNED, SEALED AND DELIVERED BY)
The withinnamed '**SELLER**')

MR. SANDESH RAVINDRA WAYKAR)
in the presence of)

1. Mr. Santosh Gaikwad

2.

SIGNED, SEALED AND DELIVERED BY)
The withinnamed '**PURCHASERS**')

[1] MR. VIJAY EKNATH SHIRSAT)

[2] MR. SANTOSH EKNATH SHIRSAT)

[3] MRS. ROHINI SANTOSH SHIRSAT)
in the presence of

1. Mr. Santosh Gaikwad

2.

RECEIPT

RECEIVED a sum of Rs.4,00,000/- (Rupees Four Lakhs Only) by Cheque paid within named the "PURCHASERS" i.e. [1] MR. VLJAY EKNATH SHIRSAT AND [2] MR. SANTOSH EKNATH SHIRSAT AND [3] MRS. ROHINI SANTOSH SHIRSAT as a Part Payment towards the sale of Flat No.401, Building No.4, 4th Floor, admeasuring about 302.580 Sq.ft. Built-up, VASTUVIHAR KH-1 'A' WING CO-OP. HSG. SOC. LTD., Sector-16, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad.

Payment Details:-

Date	Cheque No.	Bank	Amount
06/03/2023	100231	Abhyudaya Co-op. Bank Ltd.,	Rs.2,00,000/-
		Total	Rs.4,00,000/-

I SAY RECEIVED

Rs.4,00,000/-

MR. SANDESH RAVINDRA WAYKAR

'SELLER'

Witnesses :

1. Mr. Santosh Gaikwad

2.



दस्तावेज क्रमांक व वर्ष: 8898/2010

Wednesday, September 08, 2010

12:29:33 PM

दुय्यम निबंधक: राह दु.नि.पनवेल 3

नादणी 63 B

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सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 573,667.00
वा.भा. रु. 573,667.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन सदनिका क्र 401, चौथा मजला, विल्डींग नं 4, वास्तु विहार, के एच 1, सेक्टर 16 व 17, खारघर ता पनवेल जि रायगड ** 302.580 चौ फुट विल्टअप
- (3) क्षेत्रफळ (1)
- (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 - -; घर/प्लॉट नं: सि वी डी ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संदेश रविंद्र वायकर - -; घर/प्लॉट नं: घाटकोपर मुंबई वेस्ट; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AA/PW 96-48M .
- (7) दिनांक करून दिल्याचा 25/08/2010
- (8) नोंदणीचा 08/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 8898 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 17036.67
- (11) बाजारभावाप्रमाणे नोंदणी रु 5740.00
- (12) शेर

होम
दुय्यम निबंधक, पनवेल-
(वर्ग-२)



Bank & Ac. Copy

PAY ORDER

Date 06/09/2010

Pay JOINT SUB REGISTRATION FEE

पवे/ऑर्डर / or order

₹ Rupees

Five Thousand Seven Hundred Fifty Only.

पुस्तक, 10000

On account of

VASHI

₹.Rs.

XXXXXXXX5750.00

For Abhyudaya Co-Op. Bank Ltd.



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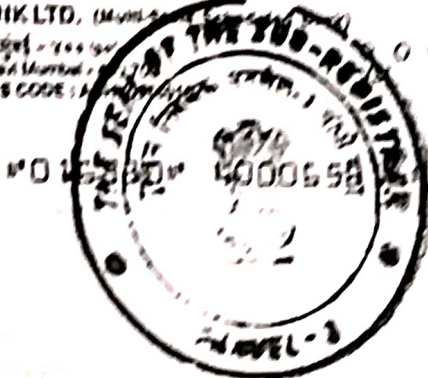
अभ्युदय को-ऑप. बँक लि. (महाराष्ट्र बँक अ‍ॅक्ट 1949)

Not Over Rs.

XXXXXXXX5750.00

ABHYUDAYA CO-OP. BANK LTD. (Mumbai)

ब्रांच: वॉश, बँक-19, वॉश, मंडी रोड - 400 000
Vashi Branch, Sector-17, Vashi, Near Mumbai - 400 000
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P.G.

S. M. RAMDHARNE

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खोलेसाठी वा फॉन कॉपी
अभ्युदय को-ऑप. बँक लि.
(महाराष्ट्र बँक अ‍ॅक्ट 1949)
ABHYUDAYA CO-OP. BANK LTD.
Main Name: Subscriber Bank

संख्या/क्र. 28/02/10
पुस्तक शुल्क ₹ 17200/-
सेवा असलेली शुल्क ₹ 20/-
एकूण रक्कम ₹/RS Seventeen
जारी हवे/Amount in Words Seventeen
Two hundred and twenty only

No. of Documents 1
पुस्तक शुल्क अदावारी गांधी / Number of Documents
7 / PAN NO
वॉश, बँक-19, वॉश, मंडी रोड - 400 000
Vashi, Sector-17, Vashi, Near Mumbai - 400 000
A119
ABHYUDAYA CO-OP. BANK LTD.
बँक अ‍ॅक्ट 1949 / बँक अ‍ॅक्ट 1949
CD/CC/SB/AC NO

व्यवहाराच्या उद्देशाने करण / Purpose of transaction
शुल्क देणे/ Amount in Words
Name of the Drawee Bank & Branch
ही डी/पे ऑर्डर/चेक न.
DD/PO/Cheque No if any

रोखपात / Cashier
अधिकृत-प्राप्ती गरी
Authorised Signatory
पुस्तक देणेचे दस्तऐवज देण्यास येताना ही पावती अगुणी
जातल्या आहे. / This counterfoil is to be presented
at the time of delivery of stamps. Subject to
Delivery of stamp documents on
next working day

ABHYUDAYA CO-OP. BANK LTD.
VASHI BRANCH,
ABHYUDAYA BANK BUILDING,
SECTOR 17, VASHI,
NAVI MUMBAI-400 705.

D-5/STP(V)/C.R.1053/05/06/
160-163



भारत 52835
197352
AUG 23 2010
17:01
R.0000100-PB5512
INDIA STAMP DUTY MAHARASHTRA

For Abhyudaya Co-op. Bank Ltd.

100
For Abhyudaya Co-op. Bank Ltd.

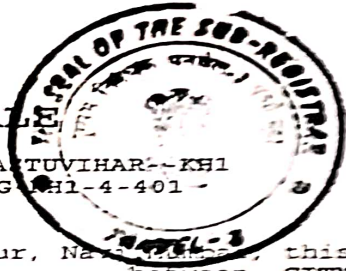
MR. RAJENDRAS SALVI
Authorized Signatories
Vashi, Navi Mumbai - 400 705.

MAHESH KAMBLE
Authorized Signatory
Vashi, Navi Mumbai - 400 705.

Mortgaged to
N/A.....NIL.....

AGREEMENT TO SALE

Ref. Sales Order/Scheme : 20004344/VA TUVIHAR--KH1
Customer/Property No : 15755/B-KHG KH1-4-401 -



THIS AGREEMENT made at C.B.D. Belapur, Navi Mumbai, this 25th August TWO THOUSAND Ten between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, A Company incorporated under the Companies Act 1956, having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai-400021, hereinafter referred to as "The Corporation" (which expression shall unless it be repugnant to the context or meaning there of include its successors and assigns) of the one part And Mr. SANDESH RAVINDRA WAIKAR LAXMIBAI KAMBLE CHAWL, RM NO :11, NEAR RANVEER KRIDA MANDAL, BHATWADI, GHATKOPAR (W) MUMBAI-

UCL 2010
2 / 10

HEREINAFTER REFERRED to as "The Purchaser" Indian inhabitant (which expression shall unless repugnant to the context or meaning there of include his/her heirs, executors, administrators and permitted assigns) of the other part :

WHEREAS

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Subsections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the MRTI Act..)
2. The State Government has pursuant to Section 113(A) of the MRTP Act, is acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
3. The Corporation has constructed on one of such lands building of STILT and 04 upper floors such building comprising of flats and being designated as 4 type of building in VASTUVIHAR--KH1 housing Scheme, at Sector

nrpa
Marketing Officer
CIDCO LTD.
Navi Mumbai.

ABHYUDAYA CO-OP. BANK LTD
VASHI BRANCH,
ABHYUDAYA BANK BUILDING,
SECTOR 17, VASHI,
NAVI MUMBAI-400 705.
D-5/STP(V)/C.R.1053/05/08/
180-183

भारत 52834
122354



INDIA

MAHARASHTRA
AUG 23 2010

17:00

Rs.0017100/- PB5512

STAMP DUTY MAHARASHTRA

17100

For Abhyudaya Co.op. Bank Ltd.

For Abhyudaya Co.op. Bank Ltd.

MR. RAJESH RAS. SALVI
Authorized Signatory
Vashi, Navi Mumbai - 400 705.

ANAND M. KAPUR
Authorized Signatory
Vashi, Navi Mumbai - 400 705.

Mortgaged to
M/s.....N.I.....

AGREEMENT TO SALE



Ref.Sales Order/Scheme : 20004344/VASTUVIHAR--KH1
Customer/Property No : 15755/B-KHG-KH1-4-401

THIS AGREEMENT made at C.B.D. Belapur, Navi Mumbai, this
25th August TWO THOUSAND Ten between CITY
AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA
LIMITED, A Company incorporated under the Companies act
1956, having its registered office at "Nirmal" 2nd floor,
Nariman Point, Mumbai-400021, hereinafter referred to as
"The Corporation" (which expression shall, unless it be
repugnant to the context or meaning there of include its
successors and assigns) of the one part And
Mr. SANDESH RAVINDRA WAIKAR
LAXMIBAI KAMBLE CHAWL,
RM NO :11, NEAR RANVEER KRIDA MANDAL,
BHATWADI, GHATKOPAR (W)
MUMBAI-

मिनेल - 3
LLEL 2010
3 / 192

HEREINAFTER REFERRED to as "The Purchaser" Indian
inhabitant (which expression shall unless repugnant to
the context or meaning there of include his/her heirs,
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WHEREAS

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Subsections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the MRTP Act..)
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3. The Corporation has constructed on one of such lands building of STILT and 04 upper floors such building comprising of flats and being designated as 4 type of building in VASTUVIHAR--KH1 housing Scheme, at Sector

nnpa
Marketing Officer
CIDCO LTD.
Navi Mumbai.

No.16&17, Kharghar Node.

4. The purchaser has before applying to the corporation for purchase of the flat in the said building made requisition for inspection from the corporation and the Corporation has given inspection to purchaser of the original building plans and its specifications which the Purchaser both hereby confirm and which has been duly approved by the corporation.

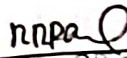
5. The Certificate of title and Deeds as disclosed by the Corporation pertaining to the said land has been inspected by the purchaser.

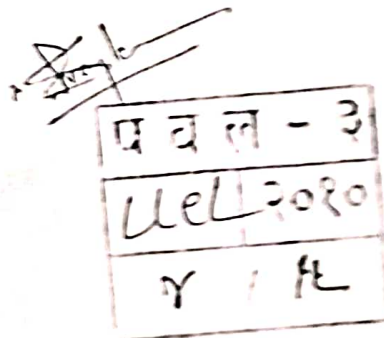
6. The Corporation has decided that ~~the said~~ flat should be sold on what is known as "Ownership Basis" with the Condition that allottees of the flat in the said buildings shall promote and register the Co-op. Society under Maharashtra Co-op. Societies Act 1960; after making payment by them in full to the Corporation of the respective sale prices of the flats agreed to be sold to them and all other money payable by them under their respective agreements for sale with the corporation and that the Corporation would thereafter grant such Co-Op Housing Society a lease of land on which the said building is ~~located~~ together with the said land and more particularly described in the Schedule hereunder written for a period of Sixty years on the nominal rent of One Hundred rupees per year.

7. The Corporation has disclosed to the purchaser the nature of fixtures, fittings and amenities provided for in the said building.

8. A draft of the Lease Deed annexed hereto, to be executed with the said Co-Op Housing Society, on its registration by the allottee of the said flat, has been shown to the Purchaser for inspection and the Purchaser both hereby confirm to have inspected and approved to their satisfaction.

9. The Purchaser has agreed to purchase from the Corporation on what is known as "Ownership Basis" a apartment no 4 /401 for the total price of Rs 573667.00 (Rupees Five Lacs Seventy Three Thousand Six Hundred Sixty Seven only) upon the subject to the terms and conditions hereinafter contained and also upon subject to the terms and conditions of the Lease of the said land and building to be granted by the Corporation to the Co-op Housing Society as aforesaid.

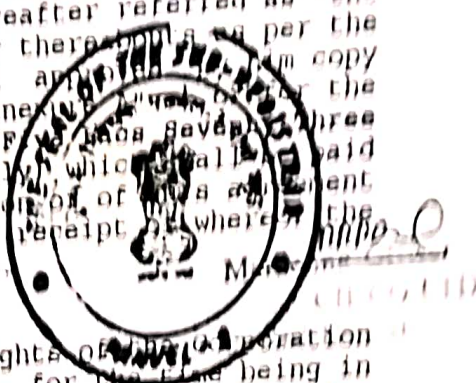

Marketing Officer
CIDCO LTD.
Navi Mumbai.



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES hereto as follows :

1. The purchaser has prior to the execution of this agreement satisfied himself about the title of the Corporation to the said land and the Purchaser shall not be entitled further to investigate the title of the Corporation to the said land and no requisition or objection shall be made or raised by the purchaser on any issue relating thereto and arising therefrom.

2. The Corporation agrees to sell and the Purchaser agrees to purchase flat no 401 in building No 4 on 4th Floor in the said building (hereafter referred as "the flat") admeasuring 302.980 SQF or thereabouts as per the plan and specifications seen and approved in a copy whereof is hereto annexed marked "Annexure A" and the price of Rs 573667.00 (Rupees Five Lakh Seven Thousand Six Hundred Sixty Seven only) which shall be paid by the purchaser before the execution of this Agreement in which the purchaser has paid, the receipt whereof the Corporation both hereby acknowledged.



3. Without prejudice to other rights of the Corporation under this Agreement and /or law, for the time being in force Purchaser shall be liable to pay to the Corporation interest at the rate of 12% per annum for first 60 days and 16% per annum for the period beyond 60 days for all amount becoming due and payable by purchaser.

4. Possession of the said flat shall be delivered to the Purchaser on the date of the execution of this Agreement. The Purchaser hereby confirms to have received the possession of the said flat.

5. Upon possession of the said flat being delivered to the Purchaser, he shall be entitled to use and occupy the said flat for the residence of himself and his family and he shall thereafter have no claim against the Corporation in respect of any item of work in the said flat or building which may be alleged not have been carried out or completed.

6. The Corporation shall have the right until the execution of the Lease in favour of the said Co-op Housing Society when formed to make additions or alterations to the said building(but not so as to adversely affect the said flat or its user). The terrace of the top floor of the building including the parapet walls, thereof shall, until the transfer of the property to the Company/Co-op. Housing Society as aforesaid, always be the property of the Corporation, and this Agreement and all other Agreements for sale with the other purchaser of flats in the said building shall be subject to the aforesaid rights of the Corporation which shall be entitled to use the terrace including the parapet walls for any purpose and the purchaser shall not be entitled to raise any objection on the ground of inconvenience, nuisance or any other ground whatsoever.

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MRPA
Marketing Officer
CIDCO LTD.
Navi Mumbai.

[Signature]

7. The Purchaser shall have no claim to any portion of the said land and building save and except in respect of the said flats nor shall the Purchaser have claim or right of any nature whatsoever on any open space, lobbies, staircases, common terraces, (except the car parking spaces allotted to the Purchaser) which will remain the property of the Corporation until the said land and building are absolutely transferred to the said Company / Co-op. Housing Society when formed, but subject to the right of the corporation as mentioned in clause 6 hereof.

8. The Purchaser shall be liable to bear and pay his proportionate share of all property taxes and charges for electricity meter and other service and all other outgoing and his share in common expenses payable in respect of the said flat and referred to in Clause 9 hereof.

9. The Purchaser agrees and binds himself to pay to the Corporation, until the Lease has been executed in favour of the Company / Co-op. Housing Society, his proportionate share of the following charges and out-goings that may from time to time be levied against the land and/or building, including water taxes and water charges. (c) out-goings for the maintenance, repair and management of the said building, open areas, compound walls, common facilities, services and utilities and other outgoing and collection charges incurred in connection with the said flat and/or the said building and also his proportionate shares of the ground rent payable to the Corporation. The Purchaser shall deposit and keep deposited with the Corporation, as deposit towards the aforesaid expenses and outgoing. The said sum shall not carry any interest and will remain with the Corporation until the said Lease is executed between the Corporation and the Company / Co-op. Housing Society and thereafter the said deposit shall be transferred and paid over to the said Company / Co-op. Housing Society for being held in deposit.



10. In the event of any amount by way of premium of the state Government or betterment charges or development tax or payment of a similar nature becoming payable by the Corporation in respect of the said land and/or building the same shall be reimbursed by the Purchaser to the Corporation in proportion of the areas of the said flats to the total area of all flats and in determining such amount the decision of the Corporation shall be conclusive and binding upon the Purchaser.

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11. (a) The Purchaser shall obtain electricity connection after completion of necessary formalities. The Purchaser shall pay to the Maharashtra State Electricity Distribution company Ltd. (MSEDCL) connection charges and electric energy charges for the electricity consumed in respect of the said flat as recorded by the meter separately attached to the said flat.

nnpa
Marketing Officer

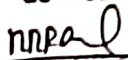
(b) The Purchaser shall make if necessary an application to the concerned authority (NMMC) for water connection after completion of necessary formalities. The Purchaser shall pay to the said Corporation water charges as may be apportioned and determined in respect of the said flat by the Corporation. The Purchaser agrees and declares that such apportionment or determination of water charges by the Corporation shall be final and conclusive and binding on him.

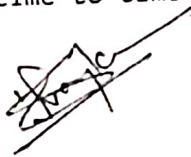
12. The Purchaser shall not without the previous permission in writing of the Corporation, let, sub-let, sell, transfer, assign or part with his interest in or benefits of this Agreement by way of sale, Gift, Lease or in any other manner in favour of any person or persons or part with the possession. The Corporation may grant such permission to the purchaser only in the category i.e. SC/ST/VJ/NT ETC., and subject to such terms and conditions as may be specified by the Corporation from time to time including the conditions for category transfer charges and in accordance with terms, conditions, covenants contained in respect of the Lease Deed to be granted by the Corporation to the said Company/Co-op. Housing Society. The Purchaser hereby agrees to observe all the terms, conditions, covenants contained in the Lease Deed to be executed in between the Corporation and the Company / Co-op. Housing Society of the Purchaser to be formed, the draft of which has been inspected by the Purchaser.

13. On delivery of the possession of the said flat, the Purchaser shall insure and keep insured the said flat against loss or damage by fire for such value as may be required by the Corporation in the name of the Purchaser with such insurance Company/Co-op. Housing Society as the Corporation shall determine and whenever is required to produce to the Corporation the policy or policies of such insurance and the receipt of the payment of the last premium for the same and in the event of the said flat being damaged or destroyed by fire, as soon as as reasonability practicable, lay out the insurance money in the repair, re-building or reinstatement of the said flat.

14. The Purchaser alongwith other Purchasers of flats, shall join in forming and registering Company/Co-op. Housing Society. under the provisions of the relevant act. On the registration of the Company/Co-op. Housing Society the right of the purchaser of the flat under this agreement shall be recognised and regulated under the memorandum of Association and Articles of Association of the Company or by the law of the Co-op. Housing Society. The Purchaser hereby agrees and further undertakes that he shall join and co-operate with the owners of the other flats in the said building and the Corporation in forming the Company/Co-op. Housing Society and for that purpose, will from time to time sign and execute all applications and other papers and documents as may be required for the formation and registration of the Company/ Co-op. Housing Society.

15. The Purchaser shall sign all papers and documents and all other acts and things as the Corporation may require him to do or obtain to do from time to time for safe


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CIDCO LTD.
Navi Mumbai.



guarding the interest of the Corporation and the purchasers of the flats in the said building .

16. The Corporation agrees and binds itself that on the Purchasers of all the flats paying in full their respective dues payable to the Corporation and complies with all the terms and conditions of their respective Agreement with the Corporation and after the Company/Co-op. Housing Society is registered, the Corporation will execute in favour of the Company/Co-op. Housing Society a lease of the said land and building for a term of sixty years at a nominal rent of Rupees One hundred per annum, as per draft annexed with the Scheme brochure read and approved by the Purchaser.

17. The purchaser shall keep the said flat in all walls, partition walls, drain pipes and appurtenances hereto in good habitable condition and carry, or repair, and to upkeep condition and in particularly such as to support, shelter and protect and parts of the building other than his flat and shall not make any structural additions or alterations to the said flat or any part thereof without prior permission of the Corporation in writing

18. Nothing contained in this Agreement shall be construed or intended or deemed to be a grant, demise or assignment in law of the said flat to the Purchaser so as to create or confer in favour of or upon the Purchaser of any interest of property in the said land or the said flat.

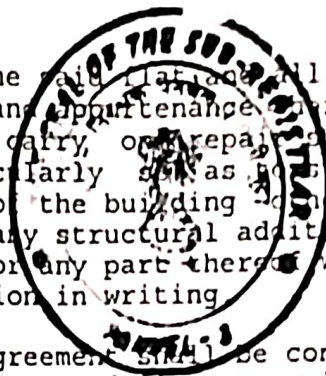
a) The purchaser shall not appoint any person as his/her agent by power of attorney or otherwise for the purpose of this Agreement except his/her spouse, father, mother, brother, sister or major child.

19. The Purchaser shall from the date of possession maintain at his own cost the said flat in good habitable repair and condition and shall not do or suffer to be done anything in or to the said flats which may be against the rules of by laws of Corporation or Municipal or local or any other Public body authority is in force or which may be destructive of or injurious to the said flat or be a nuisance or annoyance to the Inhabitants/Residents of the same neighborhood nor shall Purchaser effect any additions, alterations in or to the said flat/s or any part thereof.

20. If the Purchaser commits breach of any of the terms, conditions and stipulation of this Agreement, the Corporation shall issue the show cause notice for the clarification and on not finding the satisfactory reply by the Purchaser, the Corporation shall be at liberty to determine this Agreement by giving 30 days notice to the Purchaser. On the expiry of such notice, the corporation shall re-enter on the said flat/s or any part thereof and to quietly possess and enjoy the said flat/s free from any right, claim or interest of the Purchaser and without any interruption or disturbance whatsoever by the Purchaser but without prejudice to the Corporations any other rights in respect of such breach or breaches.

21. On the expiry of the notice referred to in the


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CIDCO LTD.



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foregoing clause, this Agreement shall stand determined. Upon the determination of the Agreement for any reason whatsoever, all the installments paid by the purchaser till then including the initial payments made by him as stated hereinbefore shall be appropriated by the Corporation as compensation for use and occupation of the said flat by the Purchaser till the date of such determination and, the Purchaser shall not then be entitled to claim refund of the said amount or any portion thereof.

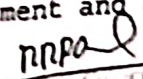
22. Any delay of indulgence by the Corporation in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Corporation. Any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Corporation.

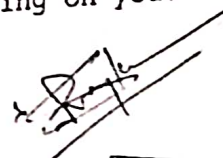
23. The Purchaser shall bear and pay the stamp duty registration charges in respect of this Agreement and its duplicate, and also the cost of the attorneys of the Corporation of and incidental to the preparation of this Agreement.

24. All costs, charges and expenses in connection with registration of the Company/Co-op. Housing Society as well as costs of preparing, engrossing, stamping and registering and Deed of Lease or any other document or documents required to be executed by the Company / Co-op. Housing Society or by the Purchaser of the flat, the said Building as well as the costs of the Attorneys of the Corporation of and incidental to the preparing and approving all such documents shall be borne and paid proportionately by the Purchasers of the flats in the said building.

25. All notices or communications to be served on the Purchaser, as contemplated by this Agreement or otherwise shall be deemed to have been duly served on the Purchaser if sent to him by prepaid post under Certificate of posting at the address of the said flat of at is last known address.

All terms and conditions stipulated in the Scheme Booklet as well as in allotment letter are applicable for this apartment and shall always be binding on you.


N. P. A.
Managing Director
CIDCO LTD.
Navi Mumbai.


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SCHEDULE

ALL THAT apartment admeasuring 302.980 SQF having building No. 4, this 4th Floor, apartment No 401, of layout of land situated and being at Sector No.16&17, village Kharghar, Navi Mumbai, and bounded as follows that is to say :

On or towards the North by

On or towards the South by

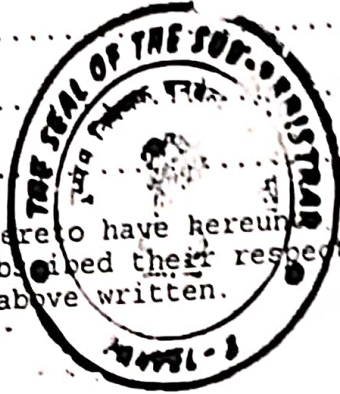
On or towards the East by

On or towards the West by

In WITNESS WHEREOF THE parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands the day and year first hereinabove written.

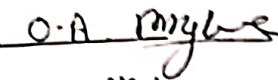
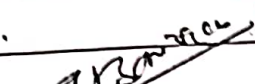
SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED CORPORATION
BY THE HAND OF

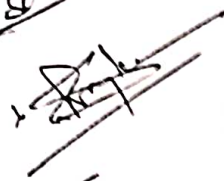
Shri Mrs. M. M. Patil


Marketing Officer
CHECO LTD
Navi Mumbai.

(Designation)

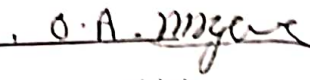
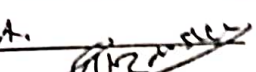
IN THE PRESENCE OF



- (1) Shri Mrs. D. D. Ghevale, O.A. 
- (2) Shri R. T. Baiskar, O.A. 

SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED
Mr./Mrs./Ms. SANDESH RAVINDRA WAIKAR 

By the hand of its signatory

In the Presence of

- (1) Shri Mrs. D. D. Ghevale, O.A. 
- (2) Shri R. T. Baiskar, O.A. 



प ब ल - ३
UeL 2020
10 / 9E

CIDCO

Ref. No. EMS/NERUL/

Date : 25-08-2010



Sub. : Handing over possession of
Apt. No. KH-T/4/401 Sector -16
at Kharghar

Please arrange to hand over possession of
Apt. No. KH-T/4/401 Sector -16
at Kharghar to the allottee.

Mr./Mrs./M/s. Sandesh R. Waikar
under intimation to this Section.

nrpa
Marketing Officer
Asstt. Estate Officer
CIDCO, D.
(Nerul/Sanpada)
Mumbai.
Kharghar

To,
The Executive Engineer
Nerul/Sanpada
Kharghar

प व ल - ३	
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CIDCO
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD.

Office of the M.M.(II)
Raigad Bhavan, CBD-Belapur,
Navi Mumbai - 400 614

TAKING OVER POSSESSION BY THE ALLOTTEE

Type KII-1 Aptt. No.4/401, Sector 16&17 at Kharghar



1. Date of allotment : 05.01.2009
2. Name of Hire / Outright Purchaser : SHRI. SANDESH RAVINDRA WAIKAR
3. Date of execution of Agreement : 25.08.2010

Civil Mistry

nrpa
MARKETING OFFICER
Marketing Officer
CIDCO LTD.

POSSESSION RECEIPT

Navi Mumbai.

I hereby certify that I have taken over possession of the apartment No. 4/401, Type KH-1 Sector 16 at Kharghar on the day of 25.08.2010 after proper inspection of the fittings and Fixtures provided therein.

Before taking over possession I have verified the fittings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specification enclosed with the agreement I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on.

Received Lock No. _____ with duplicate key.

SHRI. SANDESH RAVINDRA WAIKAR
(Signature of allottee)

Name : SHRI. SANDESH RAVINDRA WAIKAR

Aptt. No:KH-1-4/401, SEC.-16&17 AT KHARGHAR.

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

प व ल - ३	
UCL	२०१०
१२ / १६	

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SANDEEP GAJANAN ASOLKAR

GAJANAN SHANKAR ASOLKAR

25/01/1983

Permanent Account Number

ANNPK7506M

[Signature]
Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

VIJAY MARUTI LAD

MARUTI VISHRAM LAD

30/09/1983

Permanent Account Number

ADCPL9704D

[Signature]
Signature



5092007

पवल - ३
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दुय्यम निबंधकः
सह दु.नि.पनवेल 3

दस्त गोपवारा भाग-1



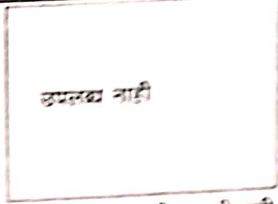
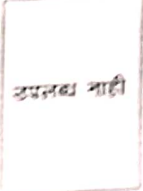
पयल3

दस्त क्र 8898/2010

98/98

8898/2010

करारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
नाम सदरा राठ्ठ बापकर - - पत्ता घर/फ्लॅट न. घाटकोपर मुंबई दस्त गल्ली/रस्ता - ईमारतीचे नाव - ईमारत न. - पेट/पत्ताहस्ता - शहर/गाव - तालुका - जिल्हा - पिन नंबर: AAZPW 9648M	लिहून घेणार वय 22 सही		
नाम लिडको - - पत्ता घर/फ्लॅट न. सि बी डी गल्ली/रस्ता - ईमारतीचे नाव - ईमारत न. - पेट/पत्ताहस्ता - शहर/गाव - तालुका - जिल्हा - पिन नंबर -	लिहून घेणार वय - सही		

कलम 88 खाली कबुलीसाठी सुट

हस्ताक्षर
दुय्यम निबंधक, पनवेल-
(वर्ग-2)



दस्तदेवजामोघत जोडलेली कागदपत्रे
कुळमुठ्यापत्रे, व्यक्ती इत्यादी इनामट
आडबुन आल्यास याची संपूर्ण जबाबदारी
दस्त निष्ठाटकाची राहिल.

98/198

पावती क्र. 9157 दिनांक 08/09/2010

पावतीचे वर्णन

नाव: संदेश रविंद्र वायकर

5740 : नोदणी फी

320 : नक्कल (अ. 11(1)), पृष्ठाकनाची नक्कल

(अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

6060: एकूण

दु. निबंधकाची सही, सह दु.नि.पनवेल 3

दस्त-8898-2010] चा गोषवारा

573667 मोबदला 573667 भरलेले मुद्रांक शुल्क : 17100

केल्याचा दिनांक : 08/09/2010 12:24 PM

दिनांक : 25/08/2010

करण-याची सही :

प्रकार : 25) करारनामा

क्र. 1 ची वेळ : (सादरीकरण) 08/09/2010 12:24 PM

क्र. 2 ची वेळ : (फी) 08/09/2010 12:27 PM

क्र. 3 ची वेळ : (कवुली) 08/09/2010 12:27 PM

क्र. 4 ची वेळ : (ओळख) 08/09/2010 12:27 PM

नोद केल्याचा दिनांक : 08/09/2010 12:27 PM

ओळख :

जालील इराम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तींशी ओळखतात,

या त्यांची ओळख पटवितात.

1) विजय लाड - - , घर/प्लॉट नं: कामोटे

गल्ली/रस्ता: -

ईगारतीचे नाव: -

ईगारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) संदीप सनिकरे - - , घर/प्लॉट नं: सानपाडा

गल्ली/रस्ता: -

ईगारतीचे नाव: -

ईगारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



दु. निबंधकाची सही
सह दु.नि.पनवेल 3

भाणित करण्यास येते की सदर दस्तास एकूण
गने आहेत.

क्रमांक

CCSC

दु. निबंधक, पनवेल-३ (वर्ग-२)
दिनांक ८ मार्च २०१०





Wednesday, September 08, 2010

12:27:24 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 9157

दिनांक 08/09/2010

गावाचे नाव खारघर

दस्तऐवजाचा अनुक्रमांक पवल3 - 08898 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:संदेश रविंद्र वायकर - -

नोंदणी फी

:-

5740.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)

:-

320.00

एकूण रु.

6060.00

आपणास हा दस्त अंदाजे 12:42PM ह्या वेळेस मिळेल

haw
दुर्यम निबंधक
सह दु.नि.पनवेल 3

बाजार मुल्य: 573667 रु. मोबदला: 573667रु.

भरलेले मुद्रांक शुल्क: 17100 रु.

देयकाचा प्रकार :डीडी/घनाकर्पाद्वारे;

बँकेचे नाव व पत्ता: अभ्युदय को ऑप बँक लि ;

डीडी/घनाकर्प क्रमांक: 016530; रक्कम: 5750 रु.; दिनांक 06/09/2010

मूळ दस्त परत मिळाले

[Signature]
मूळ दस्त परत दिले

CIDCO
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD.

Office of the M M (II)
Raigad Bhavan, CBD-Belapur,
Navi Mumbai - 400 614
Date 25.08.2010

TAKING OVER POSSESSION BY THE ALLOTTEE

Type KH-1 Aptt. No.4/401, Sector 16&17 at Kharghar

- 1. Date of allotment : 05.01.2009
- 2. Name of Hire / Outright Purchaser : SHRI. SANDESH RAVINDRA WAIKAR
- 3. Date of execution of Agreement : 25.08.2010

Civil Mistry

DDPO
MARKETING OFFICER
Navi Mumbai.

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 4/401, Type KH-1 Sector 16 at Kharghar on the day of 25.08.2010 after proper inspection of the fittings and fixtures provided therein.

Before taking over possession I have verified the fittings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specification enclosed with the agreement I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on.

Received Lock No. _____ with duplicate key.



(Signature of allottee)

Name : SHRI. SANDESH RAVINDRA WAIKAR
Aptt. No:KH-1-4/401, SEC.-16&17 AT KHARGHAR.

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



Marketing Manager-II
 CIDCO Bhawan, Gr.Fl.
 CBD Belapur,
 Navi Mumbai,
 Pin:400614
 Tel:67918192
 Fax: 67918166

City and Industrial Development Corporation of Maharashtra Ltd.

Date:05.01.2009

REFERENCE NO: 20004344/90016048
 CUSTOMER NO : 15755

To,
 Mr. SANDESH RAVINDRA WAIKAR,
 LAXMIBAI KAMBLE CHAWL,,
 RM NO :11, NEAR RANVEER KRIDA MANDAL,,
 BHATWADI, GHATKOPAR (W),
 MUMBAI-
 TEL:9773392438.
 Email Id:

Sub: Allotment of Apartment in "VASTUVIHAR--KH1"
 Housing Scheme, Sector- 16&17, Kharghar, Navi Mumbai.

Dear Sir/Madam,

With reference to your application No.34781, we are pleased to allot you the following apartment, subject to the terms and conditions annexed herewith.

A. DETAILS OF APARTMENT ALLOTTED: (B-KHG-KH1-4-401)- 1RK

BUILDING No.	FLOOR No.	APARTMENT No.	(AREA IN SQFT)		
			Built-up	Deck	Terrace
4	04	0401	301.930	----	----

TOTAL AREA(SQFT) = 301.930
 CHARGABLE AREA(SQFT) = 301.930
 Rate of Sale price (RS.)/SQF = 1900.00

B. DETAILS OF PARKING SPACE ATTACHED TO THE APARTMENT

Parking space number under stilt : -
 Open parking space number : -

Price of parking space: Rs. 0.00 for parking in stilt.
 Rs. 0.00 for open parking.

C. PRICE OF APARTMENT

Sale Price of Apartment (Rs)	Amount Paid (Regist + EMD) (Rs)	Balance Amount of Sale Price (Rs)
573,667.00	15,000.00	558,667.00



Marketing Manager-II
CIDCO Bhawan, Gr.Fl.
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:67918192
Fax: 67918166

City and Industrial Development Corporation of Maharashtra Ltd.

REFERENCE NO: 20006344/90016048
CUSTOMER NO : 15755

Date:05.01.2009

D. PAYMENT SCHEDULE

Installment No	Amount in Rs.	Due Date
01.	69,833.00	09.03.2009
02.	69,833.00	04.05.2009
03.	69,833.00	06.07.2009
04.	69,833.00	31.08.2009
05.	69,833.00	02.11.2009
06.	69,833.00	04.01.2010
07.	69,833.00	01.03.2010
08.	69,836.00	26.04.2010

* Payments to be made on next working day in case due date for installment falls on holiday/s.

E. MISCELLANEOUS CHARGES (Rs)

1.Share Money	:	
2.Documentation Charges	:	260.00
3.Water Connection Charges	:	500.00
4.Power Supply Network Development Charges	:	1,200.00
5.Lock Recovery charges	:	9,822.00
6.Charges M & R (Fixed)	:	0.00
7.Charges M & R (Area Based)	:	1,500.00
8.Gas Connection Charges	:	0.00
9.Water Distribution Betterment Charges	:	0.00
10.Power Connection Charges	:	0.00
11.Other Misc.Charges	:	0.00
12.Deposit Serv./M & R (Fixed)	:	0.00
13.Deposit M & R (Area Based)	:	78.00
14.Service Charges (Fixed)	:	0.00
15.Parking Charges	:	0.00
	:	0.00
Total Miscellaneous Charges	:	13,360.00

Notes:

- 1.The amount of miscellaneous charges should be paid by a separate Demand Draft/Pay order along with the last installment/before possession
- 2.Variation in area & price, if any, shall be acceptable to you.
- 3.Other terms and conditions of allotment are as per Annexures attached herewith.
- 4.For the applicant under the reserved category the transfer of apartment will be permitted within the same reservation category only. Please always quote the reference number for all your future correspondence. We thank you and look forward to a long lasting relationship with you.

Yours faithfully,

[Signature]



Marketing Manager-II
CIDCO Bhawan, Gr.Fl.
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:67918192
Fax: 67918166

City and Industrial Development Corporation of Maharashtra Ltd.

REFERENCE NO: 20004344/90016048
CUSTOMER NO : 15755

Date:05.01.2009

ANNEXURE

(KH-I)

1) Mode of Payment

The payment should be made by Demand Draft, pay order payable at Navi Mumbai/Mumbai drawn in favour of CIDCO Ltd. The payment will be accepted at cash counter in Ground Floor of CIDCO Bhavan, CBD from Monday to Friday (excluding Public Holidays) during 10.00 am to 1.00 pm and 2.00 pm to 4.30 pm only. Observance of payment schedule is an essence of the contract:

2) Extension of time

The time prescribed for making the payment of each installment can be extended by sixty days only, provided you shall submit in writing the request thereof well in advance. The extension is grantable on payment of Delayed Payment Charges at the rate as may be determined by the CIDCO from time to time.

3) Power of Corporation:

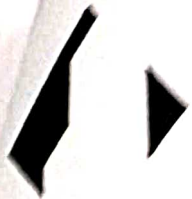
In case of default in payment of any installment, or in case you commit a breach of any of the conditions stipulated in the scheme booklet & in the allotment letter, the allotment of the apartment shall be cancelled and the Earnest Money deposit paid by you will be forfeited.

4) Facility to raise housing loan:

You may take housing loan from the Banks/Financial Institutions approved by CIDCO for paying the sale price of the apartment allotted to you. A No Objection Certificate of CIDCO for obtaining such housing loan is enclosed herewith.

5) Charges for water supply connection & electric connection:

The charges payable for water supply connection and the charges for electric power connection to common services shall be paid by you immediately. However and at the rate as may be fixed later-on., the electric power connection to the apartment allotted to you shall be obtained by you on your name, by paying necessary charges thereto directly to the MSEDCL, after execution of Agreement for sale and after taking over the possession of the apartment.



CIDCO
WE MAKE CITIES

Marketing Manager-II
CIDCO Bhawan, Gr.Fl.
CBD Belapur,
Navi Mumbai,
Pin: 400614
Tel: 67918192
Fax: 67918166

City and Industrial Development Corporation of Maharashtra Ltd.

REFERENCE NO: 20004344/90016048
CUSTOMER NO : 15755

Date: 05.01.2009

6) Payment of Stamp Duty and Registration Charges:

You will bear & pay wholly and exclusively the stamp Duty and the Registration Charges payable in accordance with the Bombay Stamp Act, 19 58 on the Agreement for sale to be executed between CIDCO and you in respect of the apartment allotted to you.

7) Transfer

The transfer will be permitted after full payment of tenement and after execution and registration of agreement with written permission of the Corporation and on payments of such transfer charges as may be prescribed by the Corporation from time to time. The allotments under the reserved category, the transfer of apartment will be permitted within the same reserved category only. (Subject to cast certificate verification)

8) Execution of agreement for Sale:

Upon full & final payment of sale price & other miscellaneous charges as may be demanded, you shall pay stamp duty execute with CIDCO Agreement for sale in a standard form, on a day fixed for the same and shall take over the possession of the apartment allotted to you.

The estimated escalation in pricing will be maximum of 10% only.

The carpet area of the tenement is 216.89 sq.ft.

You shall use the apartment allotted to you for your own residence and not for any other purpose.

All terms and conditions stipulated in the scheme Booklet are applicable for allotment of this apartment and shall always binding upon you.


Marketing Manager (II)



For Online payment scan with QR Scanner Do not use UPI App Scanner

नोंड/सेक्टर KH-16	मुखंड/नुमा मा. क्र. 1/	इमारत क्र. ७	मालमत्ता क्र. ५२	विंग/दुकान/सदतिका क्र. 4/401
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मुखंड धारकाचे नाव:-
विकायकाचे नाव:-
प्राथमिक कर धारकाचे नाव :- धारक
मोगवटदाराचे नाव :- धारक- मंदेश शार, वायकर
सोमायटी चे नाव :- वाम्बुविहार के एच १ए विंग को-ऑपरेटिव्ह हाऊसिंग सोमायटी लिमिटेड
मालमत्तेचे वर्णन, निवारी
पत्ता :- 4-401, वाम्बुविहार के एच १ए विंग को-ऑपरेटिव्ह हाऊसिंग सोमायटी लिमिटेड, प्लॉट क्र. 1, गेक्टर क्र. 16, खारखर, पनवेल

प्रकार:- प्रभाग समिती 'अ' गेक्टर-१३, प्राथमिक आऊटलेट, पूर्वाश्रमीचे ग्रामपंचायत कार्यालय खारखर, पनवेल महानगरपालिका
वेग / मासिक क्र.:- KH1610070524401
वार्षिक भाडेमुल्य रु.:- ५१९४
करयोग्य मुल्य रु.:- ४६७५

कराचे विवरण रुपये	कराची टक्केवारी		(अ)	(ब) चालु मागणी		(क) समाविष्ट रकम भरणा (रु) (असल्यास)	सन २०२२-२३ ची एकूण देय मागणी (रु) (अ+ब-क)
	निवारी (%)	अनिवारी (%)		प्रथम अर्धवार्षिक मागणी (रु)	द्वितीय अर्धवार्षिक मागणी (रु)		
मान्य कर (च.क.अ.मुल्य सह)	२०	३०	५१४३	७६८	७६७		६६७८
पाणी लाभकर	१	१.५	२५९	२४	२३		३०६
वृक्ष कर	१	१	२५९	२४	२३		३०६
अप्रिथमन कर	१	१.५	२५९	२४	२३		३०६
पथकर कर	२	३	५१२	४७	४६		६०५
विशेष शिक्षण कर	१	१	२५९	२४	२३		३०६
मलनिष्कारण कर	३	६.५	७७०	७०	७०		९१०
मलनिष्कारण लाभकर	१	१.५	२५९	२४	२३		३०६
सुधार कर	२	३	५१२	४७	४६		६०५
मागणी नोटिस फी	-	-					
महा शिक्षण कर	६	१२	१२८७	११७	११७		१५२९
रोज हमी उपकर	-	३					
मोटी इमारत कर	-	-					
अनाधिकृत बांधकामावरील शा म्नी	-	-					
शा म्नी	-	-					
एकूण कर	३८%	६०%	९५१९	११६९	११६९		११८४९

अक्षरी देय रु.:- अकरा हजार आठशे एकूणपन्नास रुपये फक्त.

३१-०५-२०२२ पूर्वी कराचा भरणा केल्यास ०५ % चालु मागणी वर सुट सह भरावयाची रक्कम रु. ११७७४	
१) कराधान नियम ३० नुसार मालमत्ता कर आगाऊ देय आहे.	७) जर बिल दिव्यापासून विहीन मुदतीच्या कालावधीत कराचा भरणा केला नाही, तर अशी रक्कम व नो वसूल करण्याचा सर्व हक्क कराधान ८ नियम ४२ ते ४७ अन्वये बॉरि (अभिपक्ष) वातुन आपल्या जंगम किंवा भावर मालमत्तेची अटकावणी किंवा जाही करून व ती जाहिर बिलावाटारे बिलुन वसुलीत पात्र असेल.
२) महाराष्ट्र महानगरपालिका अधिनियम ५ नुसार नव्याने करआकारणी करण्याची जबाबदारी मालमत्ता धारकाची आहे.	८) ज्या मालमत्ता धारकांनी संबंधीत मालमत्तेच्या करमुल्यांकन/वावरातील बदला बाबत आक्षेप अर्ज दाखवून केला असेल व गुनावणीची प्रक्रिया प्रवृत्त असेल अशा मालमत्तांच्या सुनावणी / पुनःस्पष्ट तपासणी बाबत फेरवेल व समासोजनाने अगिन राहून कराची देयके बजावण्यात येत आहे.
३) कराचा भरणा घनादेश, रोष, कार्ट, किंवा NEFT/RTGS च्या प्रभाग समिती 'अ' गेक्टर-१३, प्राथमिक आऊटलेट, पूर्वाश्रमीचे ग्रामपंचायत कार्यालय खारखर, पनवेल महानगरपालिका येथे कार्यालयीन वेळेत सकाळी १० ते सायं. ५ बजेपर्यंत स्विकारण्यात येईल. तसेच NEFT/RTGS च्या केल्यास नजीकच्या कार्यालयाम १५ दिवसांच्या आत जाऊन चौकशी करावी.	९) सदर देयकतील मालमत्ता धारकाचे नाव कराधान नियम १२ (२) अन्वये सर्वेक्षण अन्वये प्राप्त मोगवटदाराचे नाव हे केवळ कर वसुली करिता मर्यादित असून याम मालकी हक्का संबंधीत पुरावा अथवा दख्त म्हणून गृहीत ठरू नये. तसेच उक्त मालमत्तेच्या मालकी संबंधात बिबिशाहा दस्त व पुरावे महानगरपालिकेत मावर करून मालमत्ता धारकाचे नाव नोंदणी करून घेण्यात यावे.
४) घनादेशाची रक्कम प्रत्यक्ष महानगरपालिका घाटी जमा झाल्यावर पट्टी पाववी देण्यात येईल. व अशी पाववी देण्याची जबाबदारी मालमत्ता धारकाची राहिल नयेच घनादेश न वटल्यास निगोशियबल इन्स्ट्रुमेंट नियम चे कलम १३८ नुसार आपल्यावर कार्यवाही करण्यात येईल.	१०) कराधान ८ नियम २० अन्वये उपरोक्त देयकतील नोंदीत अथवा भरित व चालु रकमे संबंधीत चुटकीही चुकती आढळल्यास चुकतीचे अधिकार राखून ठेवण्यात येत आहे
५) जर बिल दिव्यापासून विहीन मुदतीच्या कालावधीत कराचा भरणा केला नाही तर महाराष्ट्र महानगरपालिका अधिनियम चे प्रकरण ८ कराधान नियम ८१ अन्वये प्रतीमाह २% प्रमाणे शा म्नी आकारण्यात येईल. तसेच प्रथम अर्धवार्षिक मागणीवर ३० जून नंतर शा म्नीची आकारणी करण्यात येईल	११) सदर बिलामध्ये मुक्तवाळात मालमत्ता कर पात्र रकमेमध्ये वाडू झाल्यास त्या मर्यादीची पुरवणी अथवा फरकाची बिले देण्यात येतील.
६) मालमत्ता करवरील शा म्नी मध्ये कराचा भरणा केल्यास महानगरपालिका आदेश क्र. पमपा /कर/३१/२१/१२.क्र.२५/१३२४/२०२२ दि. ०१/०४/२०२२ नुसार खात्रील प्रमाणे सुट देण्यात येत आहे. दि. ०१/०४/२०२२ ते ३१/०५/२०२२ पर्यंत १०० % माफी दि. ०१/०५/२०२२ ते ३१/०७/२०२२ पर्यंत ७५ % माफी दि. ०१/०८/२०२२ ते ३०/०९/२०२२ पर्यंत ५० % माफी दि. ०१/१०/२०२२ ते ३१/१२/२०२२ पर्यंत २५ % माफी	१२) महाराष्ट्र महानगरपालिका अधिनियम चे कलम २६७ नुसार अनाधिकृत बांधकामाबाबत मागण्यात कराची आकारणी केल्यामुळे अनाधिकृत बांधकाम नियमित झाले असे समजण्यात येऊ नये. मालमत्ते करार आकारणी केल्यामुळे महानगरपालिकेस अमलेच्या अनाधिकृत बांधकामाविरोध करारबाबत्या कायदेशीर कार्यवाहीत किंवा हक्काम नोंदणीही बाधा येत नाही. त्यामुळे सदर मागणी देयके हे अनाधिकृत बांधकामाबाबत मागणा-या शा म्नीत अगिन राहून बजाविण्यात येत आहे. तसेच अनाधिकृत बांधकामाबाबत दुप्पट शा म्नीयह मागणी देयके बजाविण्यात येणार आहे

विशेष सुविधे अंतर्गत अधिक २ % सुट

- १) कराचा भरणा www.panvelmc.org या संकेतस्थळावर Online करण्यास ५) सौर ऊर्जा अंतर्गत सुविधा (Discount under solar energy)
 - २) उजवसवर्धन सुविधा (Rain water harvesting facility) ४) कचरा विचणीकरण करणे सुविधा (Garbage segregation facility)
 - ३) कचरा विचव्हाट जावणे सुविधा (Garbage disposal facility) १) Please Download PMC Tax Mobile App from Play store <https://play.google.com/store/apps/details?id=panvelmunicipalcorporation.cmspanvel>
- (टीप: वजु क २१ ५ मधील कोणतीही अथवा सर्व सुविधा उपलब्ध असल्यास प्रत्येकी १% सुट मिळविण्याकरीता पुराव्यानिशी मत्तमा कार्यालयत संघर्ष साधावा)

Online Payment Help Center -Toll Free No - 1800-5320-340

Cheque/D D/Pay Order Please drawn in favour of "PANVEL MUNICIPAL CORPORATION"

Kolla
(मधेश सोडे)
उपायुक्त
पनवेल महानगरपालिका



सत्यमेव जयते

-:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एम् जी (टी. सी.) / ५८२३ / जे टी आर/सन २०१४ -२०१५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
खारघर, वास्तु विहार के एच-१, ती थिंग सहकारी
गृहनिर्माण संस्था मर्यादित - सेक्टर-१६, खारघर, नवी मुंबई

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (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
"भाडेकरु - सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन गोडार

नवी मुंबई

दिनांक : ०८ / ०१ / २०१५



सहो

[महाजी पाटील]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

VASTUVIHAR KH-1 'A' WING CO-OP. HOUSING SOCIETY LTD.

(Registered under the Maharashtra Co-op. Hsg. Society Act, 1960)
Registration No. NBOM/CIDCO/HSG(TC)5915/JTR/Dated 2014 - 2015
Sector 16, Kharghar, Navi Mumbai 410210

Share Certificate No.: 61 Member's Regn. No.: - No. of Shares: 10

Share Certificate

Authorised Share Capital Rs. 1000000.00

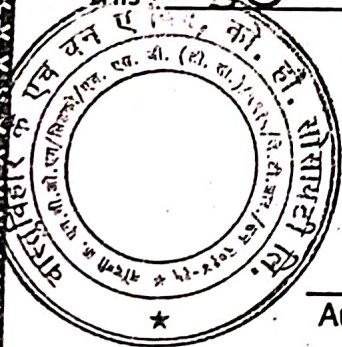
Divided into 2000 Shares each of Rs. 50/- only

THIS IS TO CERTIFY that Shri/Smt./M/s. SANDESH
RAVINDRA WAYKAR

of Flat No. 4/401 is the Registered Holder of 10 (Ten) fully paid up shares of Rs. 50/-
(Rupees Fifty only) each, bearing Distinctive numbers from 0601 to 0610
both inclusive in the VASTUVIHAR KH-1 'A' WING CO-OP. HOUSING SOCIETY LTD.,
Sector 16, Kharghar, Navi Mumbai 410210, subject to the bye-laws of the said Society.

GIVEN under the Common Seal of the said Society at KHARGHAR, NAVI MUMBAI

this 30 day of SEPT. 2018



Abalukke
Authorised M. C. Member

Secretary
Secretary

Chairman
Chairman

P.T.O.

भारत सरकार
संदेश रविंद्र वायकर
Sandesh Ravindra Waykar
जन्म तिथि / DOB : 03/10/1987
पुरुष / MALE

4003 2915 5703

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDESH RAVINDRA WAYKAR
RAVINDRA KHANDUJI WAYKAR
03/10/1987

Permanent Account Number
AAZPW9648M

Signature

Mr. Waykan

Cont - 9768315723.