

Please Tick

Saving A/C No :		Branch FILE No.:	
CIF NO. :		Tie up no. (if applicable)	
LOS Reference No. :		PAL/Take Over/NEW/Resale/Top up	
Applicant Name : Nitin Bhagvan Mohite - Applicant			
Co-Applicant Name : Ajit Bhagvan Mohite - Guarantor			
Contract (Resi.) :		Mobile :	
Loan Amount : 30,00,000		Tenure : 30 yrs.	
Interest Rate :		EMI :	
Loan Type : Resale		SBI LIFE :	
Hsg. Loan Term loan		Maxgain	
Realty		Home Top up	
Property Location : Kalamboli			
Property Cost : 60,00,000			
Name of Developer / Vendor : Neelsidhi			
RBO - PEN ZONE -		Branch : New panvel - E (Code No) 11758	
Contact Person : B. D. more		Mobile No.	
Name of RACPC Co-ordinator along with Mob No: (Nilesh)			
	DATE		DATE
SEARCH - 1	05/04	RESIDENCE VERIFICATION	
SEARCH - 2	05/04	OFFICE VERIFICATION	
VALUATION - 1	Vastukala	SITE INSPECTION	
VALUATION - 2	05/04		
HLST / MPST / BM / FS / along with Mob No. :			

ig Customer

First Name

Middle Name

NITIN BHAGVAN

Mrs Ms Dr. Other

Gender M F T

Single Married Other

Date of Birth 26

First Name

Middle Name

with Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name

Middle Name

BHAGVAN BALWANT

Father

/UID No.

715461066782

PAN No.

CG

t No.

Driving License No.

No.

MGNREGA Job Card No.

it of Status

Resident NRI / CIO

Citizenship

IN

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian

SC ST OBC General

Permanent Address

Permanent Address: Years at current address 0 0

Months at current address

1

FLAT NO 1403 A WING

2

PHOENIX HEIGHTS CHSL

3

PLOT NO 56 SECTOR 17

410218

Village

KIALAMBORI

State

MAHARASHTRA

No.

9096884939

Email ID

MOHITENI

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

1

05/04/2023 / SBI Panvel / Nilesh / 13048
NO seller loan

398/5476

पावती

Original/Duplicate

Monday, March 27, 2023

नोंदणी क्र. :39म

12:08 PM

Regn.:39M

पावती क्र.: 6091

दिनांक: 27/03/2023

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवल3-5476-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नितीन भगवान मोहिते --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:22 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२,

पनवेल क्र. ३.

बाजार मूल्य: रु.3353656.425 /-

मोबदला रु.4600000/-

भरलेले मुद्रांक शुल्क : रु. 322000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2603202303408 दिनांक: 27/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017467335202223E दिनांक: 27/03/2023

बँकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 5476/2023

नोंदणी :

Regn:63m

गावाचे नाव : कळंबोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4600000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3353656.425
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग.3/15/9 ई. दर.83500. सदनिका क्रं-602, सहावा मजला, विल्डिंग नं.10, आंमरांते स. गृ. सं. मर्या., प्लॉट क्रं.4, सेक्टर.9ई, कळंबोली, ता-पनवेल, जि-रायगड.410218. क्षेत्र. 303 चौ. फुट कारपेट व 48 चौ. फुट वाल्कनी. ((Plot Number : 4 ; SECTOR NUMBER : 9E ;))
(5) क्षेत्रफळ	1) 303 चौ.फूट
(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:-किशोर कुमार राठोर -- वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्रं-602, सहावा मजला, विल्डिंग नं.10, आंमरांते स. गृ. सं. मर्या., प्लॉट क्रं.4, सेक्टर.9ई, कळंबोली, ता-पनवेल, जि-रायगड, ब्लॉक नं:-, रोड नं:- महाराष्ट्र, राईसाई: (०:). पिन कोड:-410218 पॅन नं:-AIFPR0014E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नितीन भगवान मोहिते -- वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पाटील गल्ली, चरण शिराळा, शिराळा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, सांगली. पिन कोड:-415405 पॅन नं:- CGFPM3027E
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5476/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	322000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Authority or any other Urban area not mentioned in sub clause (i), or the

मूल्योक्त मंत्रक (साहरी क्षेत्र - बांधीव)

Valuation ID: 303301372999 27 March 2023 11:26:46 AM

मूल्योक्ताने वर्ष: 2022
 जिल्हा: रायगड
 मूल्य विभाग: ताणुका, पनवेल
 उप मूल्य विभाग: 3/15/91: कळंबोली सिद्धो से क्र 9A
 क्षेत्राचे नाव: A Class Palika

सर्व्हे नंबर / ल. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कारतीलय	दुकाने	औद्योगिक	मोजमाफनाचे एकक
खुली जमीन	निवासी सदनिका			चौ. मीटर
27100	83500	86000	80000	

बांधीव क्षेत्राची माहिती
 बांधकाम क्षेत्र (Bham Up): 38.251 चौ. मीटर
 बांधकामाचे वर्गीकरण: 1-आर सी सी
 उद्देशात सुविधा: आहे
 मिळकतीचा वापर: निवासी सदनिका
 मिळकतीचे तय: 0 TO 2 वर्षे
 मजला: 5th to 19th Floor
 मिळकतीचा प्रकार: बांधीव
 बांधकामाचा दर: Rs.25289/-

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

मजला निहाय घट/वाढ = 105 / 100 Apply to Rate = Rs 87675/-

घसा-सादुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + घसा-सादुसार टक्केवारी = खुल्या जमिनीचा दर
 = ((87675-27100) * (100 / 100)) + 27100
 = Rs 87675/-

A) मुख्य मिळकतीचे मूल्य = दरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 87675 * 38.251
 = Rs.3353656.425/-

प व ल - 3
 4808 2023
 9/35

Applicable Rules = 3, 9, 18, 19

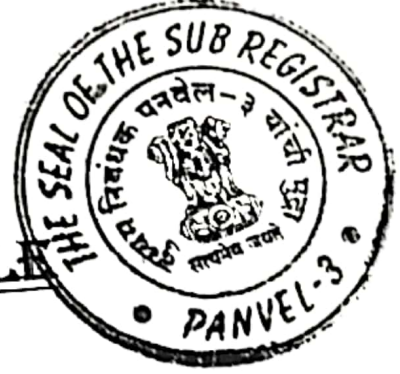
एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + लळधराचे मूल्य + मिट्टीनाईद मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य (खुली बालकनी) + दरील गळीचे मूल्य + बँटिस वाहन लळाचे मूल्य + खुल्या जमिनीदरील वाहन लळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बँटिस बालकनी - स्वयंचालित वाहनलळ
 = A + B + C + D + E + F + G + H + I + J
 = 3353656.425 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.3353656/-
 = ३ कोटीस लाख त्रिपन्न हजार सहा शे छप्पन्न /-

Home Print



प व ल - ३
५४०६२०२३
५ / ३८



AGREEMENT FOR SALE
(PART PAYMENT)

**FLAT NO. 602, 6th FLOOR, BUILDING NO.10,
BUILDING KNOWN AS 'AMARANTE CO. OP. HSG. SOC. LTD',
PLOT NO: 04, SECTOR-9E, KALAMBOLI,
TAL-PANVEL, DIST-RAIGAD, NAVI MUMBAI.**

BUILDING CONSISTS : STILT + 7 FLOORS
CARPET AREA : 303 Sq. Fts.
BALCONY : 48 Sq. Fts
MARKET VALUE : Rs. 33,53,656 /-

SALE PRICE : Rs. 46,00,000/-

TOTAL STAMP DUTY : Rs. 3,22,000/-
REGISTRATION FEES : Rs. 30,000/-

THIS AGREEMENT FOR SALE is made at (Kalamboli) Panvel, on this 27th March, 2023.

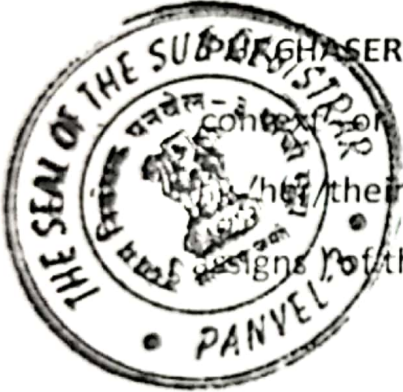
BETWEEN

MR. KISHORE KUMAR RATHORE, aged about 44 years, (PAN NO. AIFPR0014E) an adult, Indian Inhabitants, Address :- Flat No.602, 6th Floor, in Building / Tower No. 10, "AMARANTE", Plot No. 04, Sector-9E, Kalamboli, Tal-Panvel, Dist- Raigad- 410 218. Hereinafter for brevity's sake called and referred to as 'THE SELLER's (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

MR. NITIN BHAGVAN MOHITE, aged about 31 years, (PAN NO. CGFPM3027E) an adult, Indian Inhabitant, residing at Patil lane, Charan Shirala, Shirala, Sangli, Maharashtra- 415

405. Hereinafter for brevity's sake called and referred to as 'THE BUYER'. (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.



DESCRIPTION OF PROPERTY

=====

FLAT NO: FLOOR BUILDING NO: PLOT NO: SECTOR

602 6th 10 4 9E

BUILDING KNOWN AS: AMARANTE CHS. LTD.

NODE: : KALAMBOLI

CARPET AREA : 303 Sq. Fts.

BALCONY : 43 Sq. Fts

=====

BUILDING CONSISTS : STILT + 7 FLOORS

=====

SALE PRICE: Rs.46,00,000/- (RUPEES FOURTY SIX LAKHS ONLY/-).

=====

Hereinafter referred to as 'THE SAID FLAT'.

AND WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a company incorporated under the Companies Act, 1956 (1 to 1956), (hereinafter called as 'THE SAID CORPORATION') is the new town development authority declared for the area as designed as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub-section (i) and (3-a) of section 113 of the Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. xxvii of 1966,) hereinafter referred to as the said Act.

AND WHEREAS The state Government Maharashtra has, in pursuance of section 113(A) of the said Act acquired the land described there in and vested such lands in the said corporation for development Of Navi Mumbai.

AND WHEREAS The Corporation has laid down at Sector-9E, Kalamboli, Navi Mumbai several Plots on one of the pieces of land so acquired and vested by the State Government in the Corporation for development and disposal.

AND WHEREAS M/S Deepak Fertilisers and Petrochemicals Corporation Limited by their application dated 29/04/1991 offered or requested, the Corporation to allot and grant a lease of piece or parcel of land being Plot No. 4, admeasuring 29,881.16 square meters situated in Sector-9E at Kalamboli, Navi Mumbai (hereinafter referred to as the said Plot).

AND WHEREAS The corporation accepted the offer of M/S. Deepak Fertilisers and Petrochemicals Corporation Limited and signified its acceptance by its letter of allotment No. CIDCO/MM/1906/B59, dated 13/05/1991 (hereinafter referred to as the said letter) said Plot for or at consideration of Rupees 3,73,51,450/- (Rupees Three Crore Seventy Three Lacs Fifty One Thousand Four Hundred & Fifty Only/-) @Rs.1250/- per sq. meter with maximum permissible FSI 1.00 and on other terms and conditions contained in this letter.

AND WHEREAS M/S. Deepak Fertilisers and Petrochemicals Corporation Limited had paid to the Corporation as sum of Rupees 3,73,51,450/- (Rupees Three Crore Seventy Three Lacs Fifty One Thousand Four Hundred & Fifty Only/-) being agreed lease premium in respect of the said Plot.

AND WHEREAS The Corporation had delivered to M/S. Deepak Fertilisers and Petrochemicals Corporation Limited the possession of the said Plot on 13/10/1995.

AND WHEREAS By an Agreement to Lease made at CBD Belapur, Navi Mumbai on 13 day of October 1995 Between the Corporation therein referred to as the Corporation of the One part and M/S. Deepak Fertilisers and Petrochemicals Corporation Limited therein referred to as the License

of the other Part, (hereinafter referred to as the said Agreement to lease) the Corporation had agreed to grant to them a lease of the said Plot for a period of 60 years computed from the date of execution of the said Agreement to Lease upon performance and observance by them of the obligations and the terms and conditions contained in the said Agreement and granted to them leave or permission to enter upon the said Plot for the purpose of erecting an intending building.

AND WHEREAS The Corporation has by or under its letter No. CIDCO/M(TS)/EO/(III) 2008/ 1293, dated 25-01-2008 granted extension of time up to 12th October 2010 for completion of erection of the building on the said plot.

AND WHEREAS By Tripartite Agreement made at CBD Belapur, Navi Mumbai on the 25th day of November in the year Two Thousand Nine Between the Corporation therein also referred to as the Corporation of the First Part and M/S. Deepak Fertilisers and Petrochemicals Corporation Limited referred to as the Original Licensee of the Second Part and the Promoter therein referred to as the New Licensee of the Third Part M/s. Neel Siddhi Developers which was registered in the Office of the Sub Registrar of Assurances, Panvel-1 under Document No. PVL1-08109-2009, on the 25th November 2009 (hereinafter referred to as the said Tripartite Agreement), the Corporation had agreed to grant to promoter a lease of

the said Plot for a period of 60 years computed from the date of execution of the said Agreement to Lease Upon performances and observances by them of the obligations and the terms and conditions contained in the said Agreement read with the said Tripartite Agreement.

AND WHEREAS By its letter No. CIDCO/EMS/AEO(HQ)/2331, dated 27th November 2009 the corporation has transferred the said Plot in the name of the Promoter.

AND WHEREAS By its Letter No. CIDCO/Estate/09/WS-425, dated 17th February 2010, the Corporation has permitted change in the user of the Plot from Residential to Residential cum Commercial and has also increased the FSI from 1.00 to 1.50.

AND WHEREAS By under Modified Agreement made and executed at CBD, Belapur, Navi Mumbai on the 12th April 2010 between the Corporation therein also referred as the Corporation of the One Part and Promoter therein also referred as Licensee of the Other Part which was registered in the office of the Sub Registrar Of Assurances, Panvel-1, under Document No. PVL1-04659-2010, on the 13th April 2010, the Corporation has Permitted the change in the user of the Plot from Residential to Residential cum Commercial and has also increased the FSI from 1.00 to 1.50.

V. L. ...

AND WHEREAS By or under Second Modified Agreement made and Executed at CBD, Belapur, Navi Mumbai on the 02nd February 2012 between the Corporation therein also referred as the Corporation of the One Part and Promoter therein also referred as Licensee of the Other Part which was registered in the office of the Sub Registrar Of Assurances, Panvel-1, under Document No. PVL1-01499-2012, on the 02nd February 2012, the Corporation has allotted to the Promoter the increased area admeasuring 370.44 square meters thereby increasing the total area from 29881.16 square meters to 30251.60 square meters and more particularly described in the First Schedule hereto.

AND WHEREAS In the pursuance of the said Agreement to Lease read with the said Tripartite Agreement, Modified Agreement and Second Modified Agreement, the promoter prepared the building Plans specification and submitted to the Corporation for Approval and The Corporation having Considered the building Plans specification submitted to it, by its letter bearing No. CIDCO/BP-2861/ATPO (NM & K) dated 20th May 2013 has approved such plans and specifications and issued to the Promoter the amended development permission and development certificate as required under the Maharashtra Regional and Town Planning Act, 1966.

AND WHEREAS The Promoter has completed the construction of buildings 1 to 12 in accordance with the sanctioned layout plans and development permission issued by the Corporation vide its letter bearing No. CIDCO/BP-2861/ ATPO (NM & K) 2013/739 dated 20th May 2013 and have obtained the Occupancy Certificate from the Corporation vide letter bearing reference CIDCO/BP-2861/ ATPO (NM & K) 2013/ 949 dated 3rd July 2013.

AND WHEREAS The Purchaser/s has demanded from the Promoter and the Promoter have given copies and inspection of certified copies of all the documents of title relating to the said plot and the plans, designs and specifications prepared by the Architect M/s. Hiten Sethi Architects Pvt. Ltd. which have been approved by Corporation and of such other documents as are specified under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the Act") and the rules made there under.

AND WHEREAS The Promoters has agreed to provide/ procure amenities to the Purchaser/s as set out in the Second Schedule hereunder written.

AND WHEREAS The Purchaser/s has have examined and approved the building and floor plan, the nature and quality of construction and fittings, fixtures, facilities and amenities provided/ to be provided thereto as per the general specifications stated in the Second Schedule hereunder written

M. S. D. S.

(Signature)

6
AND WHEREAS The Purchaser/s hereby agrees, declares and confirm that he/ she / they is / are satisfied with what has been stated herein before about the formation and registration of one Common society and execution of conveyance deed after full Occupancy Certificate from the Corporation in respect of entire buildings of the Phase I and Phase II is obtained from the Corporation.

AND WHEREAS The Copies of Certificate of Title issued by the Edate & Company, Advocates High Court of the Developers, copies of the said Agreements -showing the nature of title of the Developers to the said property on which the building are to be constructed and the copies of the plans and specifications of the Flat agreed to be purchased by the Purchaser to be approved by the concerned local authorities have been inspected by the Purchaser.

AND WHEREAS At the request of the **MR. KISHORE KUMAR RATHORE** the Promoters have agreed to sell to the Purchaser Flat No.602, 6th Floor, in Building / Tower No. 10, in Residential Cum Commercial Complex to be Known as "AMARANTE", Plot No. 04, Sector-

9E, Kalamoli, Tal-Panvel, Dist- Raigad- 410 218. Carpet Area of 303 Sq. Fts. Balcony. Promoters sell the said Flat to the **MR. KISHORE KUMAR RATHORE** by an under Agreement For Sale dated 06/06/2012, duly Registered on 12/06/2012 vide Document No- Panvel-3-06178-2012 having Receipt No. 6308 hereinafter referred to as "THE ORIGINAL AGREEMENT" made between the said builders M/S NEEL SIDDHI DEVELOPERS and **MR. KISHORE KUMAR RATHORE** for a Total Consideration of Rs. 33,44,000/- (Rs. Thirty Three Lakhs Fourty Four Thousand Only/-) and the Purchaser paid the Stamp Duty Rs. 1,67,200/- (Rupees One Lakh Sixty Seven Thousand Two Hundred Only/-) & Registration Fees Of Rs.30,000/- (Rupees Thirty Thousand Only/-).

AND WHEREAS Upon compliance of the terms and conditions of the said Registered Agreement dated 12/06/2012 with the M/S NEEL SIDDHI DEVELOPERS and **MR. KISHORE KUMAR RATHORE** and on payment of the entire consideration amount, the M/S NEEL SIDDHI DEVELOPERS handed over the vacant and peaceful possession of the Flat No.602, 6th Floor, in Building / Tower No. 10, in Residential Cum Commercial Complex to be Known as "AMARANTE", Plot No. 04, Sector-9E, Kalamoli, Tal-Panvel, Dist- Raigad- 410 218. Carpet Area of 303 Sq. Fts. + 48 Sq. Fts. Balcony. (hereinafter referred to as "THE SAID FLAT") to the said Vendor herein.

AND WHEREAS THE SELLER **MR. KISHORE KUMAR RATHORE** is now fully seized and well possessed of or otherwise well and sufficiently entitled to hold the SAID FLAT.

AND WHEREAS The parties hereto are desirous of recording and reducing into writing the terms and conditions of the agreement for transfer of rights, title and interest in the said Premises in the said building.

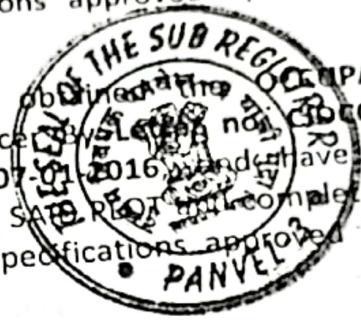
AND WHEREAS THE DEVELOPERS have obtained the PART OCCUPANCY CERTIFICATE from the Town planning officer By Letter no. CIDCO/BP-2861/ATPO/ (NM&K) 2013/949 dated 03-07-2013, and have been completed building of the above mentioned SAID PLOT and completed the same in accordance with the plans and specifications approved by the Town Planning Officer.

AND WHEREAS THE DEVELOPERS have obtained the PART OCCUPANCY CERTIFICATE from the Town planning officer By Letter no. CIDCO/BP-2861/TPO/ (NM&K) 2016/1479 dated 07-01-2016 and have been completed building of the above mentioned SAID PLOT and completed the same in accordance with the plans and specifications approved by the Town Planning Officer.

AND WHEREAS The Flat owners have formed the Co-Operative Housing Society Ltd. Duly Registered under the Maharashtra Co-Operative Housing Societies Act, 1960 under the name **AMARANTE CO-OP. HOUSING SOCIETY LTD.**, bearing registration No: NBOM/CIDCO/ HSG (T.C.) 7049/JTR/2017-2018 dated 16-08-2017.

AND WHEREAS **MR. KISHORE KUMAR RATHORE** (Seller) is agreed to sell, transfer and assign free from all claims and encumbrances whatsoever, all and singular their ownership right, title and interest and the Purchasers have agreed to purchase and acquire the said Premises being Flat No.602, 6th Floor, in Building / Tower No. 10, in Residential Cum Commercial Complex to be Known as "AMARANTE", Plot No. 04, Sector-9E, Kalamboli, Tal-Panvel, Dist- Raigad- 410 218. Carpet Area of 303 Sq. Fts. + 48 Sq. Fts. Balcony. with the permanent hereditary and absolute right of the use and occupation of the said Premises together with all their rights and benefits under the Agreement For Sale with the said Seller at and for the lump sum price of **RS. 46,00,000/- (RUPEES FOURTY SIX LAKHS ONLY/-)**. to the Purchaser **MR. NITIN BHAGVAN MOHITE** together with all deposits, transfer charges, Property Taxes up to date and also other benefits and interest in the said building.

10/10 (PART OCCUPANCY)
CIDCO/BP-2861/ATPO/ (NM&K) 2013/949
03/07/2013



Mohite

The Party of the First Part, is in actual possession of the said Flat with existing all amenities and the transaction of the Purchase of the said Flat on ownership basis is completely by the party of the First part from his own funds and therefore it is self acquired property nobody else have any right, title and interest in the said Property. The party of the first part has got full rights and absolute authority to sell/disposed off and transfer all his right, title and interest in the said Flat as his self-acquired property.

AND WHEREAS Other terms and conditions are mutually settled and agreed between the parties are as appearing herein below.

AND WHEREAS The 'SELLER' (FIRST PART) is fully seized and well possessed to hold Flat No.602, 6th Floor, in Building / Tower No. 10, in Residential Cum Commercial Complex to be Known as "AMARANTE", Plot No. 04, Sector 9B, Kalamboli, Tal-Panvel, Dist- Raigad- 410 218. Carpet Area of 303 Sq. Fts. + 48 Sq. Fts. Balcony.

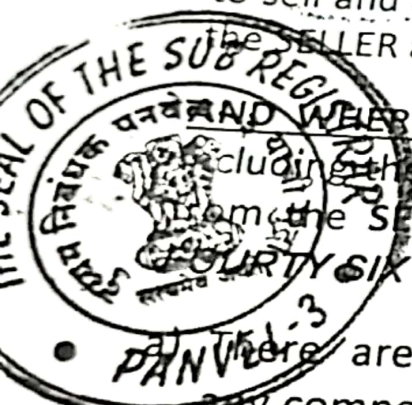
AND WHEREAS THE PURCHASER (SECOND PART) being interested in such Flat, been constructed over thereon and requested the SELLER (FIRST PART) to sell and assign all their rights in and upon the said Flat and accordingly the SELLER agreed to sell and transfer the said Flat.

AND WHEREAS On satisfying the Plans and other terms and conditions including the Title, the PURCHASER hereby agree to Purchase the said Flat from the SELLER, for a total consideration of **RS. 46,00,000/- (RUPEES FOURTY SIX LAKHS ONLY/-)**. The SELLER do hereby covenant as follows

a) There are no suits, litigations civil or any other proceedings pending in any competent court, as against the SELLER personally affecting the said Flat.

b) There are no attachments or prohibitory orders as against or affecting the said Flat.

c) There are no charges and the said flat is not the subject matter to any lispendens or easements or attachments either before or after judgment. The SELLER has not received any notice either from the



- e) The SELLER has not received any notice from any statutory body or authorities relating to the payment of any nature whatsoever of the said Flat. The SELLER has paid all the necessary charges till the date of execution of this Agreement and shall pay till the physical possession is given to the PURCHASER.
- f) The SELLER has not entered into any agreement of lease and license with any person/persons, which is still subsisting or of any right nature, wherein he is prevented from disposing of the said Flat.
- g) The SELLER has not received any notice from Municipal corporation/MSEB and any other statutory body or authorities regarding the acquisition and/ or requisition of the said Flat.
- h) The SELLER is in exclusive use, occupation and possession of the Flat and every part thereof and except the SELLER no other persons are in use, occupation and enjoyment of any part thereof.
- i) The SELLER is not restricted either in the Income Tax Act or under statute from disposing off the said Flat or any part thereof or prevented from disposing stated in the Agreement.
- j) The SELLER has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favor of the PURCHASER and the SELLER has all the rights, titles and interests to enter into this Agreement with the PURCHASERS on the various terms and conditions as stated herein.

Handwritten text: *Handwritten signature/initials*



Relying upon the said aforesaid representations and declarations made by the SELLER herein, the PURCHASER has agreed upon to purchase the said Flat.

AND WHEREAS: The PURCHASER have taken the inspection of all the various documents, which the SELLER has provided for inspection and the PURCHASER are fully satisfied about the title of the SELLER and they have inspected the Flat.

Both the parties are desirous of recording the terms and conditions of these presents so reached between them.

SELLER ready to sell said flat to PURCHASER for a total sum of SALE PRICE: **RS. 46,00,000/- (RUPEES FOURTY SIX LAKHS ONLY/-).** which the consideration payable in following manner:

Handwritten signature

shall be paid by the SELLER's and or settle the same with the Revenue Authorities on his own cost.

12) This Agreement shall always be subjected to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Rules 1964 or any other provisions of law applicable thereto.

13) The SELLER do hereby covenant and perform the following

- To pay the maintenance charges to the society till the Possession of Flat.
- To pay the Electricity bill till the date of physical possession.
- To Pay the Property Tax of Panvel Municipal Corporation.
- To pay Society NOC Charges 50%

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4806
१६/३८

14) The PURCHASER do hereby agree as follows:

- To pay the Stamp Duty and Registration Charges.
- To pay the CIDCO Transfer Charges.
- To pay Society NOC Charges 50%

SCHEDULE OF PLOT

That piece and parcel of Land being Plot known as PLOT NO: 4, SECTOR-9E, KALAMBOLI, Taluka- Panvel and District Raigad, Navi Mumbai. containing by measurement 30,251.60 Sq. Mtrs. Registration District and Sub District Panvel bound as follows:

THAT IS TO SAY

ON THE NORTH BY : Plot No. 3
ON THE SOUTH BY : Road
ON THE EAST BY : Road
ON THE WEST BY : Road

SCHEDULE OF FLAT

Flat No.602, 6th Floor, in Building / Tower No. 10, in Residential Cum Commercial Complex to be Known as "AMARANTE CHSL", Plot No. 04 Sector-9E, Kalamboli, Tal-Panvel, Dist- Raigad- 410 218. Carpet Area 303 Sq. Fts. + 48 Sq. Fts. Balcony.

Signature

shall be paid by the SELLER's and or settle the same with the Revenue Authorities on his own cost.

12) This Agreement shall always be subjected to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Rules 1964 or any other provisions of law applicable thereto.

- 13) The SELLER do hereby covenant and perform the following
- To pay the maintenance charges to the society till the Possession of Flat.
 - To pay the Electricity bill till the date of physical possession.
 - To Pay the Property Tax of Panvel Municipal Corporation.
 - To pay Society NOC Charges 50%

14) The PURCHASER do hereby agree as follows:

- To pay the Stamp Duty and Registration Charges.
- To pay the CIDCO Transfer Charges.
- To pay Society NOC Charges 50%

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 4806
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SCHEDULE OF PLOT

That piece and parcel of Land being Plot known as PLOT NO: 4, SECTOR 9E, KALAMBOLI, Taluka- Panvel and District Raigad, Navi Mumbai, containing by measurement 30,251.60 Sq. Mtrs. Registration District and Sub District Panvel bound as follows:

- THAT IS TO SAY
- ON THE NORTH BY : Plot No. 3
 - ON THE SOUTH BY : Road
 - ON THE EAST BY : Road
 - ON THE WEST BY : Road

SCHEDULE OF FLAT

Flat No.602, 6th Floor, in Building / Tower No. 10, in Residential Cum Commercial Complex to be Known as "AMARANTE CHSL", Plot No. 04, Sector-9E, Kalamboli, Tal-Panvel, Dist- Raigad- 410 218. Carpet Area of 303 Sq. Fts. + 48 Sq. Fts. Balcony.

Signature

10/12

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written:

SIGNED AND DELIVERED by the
Within named SELLER
MR. KISHORE KUMAR RATHORE

Kishore



In presence of

- 1) MR. HITESH RAJPUT
- 2) MR. ANIKET PATIL

Hitesh
Aniketpatil ...

SIGNED AND DELIVERED by the
Within named PURCHASER

MR. NITIN BHAGVAN MOHITE

Nitin

पवल - 3	
4866	2023
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In The presence of

- 1) MR. HITESH RAJPUT
- 2) ANIKET PATIL

Hitesh
Aniketpatil ...

RECEIPT
(PART PAYMENT)

I **MR. KOSHORE KUMAR RATHORE** (Seller) received a sum of

a) **RS.50,000/- (RUPEES FIFTY THOUSAND ONLY/-)** to the Seller by the way of NEFT/RTGS/Online Transaction ID No. **T2303192117382293684043** of Bank-(Corporation) Union Bank, Branch- Ghatkopar, Dated.19/03/2023.

RS.15,50,000/- (RUPEES FIFTEEN LAKHS FIFTY THOUSAND ONLY/-) to the Seller by the way of NEFT/RTGS No. **UTIBR52023032400355240** of Bank: Axis Bank, Branch- Kalamboli, Dated.24/03/2023.

From the purchaser **MR. NITIN BHAGVAN MOHITE** as Part Payment which is mentioned in this Agreement in respect of **Flat No.602, 6th Floor, in Building / Tower No. 10, in Residential Cum Commercial Complex to be Known as "AMARANTE CHSL", Plot No. 04, Sector-9E, Kalamboli, Tal-Panvel, Dist- Raigad- 410 218. Carpet Area of 303 Sq. Fts. + 48 Sq. Fts. Balcony.**

I Say Received
Rs.16,00,000/-



Kishore
Kishore

EDATE & COMPANY

Continuation Sheet

xxi. By virtue of the said Agreement to Lease, Tripartite Agreement, Modified Agreement and Second Modified Agreement herein before referred, M/S Neel Sidhi Developers is entitled in law to erect the building/s consisting Flats/Commercial units and sell such Flats/Commercial units to its intending buyers. However, while selling the Flats/Commercial units by them, permission from the Corporation is necessary.

xxii. We have also carried out search in the office of the Sub Registrar of Assurances Panel for the last 15 years from 1995 to 2009 and have not come across any entry about registered document creating lien, mortgage and charge in or over the said plot.

Certification:

On the basis of the copies of the documents produced to us and also on the basis of our observations stated herein before, we certify that the title of M/S Neel Sidhi Developers to the Plot No 4, admeasuring 30,251.60 square meters situated in Sector-9E at Kalamboli, Navi Mumbai is perfect, clear and marketable and free from all encumbrances.

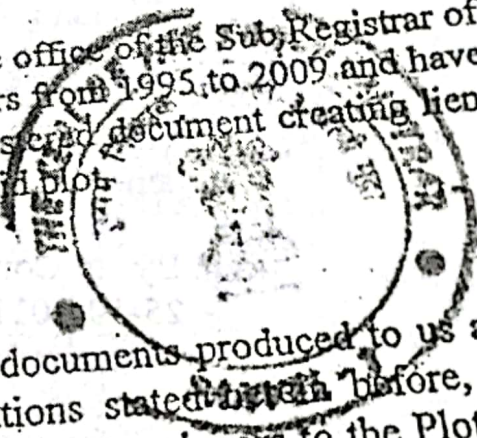
For Edate & Company,

M. Edate

Proprietor/Advocate

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 ३६६६६६

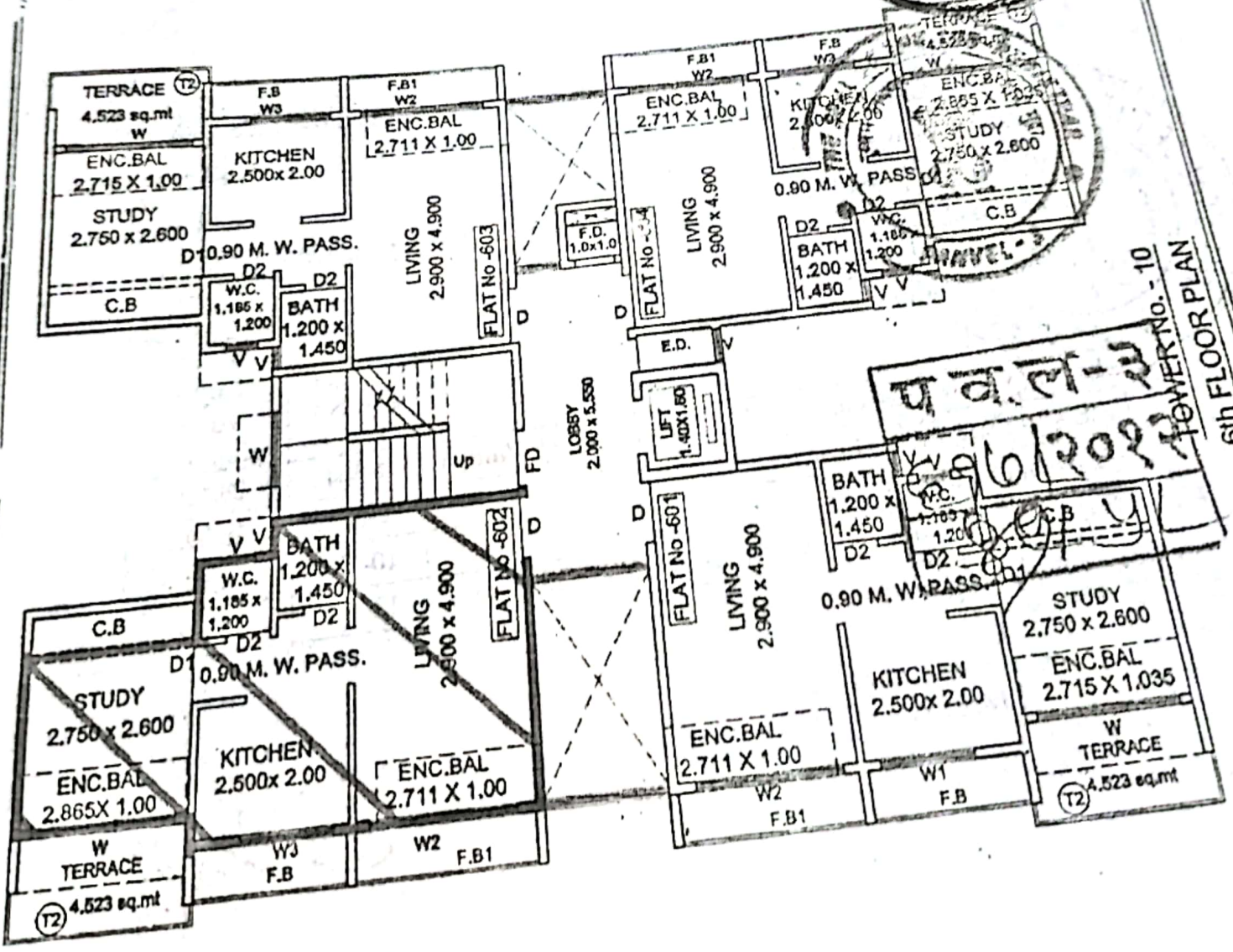
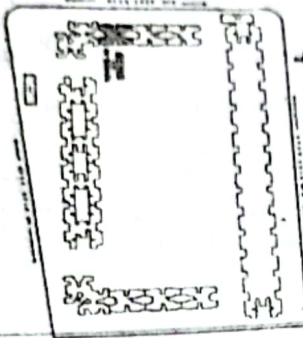
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पवल - 3
यु४७७/२०२३
39/2C

AMRANTE

FLAT NO. 604 ON
IN BLDG NO. 10



पवल-३
यु४७७/२०२३
39/2C

TOWER NO. - 10
6th FLOOR PLAN



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL", 2nd Floor, Norman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Ref. No.

Date :

CIDCO/AEO(HQ)/2012/ 1384

07.06.2012

To,
The Partners,
M/s. Neel Sidhi Developers,
The Emerald, 2nd Floor,
Plot No. 195B, besides Neel Sidhi Towers,
Sector-12, Vashi, Navi Mumbai-400 703.

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32/3

Sub-Permission for sell of Residential units on the building being constructed on Plot No. 4, Sector-9E, Kalamboli, Navi Mumbai.
Ref: 1) Your letter dated. 30.05.2012 & 06.06.2012.
2) Our letter dated. 07.06.2012.

Sir,

As you have paid the Transfer Charges of Rs. 61,600/- vide receipt No.403665 dt.07.06.2012, we have noted in our record the sale of following residential units subject to the condition that the intending buyer shall not be allowed to transfer his rights and benefits in respect of the said unit to anyone without the prior written permission of CIDCO.



	Name of the Intending Buyer	Bldg./ Flat No.	Carpet Area (Sq.mtr)
1	Mr.Kalpesh Milind Vaidya & Mrs.Pooja Kalpesh Vaidya	1-304	28.154
2	Mr.Anil Hanumant Gujar	9-603	26.396
✓ 3	Mr.Kishore Kumar Rathore	10-602	28.154
4	Mr.Parkar Mushtaq Ishaq & Mr.Parkar Sa'ad Mushtaq	12-603	28.154

Thanking you,

TRUE COPY

M/s. Neel Sidhi Developers

(Signature)
Partner

Yours faithfully,

(Signature)
Asst.Estate Officer (KLN)

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र)

भारतीय वास्तुशास्त्र महामंडळ

विशेष विकास विभाग, नवी मुंबई, महाराष्ट्र.

मुंबई - ४०००२९.

दुरध्वनी : (विभागांतर्गत) ००-९१-२२-४६५० ०९००

००९१-२२-४६५० ०९२८

फॅक्स : ००-९१-२२-४२००२, ४५०९/४६५० ०९३३

वेबसाईट : www.vdc.gov.in

प्लान नं. - ५

गुणवत्ता २०२२

ग्राम कार्यलय

म.म.प. अ. ब. ब. ब. ब.

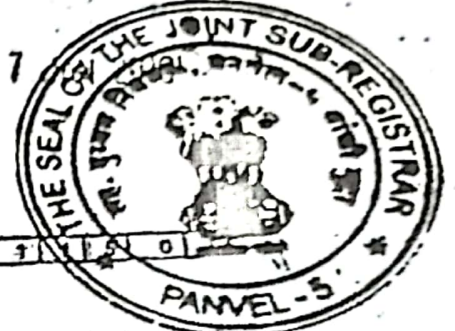
नवी मुंबई ४००

२४/००

दुरध्वनी : ००-९१-२२-४६५० ०९००

फॅक्स : ००-९१-२२-४२००२, ४५०९/४६५० ०९३३

दिनांक : 10/7



CIBG01SP-2581/TPD (NM & K)/2010/ [1479 - 1]

Unique Code No.	2	0	1	1	0	3	0	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-Cum-Commercial Building Tower No. 13 to 19 of Ground + 17 Floors of Residential & Ground + 1st Floor of Commercial Building (Res. BUA = 20154.784 Sq.mtrs, Comm. BUA = 4607.791 Sq.mtrs) Total BUA = 24762.575 Sq.mtrs. Residential Units No. = 410 (Four Hundred Ten Nos.), Comm. Units No. = 76 (Seventy Six Nos.) (free of FSI) Society Office BUA = 26.218 Sq.mtrs. & Fitness Centre BUA = 199.647 Sq.mtrs.) on Plot No. 04, Sector-9E at Kalamboli, Navi Mumbai completed under the supervision of Architect M/s. Hiten Sethi Architects Pvt. Ltd. has been inspected on 10/07/2015 and 07/12/2015 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 20/05/2013 and that the development is fit for the use for which it has been carried out.

Earlier Part Occupancy Certificate is issued on 03/07/2013 for Residential-Cum-Commercial Building (Tower No. 1, 2, 3, 4, 9, 10, 11, 12 of Ground + 7 Floors & Tower No. 5, 6, 7, 8 of Ground + 7 Floors) (Res. BUA = 20605.394 Sq.mtrs.) (Res. Units = 504 Nos.) on Plot No. 04, Sector-9E at Kalamboli, Navi Mumbai.

Thus, the Occupancy Certificate for total Residential-Cum-Commercial Building Tower No. 1, 2, 3, 4, 9, 10, 11, 12 of Ground + 7 Floors & Tower No. 5, 6, 7, 8 of Ground + 7 Floors & Tower No. 13, 14, 15, 16, 17, 18, 19 of Ground + 17 Floors of Residential & Ground + 1st Floor of Commercial Building (Res. BUA = 40760.178 Sq.mtr. & Comm. BUA = 4607.791 Sq.mtr. Total BUA = 45367.969 Sq.mtr. (Total Res. Units = 914 Nos. & Comm. Units = 76 Nos.) Society Office BUA = 26.218 Sq.mtrs. & Fitness Centre BUA = 199.647 Sq. Mtrs.)

पवल - 3
 Jagdish B. Patil
 Associate Planner (Bldg. Permission)
 Navi Mumbai & Khopla



3009 / 484 1020

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA
किशोर कुमार राठौर
KISHORE KUMAR RATHORE
जन्म वर्ष / Year of Birth : 1979
पुरुष / Male

5609 7484 1020

आधार - आम आदमी का अधिकार

Kishore

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KISHORE KUMAR RATHORE
NARAYAN PRASAD RATHORE
27/05/1979

Permanent Account Number
AIFPR0014E

Kishore

भारत सरकार
GOVERNMENT OF INDIA

नितीन भगवान मोहिते
Nitin Bhagvan Mohite
जन्म वर्ष / Year of Birth : 1992
पुरुष / Male

7154 6106 6782

आधार - सामान्य माणसाचा अधिकार

Mohite

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NITIN BHGWAN MOHITE
BHGWAN BALWANT MOHITE
26/10/1992
Permanent Account Number
CGFPM3027E

Nitin

Signature

पवल
Yyke

भारत सरकार
Government of India

हितेश नरशिभाई राजपूत
Hitesh Narshibhai Rajput
जन्म तारीख / DOB : 07/02/2004
पुरुष / Male

4053 0085 4155

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

अनिकेत भाऊसाहेब पाटील
Aniket Bhausaheb Patil
जन्म तारीख / DOB : 30
पुरुष / Male

Issue Date : 13/12/2011

5618 73
मेरा आधार, मेरा अधिकार