

394/4863

Thursday, March 23, 2023

9:48 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन11-4863-2023

दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू सेल

मादर करणाऱ्याचे नाव: गोविंद भगवानराव सोळंके

पावती क्र.: 5117 दिनांक: 23/03/2023

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
10:02 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 11

अह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ११

वाजार मुल्य: रु. 6203253 /-

मोवदला रु. 6300000/-

भरलेले मुद्रांक शुल्क : रु. 378000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2303202300820 दिनांक: 23/03/2023
वॅकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017163865202223P दिनांक: 23/03/2023
वॅकेचे नाव व पत्ता:

पक्षकारीची लही
मुळ बजत परत मिळाला





सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

23/03/2023

दस्त क्रमांक : 4863/2023

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	6300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6203253
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका क्र. 304,क्षेत्र 717 चौरस फुट बांधीव, विल्डींग क्र. ई-3 (सी5 टाईप),निलगिरी गार्डन्स सहकारी गृहनिर्माण संस्था मर्यादित, सेक्टर 24 अमरा मार्ग/उरण रोड ,सीवीडी बेलापूर,नवी मुंबई-400614((SECTOR NUMBER : 24 ;))
(5) क्षेत्रफळ	1) 717 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:-के पी प्रेम आनंद मेनन वय:-59; पत्ता:-प्लॉट नं: 304, माळा नं: 3, इमारतीचे नाव: इ -३ निलगिरी गार्डन्स सी एच एस लिमिटेड, ब्लॉक नं: 24, रोड नं: ऊरन रोड , महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-AFXPM5390P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गोविंद भगवानराव मोळंके वय:-36; पत्ता:-प्लॉट नं: बी -501, माळा नं: 5, इमारतीचे नाव: माई फोर्चून , ब्लॉक नं: सेक्टर -8, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-CYJPS0183B 2): नाव:-विशाखा गोविंद सोळंके वय:-32; पत्ता:-प्लॉट नं: बी -501 , माळा नं: 5, इमारतीचे नाव: माई फोर्चून , ब्लॉक नं: सेक्टर -8, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-BHXP5010M 3): नाव:-ओमकार जनार्दन देशमुख वय:-18; पत्ता:-प्लॉट नं: 403, माळा नं: 4, इमारतीचे नाव: वी-१ निलगिरी गार्डन्स सी एच एस लिमिटेड , ब्लॉक नं: सेक्टर -24, रोड नं: ऊरन रोड , महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-CSOPD9987R
(9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	4863/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	378000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

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 Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ११



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Govind Bhagwanrao Solanke	eChallan	10000502023032110713	MH017163865202223P	378000.00	SD	0008498346202223	23/03/2023
2		DHC		2303202300820	700	RF	2303202300820D	23/03/2023
3	Govind Bhagwanrao Solanke	eChallan		MH017163865202223P	30000.	RF	0008498346202223	23/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

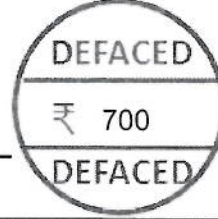


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2303202300820	Receipt Date	23/03/2023
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Received from Govind B SOLANKE , Mobile number 9503914219, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 4863 dated 23/03/2023 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.



Payment Details

Bank Name	SBIN	Payment Date	23/03/2023
Bank CIN	10004152023032300765	REF No.	308289008598
Deface No	2303202300820D	Deface Date	23/03/2023

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



GRN	MH017163865202223P	BARCODE		Date	21/03/2023-17:18:24	Form ID	25.2
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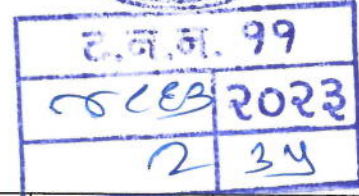
Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR	PAN No.(If Applicable)	CYJPS0183B				
Location	THANE	Full Name	Govind Bhagwanrao Solanke				
Year	2022-2023 One Time	Flat/Block No.	Flat No 304 Building No E3 Nilgiri Gardens CHS				
		Premises/Building	Ltd				

Account Head Details	Amount In Rs.	Road/Street							
0030046401 Stamp Duty	378000.00	Road/Street	Sector 24 CBD Belapur						
0030063301 Registration Fee	30000.00	Area/Locality	Navi Mumbai						
		Town/City/District							
		PIN		4	0	0	6	1	4
		Remarks (If Any)	PAN2=AFXPM5390P~SecondPartyName=K P Prem Anand Menon~CA=6300000~Marketval=6203500						
		Amount In	Four Lakh Eight Thousand Rupees Only						
Total	4,08,000.00	Words							



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	10000502023032110713	1860505187738		
Cheque/DD No.		Bank Date	RBI Date	21/03/2023-17:20:11	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

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



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-394-4863	0008498346202223	23/03/2023-09:48:01	IGR123	30000.00

GRN : MH017163865202223P Amount : 4,08,000.00

Bank : STATE BANK OF INDIA

Date : 21/03/2023-17:18:24

2	(IS)-394-4863	0008498346202223	23/03/2023-09:48:01	IGR123	378000.00
Total Defacement Amount					4,08,000.00

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20230323387	23 March 2023,09:09:04 AM			
टनन।।					
मूल्यांकनाचे वर्ष	2022				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	27/350-बेलापुर नोड सेक्टर क्रं. 24				
क्षेत्राचे नांव	Navi Mumbai Muncpal Corporation	सर्व्हे नंबर /न. भू क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
35700	93100	107100	116400	107100	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	66.63चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.93100/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = ((93100-35700) * (100 / 100)) + 35700) = Rs.93100/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 93100 * 66.63 = Rs.6203253/-					
Applicable Rules = 3, 9, 18, 19					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 6203253 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.6203253/-					
= ₹ बासष्ट लाख तीन हजार दोन शे त्रेपन्न /-					

Home Print

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र.११



द.न.न. ११
०८०३ २०२३
३ ३५



CHALLAN
MTR Form Number-6



GRN MH017163865202223P	BARCODE	Date 21/03/2023-17:18:24	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable)	CYJPS0183B	
Office Name THN11_THANE NO 11 JOINT SUB REGISTR	Full Name	Govind Bhagwanrao Solanke	
Location THANE			
Year 2022-2023 One Time	Flat/Block No.	Flat No 304 Building No E3 Nilgiri Gardens CHS	
	Premises/Building	Ltd	

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	378000.00	Road/Street	Sector 24 CBD Belapur
0030063301 Registration Fee	30000.00	Area/Locality	Navi Mumbai
		Town/City/District	
		PIN	4 0 0 6 1 4
		Remarks (If Any)	
			PAN2=AFXPM5390P~SecondPartyName=K P Prem Anand
			Menon~CA=6300000~Marketval=6203500
		Amount In	Four Lakh Eight Thousand Rupees Only
Total	4,08,000.00	Words	

Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	10000502023032110713	1860505187738
Cheque/DD No.	Bank Date	RBI Date	21/03/2023-17:20:11	Not Verified with RBI
Name of Bank	Bank-Branch		STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date		Not Verified with Scroll	

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



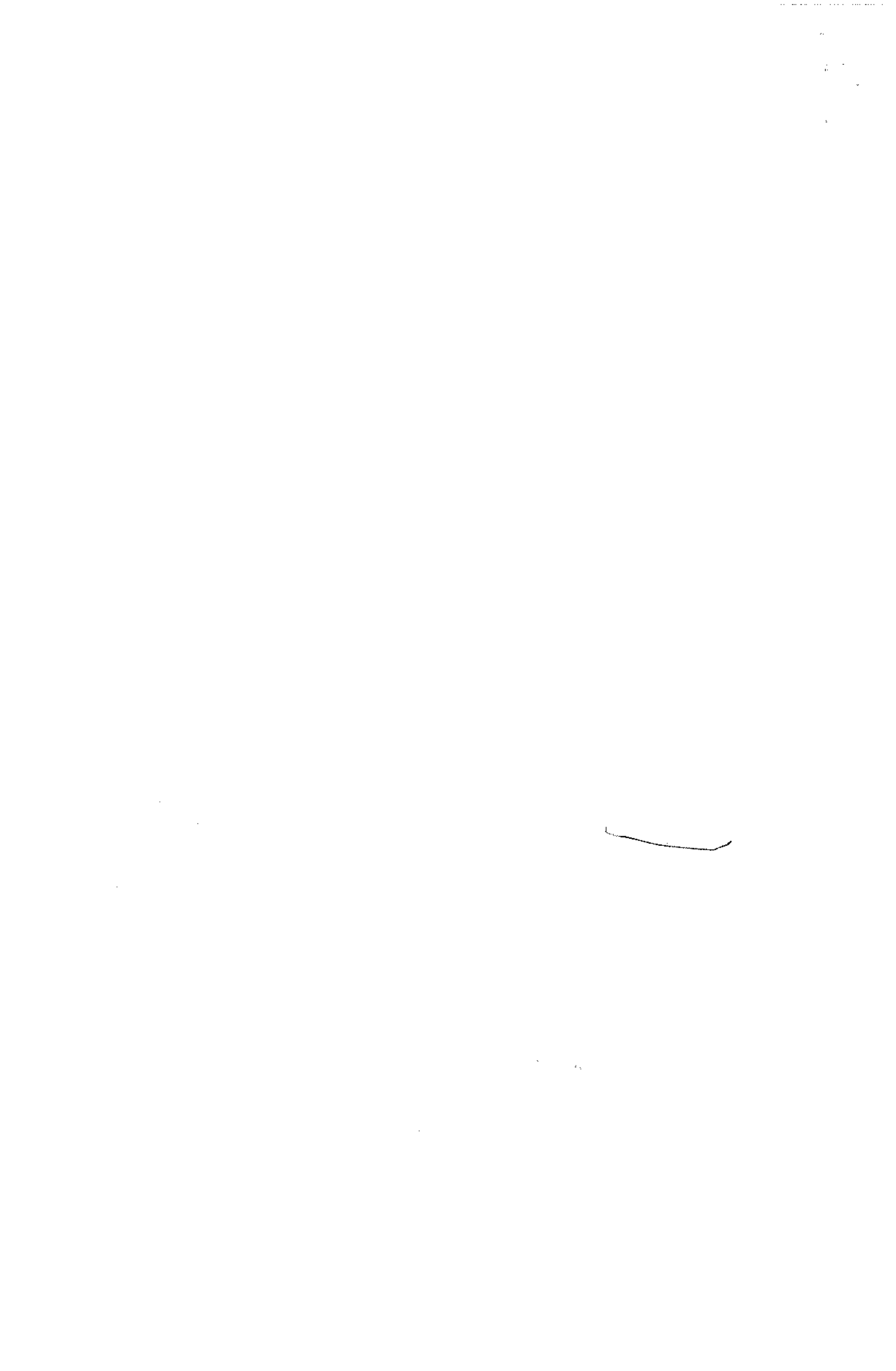
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Rhilarari

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AGREEMENT TO SALE

THIS AGREEMENT made and entered into at Belapur on this 22nd day of March 2023.

BETWEEN

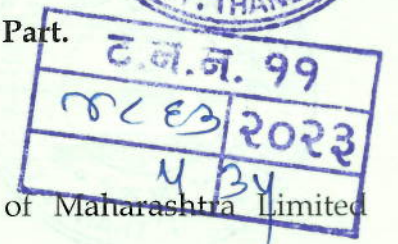
Mr. K. P. Prem Anand Menon (PAN No.AFXPM5390P and ADHAR No.986471437216), Age: 59 years, Indian inhabitant, having address at E3/304, Nilgiri Gardens CHS Ltd., Sector 24, Uran Road, Opp Wonders Park, CBD Belapur, Navi Mumbai 400614 and presently residing at Flat No.3602, 36th Floor, Indiabulls Greens, 19C1, Sector 4, Kon Village Near Nitco Logistics, Panvel-410206, hereinafter referred to as the "**VENDOR**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the their heirs, legal representatives, successors, executors, administrators and assigns) of the **One Part**,

AND

(1) **Mr. Govind Bhagwanrao Solanke (PAN No.CYJPS0183B and ADHAR No.666712428193)**, Age- 36 years, Indian Inhabitant, residing at Flat No. B-501, Sai Fortune, Plot No.15, Sector 8, Ulwe, Navi Mumbai 410206, (2)**Mrs. Vishakha Govind Solanke (PAN No.BHXPK5010M and ADHAR No.399771356328)**, Age- 32 years, Indian Inhabitant, residing at Flat No.B-501, Sai Fortune, Plot No.15, Sector 8, Ulwe, Navi Mumbai 410206, (3) **Mr. Omkar Janardhan Deshmukh (PAN No.CSOPD9987R and ADHAR No.300654291362)**, Age: 18 years, Indian Inhabitant, residing at Flat No. B1/403 Nilgiri Gardens CHS Ltd., Sector 24, Uran Road, Opp Wonders Park, CBD Belapur, Navi Mumbai 400614 hereinafter referred to as the "**PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and assigns) of the **Other Part**.

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "CIDCO") is a State Government owned Company incorporated under the Companies Act, 1956, having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai. The State Government has notified CIDCO as New Town Development Authority for the new town of Navi Mumbai in exercise of its powers under sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act, 1966.



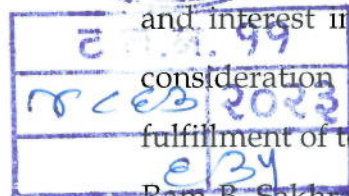
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2. The City and Industrial Development Corporation of Maharashtra Ltd., (hereinafter referred to as "CIDCO") has agreed to lease to M/s Kailash Nath & Associates, a registered Partnership firm and having its office at Vindhya Commercial Complex, 1st Floor, Plot No.1, Sector 11, CBD Belapur, Navi Mumbai 400 614 (hereinafter referred to as "said Builder") vide an Agreement to Lease dated 22nd February, 1987 a piece or parcel of land known as Plot admeasuring 14,050 sq. mtrs. in Sector-24, Uran Road, CBD Belapur, Navi Mumbai, Taluka and District: Thane (hereinafter referred to "said Plot") for a period of 60 years from the date of the said Agreement for the purpose of constructing a building or buildings thereon for residential users and on the terms and conditions mentioned therein.
3. The Builder started the construction of a residential buildings and bungalows on the said Plot in accordance with the plans approved/sanctioned by the CIDCO.
4. The Builder has completed the construction of bungalows and obtained the Occupancy / Completion Certificate from the CIDCO vide its Ref. No.EE(BP)/CBD-24-KNA/7508 dated 3rd September 1990.
5. Vide an Agreement for Sale dated 21st October 1992, the said Builder agreed to allot, sell, and transfer in favour of Mr. Ram B. Sakhrani and Mrs. Geeta R. Sakhrani on ownership basis the Flat No.304 admeasuring 717 square feet (built up area) on Third Floor of the Building known as E-3 (C-5 Type) in residential complex to be named "NILGIRI GARDENS", Sector 24, Uran Road, CBD Belapur, Navi Mumbai, Taluka and District-Thane (hereinafter referred to as "said Flat") for consideration and on terms and conditions mentioned therein. Upon fulfillment of terms and conditions of Agreement to Sale dated 21st October 1992, the Builder handed over the possession of the said Flat to Mr. Ram B. Sakhrani and Mrs. Geeta R. Sakhrani.
6. Vide Agreement for Sale dated 28th July 1995, registered with the office of Sub-Registrar, Thane-3 at Sr. No.TNN3/1933/1995, Mr. Ram B. Sakhrani and Mrs. Geeta R. Sakhrani sold, transferred, assigned, and conveyed all their rights, title, and interest in the said Flat in favour of Mr. Radhakrishnan Rajan for proper consideration and on the terms and conditions mentioned therein. Upon fulfillment of terms and conditions of Agreement for Sale dated 28th July 1995, Mr. Ram B. Sakhrani and Mrs. Geeta R. Sakhrani handed over the possession of the said Flat to Mr. Radhakrishnan Rajan.



R. Sakhrani

[Signature]

Khilani

[Signature]

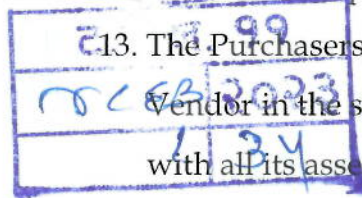
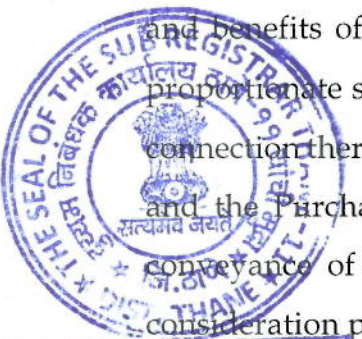
7. The owners of flats, bungalows and shops in the buildings constructed on the said Plot and other adjoining plots have formed a Housing Society namely, Nilgiri Garden Co-operative Housing Society Limited (hereinafter referred to as "said Society") bearing Registration No. NBOM/CIDCO/ HSG(OH)/573/ JTR/1997-98 dated 15th December 1997 and the said Society issued Share Certificate No. 455 comprising of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. 2286 to 2290 all inclusive (hereinafter referred to as "said Share Certificate") to Mr. Radhakrishnan Rajan in respect of the said Flat.
8. Vide Agreement for Sale dated 14th August 2001, registered with the office of Joint Sub-Registrar, Thane-3 at Sr. No.TNN3/13392/2001, Mr. Radhakrishnan Rajan sold, transferred, assigned, and conveyed all his rights, title, and interest in the said Flat in favour of Mr. K. P. Prem Anand Menon, the Vendor herein, for proper consideration and on the terms and conditions mentioned therein. Upon fulfillment of terms and conditions of Agreement for Sale dated 14th August 2001, Mr. Radhakrishnan Rajan handed over the possession of the said Flat and the said Share Certificate to Mr. K. P. Prem Anand Menon, the Vendor herein. Thereafter, the said Society accordingly transferred the said Share Certificate in the name of the Vendor herein.
9. In view of the above, the Vendor herein lawfully hold the Shares allotted under the said Share Certificate and the right, title and interest in the said Flat as the Owner of the said Flat. The Vendor is the absolute owner of the said Flat and the said Share Certificate allotted by the said Society.
10. The Vendor hereby represent that the said Flat and the said Share Certificate is self-acquired property of the Vendor and the said Flat and the said Share Certificate do not constitute as an ancestral property or property of any Hindu Undivided Family.
11. The Vendor hereby represents, declares, assures and warrants to the Purchasers that right, title and interest of the Vendor in respect of the said Flat and the said Share Certificate allotted by the Society is clear and marketable and free from all encumbrances and there is no lien, lis-pendens, attachment, acquisition, requisition or trust of any nature whatsoever in the said Flat and the said Share Certificate or any part thereof or the proportionate share in the said Flat and the said Share Certificate and nobody either as a co-owner, partner or otherwise howsoever has any right, title, interest, claim or demand of any nature whatsoever in to or upon the said Flat and the said Share Certificate or any part thereof or proportionate



Rajan *AD* *Rhivari* *Sankar*

share in the said Flat and said Share Certificate including by way of assignment, agreement for assignment, sale, agreement for sale, mortgage, charge, lien, gift, trust, lease, sub-lease, license, easement, will, exchange, order of injunction, litigation, arbitration, stay order or status quo, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrance or otherwise howsoever has not committed any act of commission or omission whereby the rights, title and interest of the Vendor in the said Flat and the said Share Certificate or any part thereof is prejudiced or affected or encumbered and the Vendor has good right, full power and absolute authority to assign/sell the said Flat and the said Share Certificate to the Purchasers. In the event any of the representations of the Vendor as set out herein or hereinafter are revealed to be untrue, the Vendor doth hereby agrees to keep indemnified and hereby indemnify the Purchasers against any loss, damage, costs, charges, claims, demands, expenses including all other liabilities and costs incurred in connection with any litigation or other form of adjudicatory procedure, claim, demand, investigation, or formal or informal inquiry (regardless of whether the same is reduced to judgement), or any settlement thereof which arises directly or indirectly from, as a result of, or in connection with such untrue information shared by the Vendor and representations made by the Vendor in pursuance of this Agreement.

12. The Vendor hereby agrees to sell, assign, transfer, and convey to the Purchasers the said Flat and the said Share Certificate together with all rights, title, interests and benefits of Vendor in or to the said Flat and the said Share Certificate and proportionate share in the said Flat and the said Share Certificate or in respect or connection thereof free from all encumbrances in the manner hereinafter appearing and the Purchasers hereby agrees to accept the sale, assignment, transfer and conveyance of the said Flat and the said Share Certificate on payment of the consideration payable as hereinafter mentioned.



13. The Purchasers has further agreed to accept all the rights, title and interest of the Vendor in the said Flat and the said Share Certificate (free from all encumbrances) with all its assets and deposits.

14. The Vendor requested No Objection Certificate of the said Society for selling the said Flat and the said Share Certificate in favour of the Purchasers and the said Society accordingly granted No Objection Certificate on 20th March 2023 to the

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Vendor for selling the said Flat and the said Share Certificate in favour of the Purchasers.

15. The Parties herein are accordingly entering into this Agreement to record the terms of sale, assignment, transfer and conveyance of the said bungalow and said shares shall as under:

NOW IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The Vendor hereby agrees to sell, transfer, assign and convey unto the Purchasers and the Purchasers hereby agree to purchase and acquire, free from all encumbrances, all the rights, title and interest of the Vendor in the residential Flat No.304 admeasuring 717 square feet (built up area) on Third Floor of the Building known as E-3 (C-5 Type) in residential complex known as "NILGIRI GARDENS CO-OPERATIVE HOUSING SOCIETY LIMITED", Sector 24, Amra Marg/Uran Road, CBD Belapur, Navi Mumbai, Taluka and District-Thane 400614 together with five (5) fully paid up shares of Rs.50/- each having distinctive nos.2286 to2290 (both inclusive) having aggregate value of Rs.250/- under the Share Certificate No.455 issued by the said Society (hereinafter the said Flat and the said Share Certificate are collectively referred to as "the said premises") together with all the appurtenances belonging or in any wise appurtenances or with the same or any part thereof or at any time heretofore usually held, used, occupied, or enjoyed or reputed or known as the said premises or part thereof or to be appurtenant thereto together with all the estate, right, title and interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity of the Vendor into out of or upon the said premises or any part thereof, for a total consideration of Rs.63,00,000/- (Rupees Sixty Three Lakhs only) ("Purchase Price") , after deduction of TDS on the total Purchase Price to be paid by the Purchasers to the Vendor at the time and in the manner hereinafter mentioned.
2. Out of total Purchase Price of Rs.63,00,000/- (Rupees Sixty Three Lakh only), the Purchasers have paid to the Vendor a sum of Rs.6,30,000/- (Rupees Six Lakhs Thirty Thousand only) on or before execution of this Agreement as part payment as per the particulars mentioned below, the receipt whereof the Vendor herein admits and acknowledges and discharge the Purchasers in respect thereof.

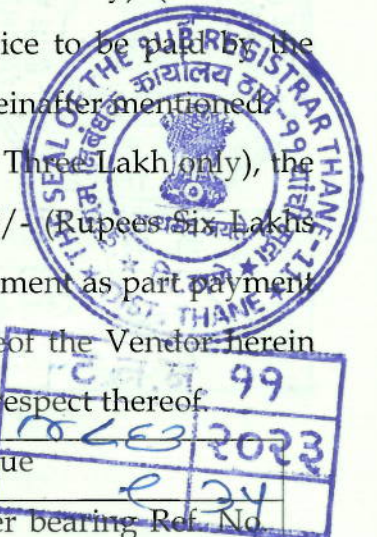
Cheque drawn in favour of	Amount	Details of cheque
Mr. K. P. Prem Anand Menon	Rs.11,000.00	By UPI transfer bearing Ref. No. 20230303052024090067 dated 5 th March 2023

R. Menon

[Signature]

Khilari

[Signature]

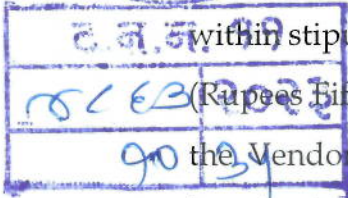


Mr. K. P. Prem Anand Menon	Rs.1,00,000.00	By Cheque No.877868 dated 6 th March 2022 drawn on State Bank of India, Ulwe Branch, Navi Mumbai.
Mr. K. P. Prem Anand Menon	Rs.3,69,000.00	By Cheque No.877870 dated 22 nd March 2022 drawn on State Bank of India, Ulwe Branch, Navi Mumbai.
Mr. K. P. Prem Anand Menon	Rs.1,50,000.00	By Cheque No.877871 dated 22 nd March 2022 drawn on State Bank of India, Ulwe Branch, Navi Mumbai.
Total Rupees Six Lakhs Thirty Thousand	Rs.6,30,000.00	

3. The Purchasers shall pay to the Vendor the remaining balance consideration amount of Rs.56,70,000/- (Rupees Fifty Six Lakhs Seventy Thousand only) within 60 days from the date of registration of Agreement to Sale and after availing housing loan from the Bank and/or Financial Institutions and simultaneously with the Vendor handing over to the Purchasers vacant, peaceful and physical possession of the said premises. The period of 60 days is subject to the condition that the said Society should issue Letter to the CIDCO immediately for permission to transfer the said share and Mortgage NOC of CIDCO. In the event of extraordinary delay caused in obtaining transfer permission and Mortgage NOC from CIDCO that delayed period shall be excluded from the aforesaid period of 60 days. In the event of any lockdown or lockdown like restrictions are imposed by the Central or State Government or any Strike such lockdown period or lockdown like restrictions period or Strike period shall be excluded from the aforesaid period of 60 days.

The Vendor shall deliver and handover to the Purchasers the original Certificates and all other original papers, documents and title deeds in respect of the said Premises upon getting housing loan sanction letter from the Bank or Financial Institution of the Purchasers.

It is agreed by and between the parties that in the event of Purchasers fail to pay within stipulated period as mentioned above the balance amount of Rs.56,70,000/- (Rupees Fifty Six Lakhs Seventy Thousand only) as stated in clause no.3 above to the Vendor due to unavoidable circumstances and/or due to non-sanction of housing loan because of the defect in the title of the Vendor to the said Premises, the Vendor shall return the entire amount paid by Purchasers as mentioned in Clause 2 above and shall execute and register a Cancellation Deed to that effect and Purchasers shall claim refund of stamp duty from the Government of



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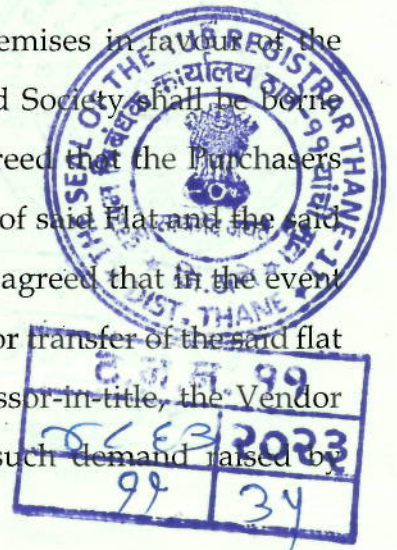
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Maharashtra and the Vendor shall not have any claim over the refund of stamp duty.

5. It is agreed between the parties that the Vendor shall obtain permission/order from CIDCO for transfer of said Flat and said Share Certificate of the Vendor in favour of Purchasers herein;
6. The Vendor shall put the Purchasers in vacant, peaceful and physical possession of the said Premises on payment of the balance consideration amount of Rs.56,70,000/- (Rupees Fifty Six Lakhs Seventy Thousand only) from the Purchasers.
7. Notwithstanding what is stated in Clause 10 and 17 below, the Vendor shall execute and register all deeds, papers, forms, declarations including Deed of Transfer/Assignment/Confirmation/ Sale / Conveyance and other such documents, if so required by the said Society or Banker/s of Purchasers or the Purchasers themselves, in favour of the Purchasers for the effectual transfer of the said Premises along with ownership rights and other interest in the said Society in respect of the said Premises.
8. The Vendor shall arrange to obtain a Certificate from the said Society that the monthly dues in respect of the said Premises for maintenance, taxes, electricity, and other outgoings including the dues towards the building repair fund have been cleared by the Vendor till the handing over of the possession of the said Premises. Thereafter the Purchasers shall be liable to pay to the said Society all such outgoings in respect of the said Premises including electricity charges in respect of the said Premises. The Vendor shall also make all necessary applications to the said Society and obtain all necessary consents/ No Objection Certificate from the said Society as may be required for transferring the said Premises in favour of the Purchasers. It is agreed that the transfer fees of the said Society shall be borne equally between the Vendor and the Purchasers. It is agreed that the Purchasers shall pay to CIDCO a transfer premium only for transfer of said Flat and the said Share Certificate from Vendor to Purchasers. It is further agreed that in the event CIDCO raised any demand relating to transfer premium for transfer of the said flat and the said Share Certificate to Vendor or his predecessor-in-title, the Vendor shall be solely liable and responsible for payment of such demand raised by CIDCO.



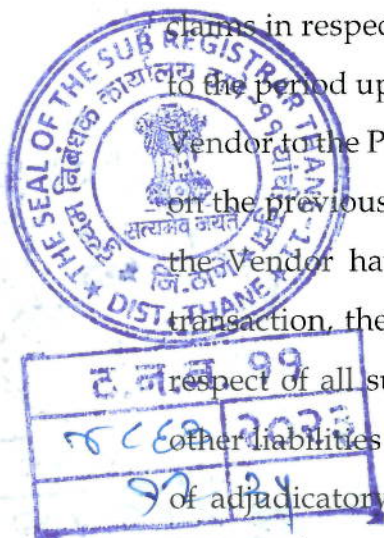
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9. Simultaneously with the payment of the balance Purchase Price of Rs.56,70,000/- (Rupees Fifty Six Lakhs Seventy Thousand only), the Vendor shall do the following acts and deeds:
- The Vendor shall deliver vacant and peaceful possession of the said Premises to the Purchasers and place the Purchasers in physical possession thereof;
 - The Vendor shall hand over to the Purchasers all duly executed forms/ application to be submitted with the said Society for transfer of the membership to the said Society in the name of the Purchasers;
10. On Payment of the total consideration amount of Rs.63,00,000/- (Rupees Sixty Three Lakh Only), being the Purchase Price, as aforesaid and subject to TDS [out of which an amount of Rs.6,30,000/- (Rupees Six Lakhs Thirty Thousand only) has already been received by the Vendor from the Purchasers] , this agreement itself shall be treated as conveyance of the said Premises by the Vendor in favour of the Purchasers, and no separate deed of conveyance or sale would be required. However, in the event of the Purchasers desire to have a sale deed/conveyance deed/deed of assignment executed in their favour, the Vendor shall do so and remain present himself for registering the same. Stamp duty and registration charges for the said sale deed/conveyance deed/deed of assignment shall be borne by the Purchasers.
11. The Purchasers shall pay the stamp duty and registration charges as may be payable in respect of transfer of the said premises in their favour.
12. In the event any of the representations of the Vendor are found to be untrue and false or the title of the Vendor is found to be defective or in the event there are any claims in respect of the said Premises or any part thereof where such claims relate to the period up to the date of handing over possession of the said Premises by the Vendor to the Purchasers including claims relating to any deficiency in stamp duty on the previous title deeds of the Vendor or his predecessor in title or in the event the Vendor have failed to disclose information that is material to the present transaction, the Vendor shall indemnify and keep indemnified the Purchasers in respect of all such claims, loss, damage, demands, defects, any expenses and all other liabilities and costs incurred in connection with any litigation or other form of adjudicatory procedure, claim, demand, investigation, or formal or informal inquiry (regardless of whether the same is reduced to judgement), or any settlement thereof which arises directly or indirectly from, as a result of, or in connection with such untrue information shared by the Vendor and/ or the



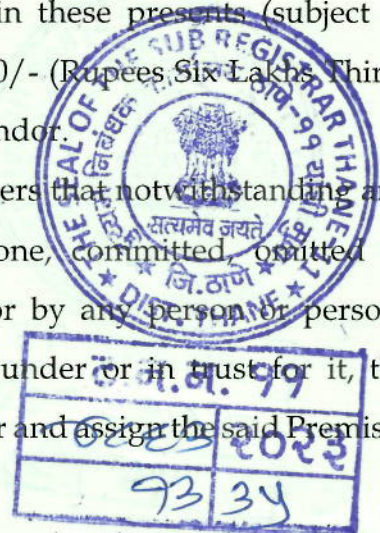
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- representations made by the Vendor in pursuance of this Agreement. The above is without prejudice to the right of the Purchasers to give one month notice in writing to the Vendor to remove such defects and if the Vendor fail to remedy the defect within such notice period, then in such event the Purchasers shall be entitled to enforce this Agreement in accordance with law. The above is without prejudice to the rights of the Purchasers to enforce specific performance of this Agreement and claim damages.
13. The Vendor undertakes to intimate to the said Society his intention to sell the said premises to the Purchasers and obtain No Objection Certificate from the said Society giving its in-principal approval for transfer of the said Premises to the Purchasers before presenting this Agreement for registration.
14. The Purchasers hereby agree to become member of the said Society and abide by the rules, regulations and Bye-laws of the said Society and also undertake to pay all contributions, costs, demands and dues which said Society may make in respect of the said premises from time to time from the date of possession of the said premises.
15. The parties understand that the consideration amount hereinabove mentioned is for transfer of all the rights, title, interest, claims and benefits of the Vendor in and to the said Premises inclusive of all Deposits and sinking fund etc., lying and being at the credit of the Vendor in the books of the said Society or any other authority/ supply company as on the date of execution of these presents. It is further understood between the parties that, the possession of the said premises will be given simultaneously against the receipt of full Purchase Price i.e. Rs.63,00,000/- (Rupees Sixty Three Lakhs Only), as mentioned in these presents (subject to deduction of TDS) out of which a sum of Rs.6,30,000/- (Rupees Six Lakh Thirty Thousand only) has already been received by the Vendor.
16. The Vendor doth hereby covenants with the Purchasers that notwithstanding any act, deed, matter or things whatsoever made, done, committed, omitted or willingly suffered to the contrary by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for it, the Vendor now has the absolute authority to sell, transfer and assign the said Premises to the Purchasers in the manner aforesaid.
17. The Vendor doth hereby covenants with the Purchasers that the Vendor shall from time to time and at all times hereafter at the request and cost of the Purchasers do and execute all acts, deeds, matters, things, conveyance and assurance and rights



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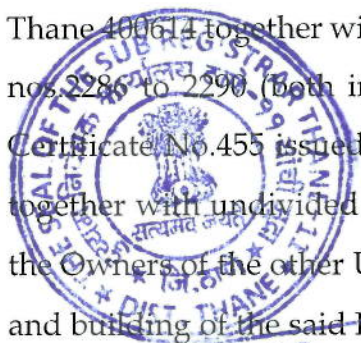
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- whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof transferred to and vested in the Purchasers.
18. If any term or provision of this Agreement shall to any extent be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and the other terms and provisions of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
19. This Agreement supersedes any and all other prior agreements and term sheets, either oral or in writing, between the parties hereto with respect to the subject matter herein. This Agreement sets forth the entire agreement between the parties hereto and the same may not be changed, altered or modified except by a written registered instrument signed by the parties hereto.
20. This is the whole agreement between the parties, and that parties are governed by the terms of this Agreement and no other documents/ writing or any oral arrangement.
21. Upon receipt of the consideration and successful fulfillment of terms and conditions, this Agreement shall itself act as transfer/assignment of the said Premises in favour of the Purchasers.

SCHEDULE

All that comprises of the residential Flat No.304 admeasuring 717 square feet (built up area) on Third Floor of the Building known as E-3 (C-5 Type) in residential complex known as "NILGIRI GARDENS CO-OPERATIVE HOUSING SOCIETY LIMITED", Sector 24, Amra Marg/Uran Road, CBD Belapur, Navi Mumbai, Taluka and District-Thane 400614 together with five (5) fully paid up shares of Rs.50/- each having distinctive nos.2286 to 2290 (both inclusive) having aggregate value of Rs.250/- under the Share Certificate No.455 issued by the Nilgiri Gardens Co-operative Housing Society Limited together with undivided interest appurtenant to the said Flat as tenant in common with the Owners of the other Units, and to the common areas and facilities of the said Society and building of the said Flat.



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

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SIGNED SEALED AND DELIVERED BY
the withinnamed VENDOR

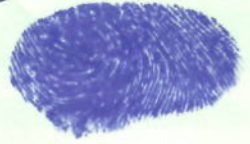
Mr. K. P. Prem Anand Menon

In the presence of

1. M. P. Goyal - *dyg*
2. S.B. Solanke *Solanke*



Prem Anand



SIGNED SEALED AND DELIVERED BY
the withinnamed PURCHASERS

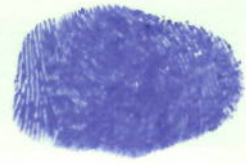
(1) Mr. Govind Bhagwanrao Solanke

(2) Mrs. Vishakha Govind Solanke

(3) Mr. Omkar Janardhan Deshmukh

in the presence of

1. M. P. Goyal - *dyg*
2. S.B. Solanke *Solanke*



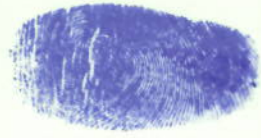
G. B. Solanke



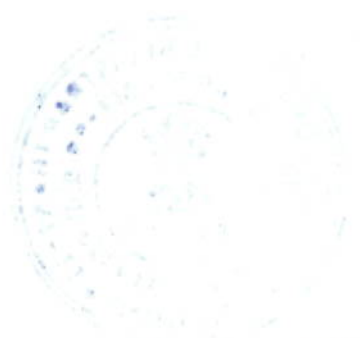
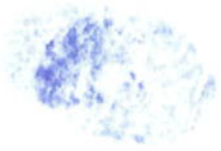
Vishakha



Omkar



ट.न.न. ११	
१०८६३	२०२३
१५	३५



RECEIPT

RECEIVED the sum of Rs.6,30,000.00 (Rupees Six Lakhs Thirty Thousand only) being the part payment out of total sale consideration of Rs.63,00,000.00 (Rupees Sixty Three Lakhs only) from (1) **Mr. Govind Bhagwanrao Solanke**, (2) **Mrs. Vishakha Govind Solanke** and (3) **Mr. Omkar Janardhan Deshmukh**, as per the particulars mentioned in the receipt appearing hereunder towards the part payment of sale consideration of the residential Flat No.304 admeasuring 717 square feet (built up area) on Third Floor of the Building known as E-3 (C-5 Type) in residential complex known as "NILGIRI GARDENS CO-OPERATIVE HOUSING SOCIETY LIMITED", Sector 24, Uran Road, CBD Belapur, Navi Mumbai, Taluka and District-Thane 400614 together with five (5) fully paid up shares of Rs.50/- each having distinctive nos.2286 to 2290 (both inclusive) having aggregate value of Rs.250/- under the Share Certificate No.455 issued by the Nilgiri Gardens Co-operative Housing Society Limited together with undivided interest appurtenant to the said Flat as tenant in common with the Owners of the other Units, and to the common areas and facilities of the said Society and building of the said Flat.

Cheque drawn in favour of	Amount	Details of cheque
Mr. K. P. Prem Anand Menon	Rs.11,000.00	By UPI transfer bearing Ref. No. 20230303052024090067 dated 5 th March 2023
Mr. K. P. Prem Anand Menon	Rs.1,00,000.00	By Cheque No.877868 dated 6 th March 2022 drawn on State Bank of India, Ulwe Branch, Navi Mumbai.
Mr. K. P. Prem Anand Menon	Rs.3,69,000.00	By Cheque No.877870 dated 22 nd March 2022 drawn on State Bank of India, Ulwe Branch, Navi Mumbai.
Mr. K. P. Prem Anand Menon	Rs.1,50,000.00	By Cheque No.877871 dated 22 nd March 2022 drawn on State Bank of India, Ulwe Branch, Navi Mumbai.
Total Rupees Six Lakhs Thirty Thousand	Rs.6,30,000.00	

I SAY RECEIVED

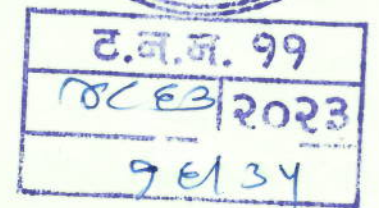


Mr. K. P. Prem Anand Menon



WITNESSES :

- 1) Mr. P. Gijar 
- 2) S. B. Solanke 



06-03-2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3[THN3]

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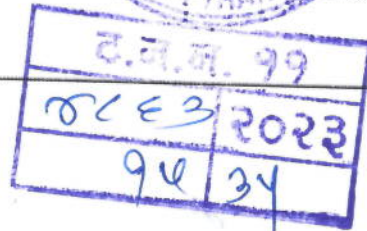
दस्त क्रमांक : 13392/2001

नोंदणी :

Regn:63m

गावाचे नाव : 1) बेलापूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	Rs.800000/-
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	-
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: सदनिका, मौजे - बेलापुर, सी.बी.डी., सेक्टर 24, फ्लॉट नं 304, बिल्डींग नं इ-3/सी-5, निलगिरी गाडून को.ऑप. होसिंग. सोसा.लि., चौथा मजला, क्षेत्रफळ 717 चौ.फुट सुपर बिल्टअप एरिया, नों.फी 8000((SECTOR NUMBER : 24 ;))
(5) क्षेत्रफळ	1) 717 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राधाकृष्णन राजन - वय:-; पत्ता:-रोड नं. , शहराचे नाव: सीबीडी पिन कोड:- पॅन नं:-
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री.के.पी प्रेम आनंद (मनोन) मेनन -- वय:-; पत्ता:-रोड नं: सायन (पुर्व) , शहराचे नाव: मुंबई 22 पिन कोड:- पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/08/2001
(10) दस्त नोंदणी केल्याचा दिनांक	14/08/2001
(11) अनुक्रमांक, खंड व पृष्ठ	13392/2001
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.26750/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	-
(14) शेर	-
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	







Nilgiri Gardens CO-OPERATIVE HOUSING SOCIETY LIMITED.

REG. NO. : NBOM/CIDCO/HSG (OH)/573/JTR/1997-98 Dt.: 15/12/97
SECTOR 24, URAN ROAD, CBD BELAPUR, NAVI MUMBAI - 400 614.

Registration No. 456

Certificate No. 455

Single Holder Joint Holders for flat/shop/bungalow no. E/3-304

Holder's Name(s) MR. RADHAKRISHNAN RAJAN

Address NILGIRI GARDENS C..H.S.

SECTOR - 24, URAN ROAD, CBD BELAPUR,

NAVI MUMBAI - 400 614.

Number of Shares 5

Numbered From 2286 to 2290

Chairman : [Signature]

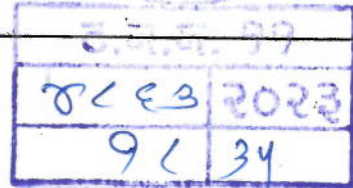
Secretary : [Signature]

*M. C. Member : [Signature]

Receiver's Signature [Signature]

Name : K. P. PREM ANAND MENON

*M.C. Member - Managing Committee Member



DETAILS OF TRANSFER OF THE WITHIN MENTIONED SHARES S. No. 455

DATE OF TRANSFER	NO. OF TRANSFER	REGD. NO. OF TRANSFEROR	TO WHOM TRANSFERED	REGD. NO. OF TRANSFEREE	SIGNATURE OF CHAIRMAN, SECRETARY M.C. MEMBER
4/9/01	1	456	Mr. K.P. Prem Anand Merion	456(1)	<i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i>



७९७३३
 २०२३
 १०/३५



Nilgiri Gardens

CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. No. NBOM/CIDCO/HSG(OH)/573/JTR/1997-98 DT. 15.12.97

Amra Marg, Uran Road, Sector-24, C.B.D. Belapur, Navi Mumbai - 400 614.
Tel.: 27522300 E-mail : nilgirigarden97@gmail.com

Ref.No: NG/NOC/2023/83
Date : 20.03.2023.

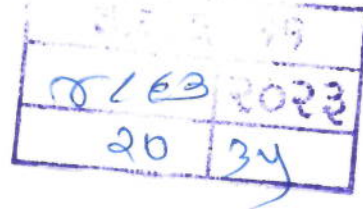
TO WHOMSOEVER IT MAY CONCERN

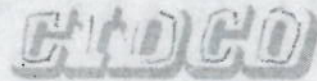
This is to certify that **Mr. K.P. Prem Anand Menon** is a member of Nilgiri Gardens Co-operative Housing Society Ltd.,

This Society has no objection to **Mr. K.P. Prem Anand Menon** transferring his shares and rights in respect of flat no. E3/304 to 1) **Mr. Govind Bhagwanrao Solanke** 2) **Mrs. Vishaka Govind Solanke** and 3) **Mr. Omkar Janardhan Deshmukh** at present residing at B-501, Sai Fortune, Plot No. 15, Gavhan Koper, Sector- 8, Ulwe, Gavhan, Raigarh, Navi Mumbai-410 206, subject to compliance of terms, conditions, policy and bye-laws of the society .

For Nilgiri Gardens CHS Ltd.,

Sharad N. Bodke
(Hon. Chairman)





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

No. BP/CBD/24/570

Regd. Office : 'NIRMAL' 2nd Floor,
Nariman Point, Bombay-400 021 * GRAM : 'CITWIN'
PHONES : 2022481-2022420-2022609-2022670
Head Office : 'CIDCO BHAVAN',
Belapur, New Bombay-400 514.
PHONES : STD-922 8241 to 8244-7267/7268.

DATE April 21, 1987.

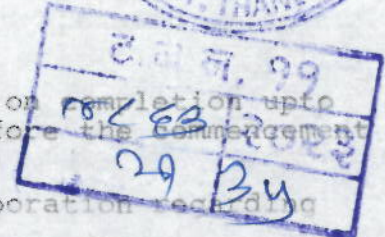
C O M M E N C E M E N T

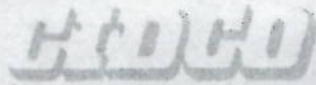
C E R T I F I C A T E

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s. Kailash Nath & Associates, on Sector - 24 at CBD-Belapur, as per the approved plans and subject to the following conditions for the development work of the proposed residential buildings given below :

<u>Sr.No.</u>	<u>Type of buildings</u>	<u>Built-up Area.</u>
1.	C1 type - 5 buildings	6,030.00 Sq. Mtrs.
2.	C2 type - 2 buildings.	3,073.20 Sq. Mtrs.
3.	C3 type - 1 building.	735.90 Sq. Mtrs.
4.	C4 type - 1 building.	966.20 Sq. Mtrs.
5.	C5 type - 1 building.	1,212.08 Sq. Mtrs.
6.	D2 type - 1 building.	617.60 Sq. Mtrs.
7.	Community Centre.	66.02 Sq. Mtrs.

1. This Certificate liable to be revoked by the Corporation if :
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the permission is granted or any of the restrictions imposed by the Corporation is contravened.
 - c. The Managing Director is satisfied that the same obtained by the applicant through fraud or misrepresentation and the applicant any every period during through or under him, in such an event shall be deemed to have carried out the development work in contravention of section 43 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall :
 - a. Give notice to the Corporation on completion upto the plinth level and 7 days before the commencement of the further work.
 - b. Give written notice to the Corporation on completion of the work.





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Road Office : 'NIRMAL' 2nd Floor,
Nariman Point, Bombay-400 021 * GRAM : 'CITWIN'
PHONES : 2022481-7022420-2022509-2022679
Head Office : 'CIDCO BHAVAN',
Salapet, New Bombay-400 614,
PHONES : STD-022 8241 to 8244-7267/7469.

DATE

: 2 :

- c. Obtain an Occupancy Certificate from the Corporation.
 - d. Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of endorsing the Building Control Regulations and conditions of the Certificate.
3. The structural design, building materials, plumbing services, fire protection, electrical installation, etc. shall be in accordance with the provisions (except for the provisions in respect of Floor Area Ratio as prescribed in the National Building Code amended from time to time by the Indian Standards Institution.
 4. The Certificate shall remain valid for a period of one year from the date of its issue.
 5. The conditions of this certificate shall be binding not only on the applicant but also its successors and any person deriving title through or under the applicant.
 6. A certified copy of the approved plan shall be kept on site.
 7. The amount of Rs....1,27,000/-...deposited as Security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation in case of breach of any of the Building Control Regulations or conditions attached to the permission covered by this certificate. Such as forfeiture shall be without prejudice to any other remedy or right of the Corporation.
 8. It may please be noted that no part of the footings/ foundation of the proposed building shall be in the adjoining plot at the north side of your plot boundary.



99
2233 2023
2234

P. T. Karve

(P. T. Karve)

Adtl. Town Planning Officer(S)

मिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय :

DUPLICATE

सिडको मवन, विलापूर वी. वी. सी.,

नवी मुंबई-४०० ६१४.

दूरध्वनी : एम् टी वी-१२२-६८१२५१, ६८१२४२, ६४

६८१०९६, ६८१०८९

टेलिफॅक्स : ७७११६ (तीसोतीस)

नोंदणीकृत कार्यालय :

निर्मल, दुसरा मजला,

नरिमन पॉइंट, मुंबई-४०० ०२१.

दूरध्वनी : २३२४२०, २३२५०६

२३२४८१, (४ लाईन)

संदर्भ क्र. NO:EE(Bldg.P) | CBD-24-KNA | 7508

दिनांक : 3rd September, 1991

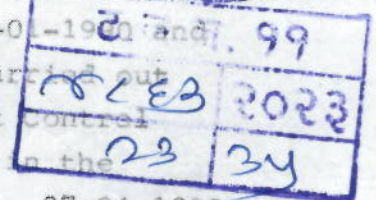
OCCUPANCY CERTIFICATE

I hereby certify that the development permission of residential buildings as described below :-

- 1) D2 type 1 building (G+3) = 617.61 Sq.Mt..
- 2) C1 type 5 buildings(G+3) = 6030.00 Sq.Mt..
- 3) C2 type 2 buildings(G+4) = 3073.20 Sq.Mt..
- 4) C3 type 1 building (G+3) = 735.90 Sq.Mt..
- 5) C4 type 1 building (G+4) = 966.20 Sq.Mt..
- 6) **C5 type 1 building (G+4) = 1212.09 Sq.Mt..**
- 7) 'E' Type 6 bungalows = 832.50 Sq.Mt.

Total Built-Up Area..... =13467.48 Sq.Mt.

On Sector-24, C.B.D. Area of New Bombay, has been carried out under the supervision of M/s C. S. Babbar & Associates and has been inspected on 21-01-1991. I declare that the development has been carried out in accordance with the General Development Regulations and the conditions stipulated in the Commencement Certificate dated 14-05-1987, 07-04-1988 and that the development is fit for the use for which it has been carried out.



(A.B.Karweer)
Executive Engineer (Building Permission)

TRUE COPY

- नोंदणीचे प्रमाणपत्र -

नोंदणी क्रमांक : एन सी ओ एम/सिडको/एच एस जी (ओ एच) / ५७३ / वे. वी. आर / सन १९९७-९८

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

निलगिरी गार्डनस सहकारी गृहनिर्माण
संस्था मर्यादित सेक्टर - २४, सि.बी.डी.-बेलापूर,
नवी मुंबई, ता. जिल्हा - ठाणे.

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

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

कार्यालयीन मोहर



नवी मुंबई

दिनांक २४/१२/१९९७

सही

ए. वा. स्वयले
सहनिबंधक

सहकारी संस्था (सिडको) नवी मुंबई.



उप-वर्गीकरण	१२
५८६३	२०२३
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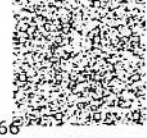


भारत सरकार
Government of India



के.पी.प्रेम आनंद मेनो
K.P.Prem Anand Menon
जन्म तिथि/DOB: 16/12/1963
पुरुष/ MALE

Mobile No: 9969596549
9864 7143 7216
VID : VID : 9102 6930 9706 8566



माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



पता:

S/O पी.एस.मेनो, ई-3/304, नीलगिरी गार्डन्स सीएचएस,
सेक्टर -24, सीबीडी बेलपुर- 400614, नवी मुंबई, ठाणे,
महाराष्ट्र - 400615

Address :

S/O P.S.Menon, E-3/304, Nilgiri Gardens
CHS, Sector -24, CBD Belapur- 400614,
Navi Mumbai, Thane,
Maharashtra - 400615



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help@uidai.gov.in

www.uidai.gov.in



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
P. Menon

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFXPM5390P


नाम /NAME
PREMANAND MENON


पिता का नाम /FATHER'S NAME
SWAMINATH MENON

जन्म तिथि /DATE OF BIRTH
16-12-1963

हस्ताक्षर /SIGNATURE


आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)





P. Menon



ट.न.न. ११	
४८६३	२०२३
२६	३५

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 GOVIND B SOLANKE
 BHAGWAN GANPATRAO SOLANKE
 02/06/1986
 Permanent Account Number
 CYJPS0183B
 Signature
 09092010

भारत सरकार
 Government of India
 Govind Bhagwanrao Solanke
 DOB: 02/06/1986
 Male
 6667 1242 8193
 मेरा आधार, मेरी पहचान

(Handwritten signature)

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India
 Address: B-501, Sai Fortune, Plot No.15, Ulwe,
 Sector 8, Kopar, Raigarh, Maharashtra, 410206

6667 1242 8193
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 help@uidai.gov.in
 www.uidai.gov.in
 SEAL OF THE SUB REGISTRAR
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 ४८६३ २०२३
 १५ ३५



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BHXP5010M

नाम / Name
VISHAKHA GOVIND SOLANKE

पिताका नाम / Father's Name
PRADIP GOPINATH KHILARI

जन्म की तारीख / Date of Birth
20/06/1990

हस्ताक्षर / Signature

भारत सरकार
Government of India
विशाखा गोविंद सोलंके
Vishakha Govind Solanke

जन्म तारीख / DOB: 20/06/1990

स्त्री / Female

3997 7135 6328

माझे आधार, माझी ओळख

Khilari



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता W/O गोविंद सोलंके,
बी-501, साई फॉर्च्यून, प्लॉट नं. 15,
गव्हान कोपर, उलवे, सेक्टर 8,
गव्हान, रायगड, गवान, महाराष्ट्र,
410206

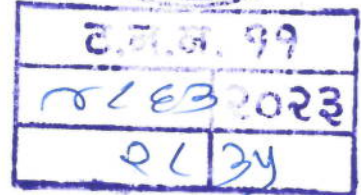
Address: W/O Govind Solanke,
B-501, Sai Fortune, Plot No. 15,
Gavhan Kopar, Ulwe, Sector 8,
Gavhan, Raigarh, Gavan,
Maharashtra, 410206

3997 7135 6328



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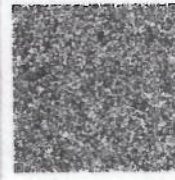
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CSOPD9987R



नाम / Name
OMKAR JANARDHAN DESHMUKH

पिता का नाम / Father's Name
JANARDHAN SHIVAJIRAO DESHMUKH

30072022

जन्म की तारीख /
Date of Birth
03/04/2004

Omkar

PAN Application Digitally Signed, Card Not
Valid unless Physically Signed



समस्त जनो
भारत सरकार



आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

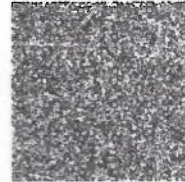
नोंदणी क्रमांक / Enrollment No.: 2722/20183/71599

To
ओंकार जनार्धन देशमुख
Omkar Janardhan Deshmukh
building no.b-1/403, nilgiri gardens chs ltd., sector-24, ,
near ekta vihar, , cbd belapur, ,
VTC: Navi Mumbai,
PO: Konkan Bhavan,
Sub District: Thane, District: Thane,
State: Maharashtra,
PIN Code: 400614,
Mobile: 9769128052

168893517



MG688935174F1



आपला आधार क्रमांक / Your Aadhaar No. :

3006 5429 1362

माझे आधार, माझी ओळख

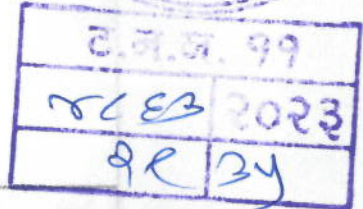


भारत सरकार
Government of India

Issue Date : 16/10/2011



ओंकार जनार्धन देशमुख
Omkar Janardhan Deshmukh
जन्म तारीख / DOB : 03/04/2004
पुरुष / Male



3006 5429 1362

माझे आधार, माझी ओळख

Omkar





भारत सरकार
Government of India



Issue Date: 12/10/2011



महादेव पुंडलिकराव गुजर
Mahadev Pundlikrao Gujar
जन्म तारीख/DOB: 10/06/1963
पुल्ल/ MALE

4542 0865 3658

VID : 9193 3662 7954 6652

माझे आधार, माझी ओळख

Handwritten signature

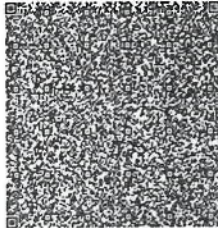


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
S/O पुंडलिकराव गुजर, सी-६/३०५, निलगिरी गार्डन, उरण
रोड, एकता विहार जवळ, सेक्टर-२४, सी.बी.डी. बेलापुर पिन
कोड-४००६१४, नवी मुंबई, ठाणे,
महाराष्ट्र - 400615

Address:
S/O Pundlikrao Gujar, C-6/305, nilgiri garden,
uran road, near ekta vihar, sector-24,
C.B.D. Belapur pin cod-400614, Navi Mumbai,
Thane,
Maharashtra - 400615



4542 0865 3658


VID : 9193 3662 7954 6652



११
१८८६३ १०२३
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११.११.११	
७८६३	२०२३
३१	३५


भारत सरकार
 Government of India
 

Issue Date: 27/11/2013





शिवशंकर बालासाहेब सोळंके
 Shivshankar Balasaheb Solanke
 जन्म तारीख/DOB: 01/06/1993
 पुरुष/ MALE

Solanke

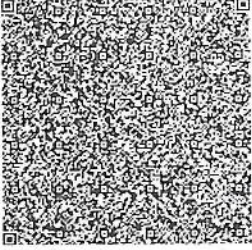
3429 1429 4507

VID : 9131 2484 9601 3826

माझे आधार, माझी ओळख


भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India
 

Download Date: 30/06/2022






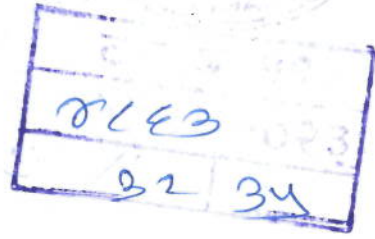
पत्ता:
 S/O: बालासाहेब सोळंके, महाळंगी, म्हाळुंगी, लातूर,
 महाराष्ट्र - 413513

Address:
 S/O: Balasaheb Solanke, Mahalangi,
 Mhalungi, Latur,
 Maharashtra - 413513

3429 1429 4507

VID : 9131 2484 9601 3826

 1947 |
  help@uidai.gov.in |
  www.uidai.gov.in





११	११
२२	२०२३
३३	३५

394/4863
गुरुवार, 23 मार्च 2023 9:48 म.पू.

दस्त गोषवारा भाग-1

टनन11
दस्त क्रमांक: 4863/2023

33134

दस्त क्रमांक: टनन11 /4863/2023

वाजार मूल्य: रु. 62,03,253/-

मोवदला: रु. 63,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,78,000/-

दु. नि. सह. दु. नि. टनन11 यांचे कार्यालयात

पावती:5117

पावती दिनांक: 23/03/2023

अ. क्र. 4863 वर दि.23-03-2023

मादरकरणाराचे नाव: गोविंद भगवानराव सोळंके

गेजी 9:41 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण: 30700.00

दस्त हजर करणाऱ्याची सही:

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

दस्ताचा प्रकार: अॅग्रीमेंट टू मेल

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगरपालिकायत किंवा स्थानिय असाहेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
विकाम प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामस्था क्षेत्राला किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दस्त प्रमाणे अभाव झाला.

शिक्रा क्र. 1 23 / 03 / 2023 09 : 41 : 51 AM ची वेळ: (पादविकरण)

शिक्रा क्र. 2 23 / 03 / 2023 09 : 42 : 43 AM ची वेळ: (फी)

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

प्रतिज्ञापत्र

सबर दस्तरेवज हा नोंदणी क्रमांक ११०८ अंतर्गत
अजलेल्या बटुदोनवारस नोंदणीस असलेले कोणत्याही
असे. दस्तातील संपूर्ण नजकूर निष्पादक व्यक्ती,
जाखेदार व सोबत कोणत्याही जाखेदफांची आणि
दस्तातील संपूर्ण नजकूर बाबीसाठी
उत्तरील निष्पादक व कबुलोधारक हे संपुर्णपणे
जबाबदार राहतील.

लिहून घेणार

१) 
२)

लिहून घेणार

१) 
२) 
३) 

दस्त गोपवारा भाग-2

टनन11













38/34

23/03/2023 10 07:59 AM

दस्त क्रमांक:4863/2023

दस्त क्रमांक :टनन11/4863/2023







दस्ताचा प्रकार :-अॅग्रीमेंट दू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:के पी प्रेम आनंद मेनन पत्ता:प्लॉट नं: 304, माळा नं: 3, इमारतीचे नाव: इ-३ निलगिरी गार्डन्स सी एच एम लिमिटेड, ब्लॉक नं: 24, रोड नं: ऊरन रोड, महाराष्ट्र, THANE. पॅन नंबर:AFXPM5390P	लिहून घेणार वय :-59 स्वाक्षरी:- 		
2	नाव:गोविंद भगवानराव सोळंके पत्ता:प्लॉट नं: वी -501, माळा नं: 5, इमारतीचे नाव: साई फोर्चून, ब्लॉक नं: सेक्टर -8, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पॅन नंबर:CYJPS0183B	लिहून घेणार वय :-36 स्वाक्षरी:- 		
3	नाव:विशाखा गोविंद सोळंके पत्ता:प्लॉट नं: वी -501, माळा नं: 5, इमारतीचे नाव: साई फोर्चून, ब्लॉक नं: सेक्टर -8, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पॅन नंबर:BHXPK5010M	लिहून घेणार वय :-32 स्वाक्षरी:- 		
4	नाव:ओमकार जनार्दन देशमुख पत्ता:प्लॉट नं: 403, माळा नं: 4, इमारतीचे नाव: वी-१ निलगिरी गार्डन्स सी एच एम लिमिटेड, ब्लॉक नं: सेक्टर -24, रोड नं: ऊरन रोड, महाराष्ट्र, THANE. पॅन नंबर:CSOPD9987R	लिहून घेणार वय :-18 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट दू सेल चा दस्तऐवज बनवून दिल्याचे कळविले करतात.
शिक्षा क्र.3 ची वेळ:23 / 03 / 2023 10 : 01 : 27 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणार यांनी व्यक्तीस ओळखतात व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:महादेव पुंडलिक गूजर वय:59 पत्ता:सी-६, निलगिरी गार्डन सी एच एम लिमिटेड, सी बी डी बेलापुर, नवी मुंबई, पिन कोड:400614	स्वाक्षरी 		
2	नाव:शिवशंकर बालामाहेव सोळंके वय:30 पत्ता:बी-१, ४०३, निलगिरी गार्डन सी एच एम लिमिटेड, सी बी डी बेलापुर, नवी मुंबई पिन कोड:400614	स्वाक्षरी 		

शिक्षा क्र.4 ची वेळ:23 / 03 / 2023 10 : 02 : 05 AM

शिक्षा क्र.5 ची वेळ:23 / 03 / 2023 10 : 02 : 38 AM नोंदणी पुस्तक 1 मध्ये

शिवशंकर निबंधक वर्ग-२
Sub Registrar, Thane 11
ठाणे क्र.९९

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Govind Bhagwanrao Solanke	eChallan	10000502023032110713	MH017163865202223P	378000.00	SD	0008498346202223	23/03/2023
2		DHC		2303202300820	700	RF	2303202300820D	23/03/2023
3	Govind Bhagwanrao Solanke	eChallan		MH017163865202223P	30000	RF	0008498346202223	23/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4863 /2023

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प्रमाणित करण्यात येते की, सदर दस्तावेज
एकूण बाबे.....३५..... आहेत:
पुस्तक क्र.....९..... मधील
क्रमांक.....४८६३..... वर बोलला.

सह दुय्यम निबंधक (वर्ग-२) ठाणे क्र.९९
दि.१३माहे ३ सन २०२३

