



GARGI ENTERPRISES

Seller Name: - 1) MR. SANDIP GANPAT LUBAL

2) MRS. ASHA SANDIP LUBAL

Purchaser Name: - 1) MR. GANESH TRIMBAK JADHAV

2) MRS. VRUSHALI GANESH JADHAV

Property Details: - FLAT NO. G-301, 3 FLOOR, MAYUR PARK

C.H.S. LTD., PLOT NO. 01 & 22, SECTOR 36,

KAMOTHE NAVI MUMBAI

Document Type: - AGREEMENT FOR SALE,

Mr. Mahendra D. Girase

Proprietor of Gargi Enterprises

**Stamp Duty Registration, CIDCO Transfer (Plot, Flat, Shop), Society
Registration, Conveyance Deed, Lease Deed, Deemed Conveyance, All
Documents Typing Work etc.**

**Off Add.: Shop No. 20, Greenscape Royal C.H.S. Ltd., Plot No. 25, Sector
7, Kamothe, Navi Mumbai. 410-209.**

**Mobi. No.: +91-9930624156
+91-9987151605**

**E-Mail ID:- gargienterprise30@gmail.com
mgirase7@gmail.com**

Receipt (pavti)

86/3527

Tuesday, April 18, 2023

12:43 PM

पावती

Original/Duplicate

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 4510 दिनांक: 18/04/2023

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल1-3527-2023

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: गणेश त्रिंबक जाधव --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:56 PM ह्या वेळेस मिळेल.

JOINT S R PANVER 1

सह दुय्यम निबंधक, पनवेल-१
१-१०२५५ 'पुनर्वेल' मालकी प्रकल्प

बाजार मुल्य: रु.3859602.9/-

मोबदला रु.4200000/-

भरलेले मुद्रांक शुल्क : रु. 294000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1804202303462 दिनांक: 18/04/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000757782202324E दिनांक: 18/04/2023

बँकेचे नाव व पत्ता:

दस्त परत मिळाला

पक्षकाराची सही
मूळ दस्त परत दिला

लिपिक,
सह निबंधक, पनवेल-१

Company's PAN
Declaration
NOTE - AS PER M
BE CLEARED
CHARGES
MS

Amount Chargeable (in word)
Indian Rupee Two
99722

CGS
S/S



2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 3527/2023

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

खाचा प्रकार	अभिहस्तांतरणपत्र
दस्ता	4200000
कारभाव(भाडेपट्टयाच्या पट्टाकार आकारणी देतो की पट्टेदार करावे)	3859602.9
पन,पोटहिस्सा व (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र.15अ/36 दर रु.1,00,100/- प्रति चौ.मी. सदनिका क्र. जी-301,तिसरा मजला,मयूर पार्क को ऑप हौसिंग सोसायटी लि,प्लॉट नं. 01 & 22 सेक्टर 36,कामोठे नवी मुंबई ता.पनवेल जि.रायगड,क्षेत्र 42.69 चौ.मी. बांधीव((Plot Number : 01 & 22 ; SECTOR NUMBER : 36 ;))
	1) 42.69 चौ.मीटर
की किंवा जुडी देण्यात असेल तेव्हा.	
करण देणा-या/लिहून ठेवणा-या नाव किंवा दिवाणी न्यायालयाचा किंवा आदेश असल्यास,प्रतिवादिचे	1): नाव:-संदिप गणपत लुबाळ -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. जी-301, मयूर पार्क को ऑप हौसिंग सोसायटी लि, प्लॉट नं. 01 आणि 22 सेक्टर 36, कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-ADJPL0372J
	2): नाव:-आशा संदिप लुबाळ -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. जी-301, मयूर पार्क को ऑप हौसिंग सोसायटी लि, प्लॉट नं. 01 आणि 22 सेक्टर 36, कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-ADJPL1549H
करण घेणा-या पक्षकाराचे व न्यायालयाचा हुकुमनामा किंवा स,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश त्रिंबक जाधव -- वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ए -401, श्री गंगा को ऑप हौसिंग सोसायटी लि., प्लॉट नं. 59, सेक्टर 18, कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-AJGPJ5176M
	2): नाव:-वृषाली गणेश जाधव -- वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ए -401, श्री गंगा को ऑप हौसिंग सोसायटी लि., प्लॉट नं. 59, सेक्टर 18, कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-AUYPJ7117M
करण दिल्याचा दिनांक	18/04/2023
केल्याचा दिनांक	18/04/2023
वंड व पृष्ठ	3527/2023
प्रमाणे मुद्रांक शुल्क	294000
प्रमाणे नोंदणी शुल्क	30000

सह दुय्यम निबंधक, पनवेल-१



CHALLAN
MTR Form Number-6



GRN	MH4000757782202324E	BARCODE	[Barcode]		Date	18/04/2023-11:08:31	Form ID	252		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	AJGPJ5176M					
Location	RAIGAD			Full Name	MR GANESH TRIMBAK JADHAV AND ONE					
Year	2023-2024 One Time			Flat/Block No.	FLAT NO. G-301, MAYUR PARK CHS LTD.					
Account Head Details		Amount In Rs.	Premises/Building		PLOT NO. 01 AND 22, SECTOR 36, KAMOTHE NAVI MUMBAI					
0030046401	Stamp Duty	294000.00	Road/Street		TEL-PANVEL, DIST-RAIGAD					
0030063301	Registration Fee	30000.00	Area/Locality							
			Town/City/District							
			PIN		4	1	0	2	0	9
			Remarks (If Any)		PAN2=ADJPL0372J-SecondPartyName=MR SANDIP GANPAT LUBAL AND ONE-CA=0-Marketval=0					
			Amount In	Three Lakh Twenty Four Thousand Rupees Only						
			Words							
Total		3,24,000.00								
Payment Details			FOR USE IN RECEIVING BANK							
IDBI BANK			Bank CIN	Ref. No.	69103332023041812402	2803767498				
Cheque-DD Details			Bank Date	RBI Date	18/04/2023-11:09:42	Not Verified with RBI				
Cheque/DD No.			Bank-Branch		IDBI BANK					
Name of Bank			Scroll No. , Date		Not Verified with Scroll					
Name of Branch										

Mobile No. : 9930624156

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

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प व ल
2023

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Remarks:
 "Mrs. Snehal Shrivastav /
 Shrivastav - Residential /
 A. "Kanakia Greenberg"
 Akuri, Taluka - Panvel,
 410 206, State - Maharr
 Company's PAN
 Declaration
 NOTE -
 BF

VALUATION F.
 Annual Inspection an.
 Amount Chargeable
 Indian Ru

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID	202304182942					मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	18 April 2023, 12:33:19 PM
मूल्यांकनाचे वर्ष	2023						पवता
जिल्हा	रायगड						
मूल्य विभाग	तालुका : पनवेल						
उप मूल्य विभाग	15अ/36-कामोठे सिडको से.क्र.36						
क्षेत्राचे नांव	A Class Palika						
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						सर्व्हे नंबर /न. भू. क्रमांक :	
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक		
35500	100100	111000	124700	111000	चौ. मीटर		
बांधीव क्षेत्राची माहिती							
बांधकाम क्षेत्र (Built Up)-	42.69 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका		मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	15 वर्षे		बांधकामाचा दर-	Rs.25289/-	
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th 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.100100/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((100100-35500) * (85 / 100)) + 35500) = Rs.90410/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 90410 * 42.69 = Rs.3859602.97/-						
Applicable Rules	= 3, 9, 18, 10						
एकत्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लागतगा गच्चीचे मूल्य + खुली बात्कनी - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बात्कनी - स्वयंनसित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3859602.97 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3859603/- = ₹ अडतीस लाख एकोणसाठ हजार सहा शे तीन/-						

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**AGREEMENT FOR SALE OF A FLAT IN A CO-
OPERATIVE HOUSING SOCIETY**

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 18th day of APRIL, 2023.

M/S. MAYUR PARK CO.OP. HSG.SOC. LTD.
REGN.NO. NBOM/CIDCO/HSG(OH)/2943/2009-2010

FLAT NO. G-301, THIRD FLOOR,
PLOT NO.01 & 22, SECTOR 36,
KAMOTHE, NAVI MUMBAI,

BUILT UP AREA IN SQ. MTR. : 42.69
=====

SALE PRICE : RS.42,00,000/-
=====

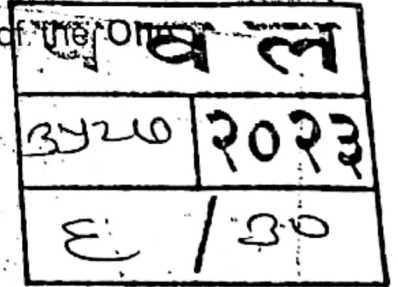
STAMP DUTY : RS. 2,94,000/-
REGISTRATION FEE : RS. 30,000/-
=====

BETWEEN

1) MR. SANDIP GANPAT LUBAL Age 42, (PAN NO. ADJPL 0372 J) 2) MRS. ASHA SANDIP LUBAL Age 37, (PAN NO. ADJPL 1549 H) both adults Indian Inhabitants, residing at Flat No. G-301, Mayur Park C.H.S. Ltd, Plot No. 01 & 22, Sector 36, Kamothé Navi Mumbai 410 209, hereinafter for brevity's sake called and referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **First Part,**

AND

1) MR. GANESH TRIMBAK JADHAV Age 38 (PAN NO. AJGPJ 5176 M) 2) MRS. VRUSHALI GANESH JADHAV aged 31 years (PAN NO. AUYPJ 7117 M) both adults Indian Inhabitants, residing at Flat No. A-401, Shree Ganga Apartment C.H.S. Ltd, Plot No. 59, Sector 18, Kamothé Navi Mumbai 410 209, hereinafter for brevity's sake called and referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **Second Part.**



DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
301	G	THIRD	01 & 22	36

KAMOTHE, NAVI MUMBAI
UNDER 12.5% SCHEME

BUILT UP AREA IN SQ. MTR. : 42.69

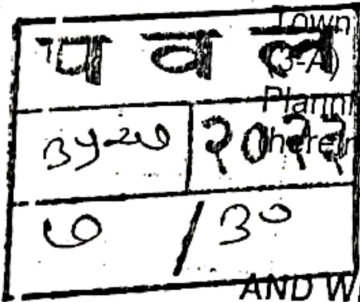
SOCIETY : M/S.MAYUR PARK CO-OP. HSG. SOC. LTD.,
REGN.NO.: NBOM/CIDCO/HSG(OH)/2943/2009-2010

SALE PRICE: RS.42,00,000/- (RUPEES FORTY-TWO
LAKHS ONLY)

(Hereinafter referred to as 'The Said FLAT').

WHEREAS

THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a Company incorporated under the Companies Act, 1956, (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, The corporation has been declared as New Town Development Authority, under the provision of Sub sec 3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) hereinafter referred to as "THE SAID ACT");



AND WHEREAS

The state Government has acquired land within the delineated area of Kamothe. Tal. Panvel Dist. Raigad and vested the same on the Corporation by an Order duly made in that behalf as per the provision of Section 113 of the said Act;



AND WHEREAS

By virtue of being the Development Authority the Corporation has been empowered under Section 136 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

BRIFT DETAILS OF PLOT NO. 01AND WHEREAS

By an Agreement to Lease dated 11/10/2001, made at CBD-Belapur, Navi Mumbai between the Corporation (CIDCO) of the one part and SHRI. BALCHANDRA VISHNU VAISHAMPAYAN hereinafter referred to as the Licensee of the second part, the said Corporation agreed to grant lease to the said Licensee under 12.5% Scheme, a lease of all that piece or parcel of land being Plot No. 01, Sector 36, Kamothe, Navi Mumbai, admeasuring 3399.98 Sq. Mtrs., on the terms and conditions mentioned therein. In pursuance whereof, the corporation has handed over the possession of the said plot to the Licensee. The Agreement to Lease is duly registered with the sub registrar of Assurances; at Panvel.

AND WHEREAS

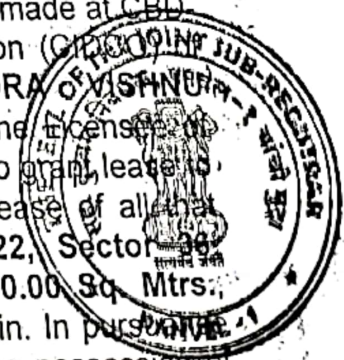
The Original Licensees SHRI. BALCHANDRA VISHNU VAISHAMPAYAN transferred and releases all their Development rights, titles, benefits, interest in the above said plot in favour of M/S. TIRUPATI ENTERPRISES under Development Agreement date 25/08/2003, executed between SHRI. BALCHANDRA VISHNU VAISHAMPAYAN, Original Licensees of the One Part, and M/S. TIRUPATI ENTERPRISES therein referred to as DEVELOPERS of the Second Part, for the Plot No. 01, Sector- 36, Kamothe, Navi Mumbai.

BRIFT DETAILS OF PLOT NO. 22

प व ल	
3720	2023
<	30

AND WHEREAS

By an Agreement to Lease dated 11/10/2001, made at CBD-Belapur, Navi Mumbai between the Corporation (CIDCO) of the one part and SHRI. BALCHANDRA VISHNU VAISHAMPAYAN hereinafter referred to as the Licensee of the second part, the said Corporation agreed to grant lease to the said Licensee under 12.5% Scheme, a lease of all that piece or parcel of land being Plot No. 22, Sector 36, Kamothe, Navi Mumbai, admeasuring 2900.00 Sq. Mtrs., on the terms and conditions mentioned therein. In pursuance whereof, the corporation has handed over the possession of the said plot to the Licensee. The Agreement to Lease is duly registered with the sub registrar of Assurances; at Panvel.



AND WHEREAS

The Original Licensees SHRI. BALCHANDRA VISHNU VAISHAMPAYAN transferred and releases all their Development rights, titles, benefits, interest in the above said plot in favour of M/S. TIRUPATI ENTERPRISES under Development Agreement date 25/08/2003, executed between SHRI. BALCHANDRA VISHNU VAISHAMPAYAN, Original Licensees of the One Part, and M/S. TIRUPATI ENTERPRISES therein referred to as DEVELOPERS of the Second Part, for the Plot No. 22, Sector- 36, Kamothe, Navi Mumbai.

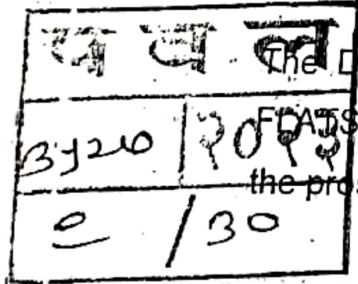
AND WHEREAS

The said SHRI. BALCHANDRA VISHNU VAISHAMPAYAN, (Original Licensees) has made an application to the CIDCO for amalgamation of the said Plot 01 & 22, Sector 36, Kamothe Navi Mumbai. Cidco has permission amalgamation of said plot permission Date on 23/10/2003

AND WHEREAS

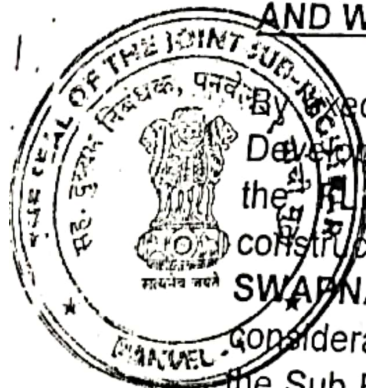
City & Industrial Development Corporation of Maharashtra Ltd., has approved the plans and specifications in respect of the building on the said plot and they have granted permission vide their letter bearing No. CIDCO/EE/(BP)ATPO/741, Date 23.10.2003 to commence the construction of residential and commercial building on the said plot.

AND WHEREAS:



The Developers expressed their intention to dispose of the FLATS & SHOPS in the new building as on ownership basis to the prospective purchaser.

AND WHEREAS



By executing an Agreement for sale Dt. 18/12/2007, the said Developers M/S. TIRUPATI ENTERPRISES have sold one of the FLAT NO. G-301, on Third Floor of the building constructed to 1) MR. UMESH MARUTI TALEKAR 2) MRS. SWAPNA UMESH TALEKAR ("FIRST OWNER) for proper consideration. The said agreement has been registered with the Sub Registrar of Assurances Parnvel-03, by paying proper Stamp Duty and Registration Charges vide document No. PVL-03/12336/2007, Dt. 19/12/2007

AND WHEREAS

The said Developers have constructed a building on the said plot of land known as "MAYUR PARK" as per the plans and specifications approved by the concerned authorities and obtained the Occupancy Certificate from the CIDCO vide letter No. CIDCO/BP/ATPO/933, Date 04.05.2007.

AND WHEREAS

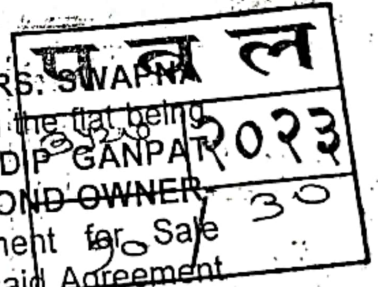
The members of the units in the building have formed the Co-Operative Housing Society under the name and style of M/S. MAYUR PARK CO.-OP. HSG. SOC. LTD., a Society duly registered under the Maharashtra Cooperative Societies Act, 1960, under Reg. No. NBOM/CIDCO/HSG(OH)/2943/09-10 having address at Plot No. 01 & 22, Sector No. 36, Kamothe Navi Mumbai. By virtue of the said FLAT donor own and possess ten shares of the M/S. MAYUR PARK CO.-OP. HSG. SOC. LTD., of value of Rs.50/- each bearing distinctive (Hereinafter referred to as the 'Said Shares')

AND WHEREAS

The Deed of Assignment was executed between the said M/S. TIRUPATI ENTERPRISES of the first part and M/S. MAYUR PARK CO.OP. HSG. SOC. LTD of the second part, which was duly registered with the Sub-Registrar Assurances, Panvel,

AND WHEREAS

The 1) MR. UMESH MARUTI TALEKAR 2) MRS. SWAPNA UMESH TALEKAR ("FIRST OWNER) has sold the flat being flat no. G-301, on Third to the 1) MR. SANDIP GANPAT LUBAL 2) MRS. ASHA SANDIP LUBAL (SECOND OWNER TRANSFERORS) By executing an Agreement for Sale Dt.14/03/2015, the proper consideration. The said Agreement for Sale has been registered with the Sub Registrar of Assurances Panvel 05, by paying proper Stamp Duty and Registration Charges vide document No.PVL-517/50/2015 Dt.15/03/2015.



AND WHEREAS

The TRANSFERORS is the Member of the M/S. MAYUR PARK CO.OP.HSG. SOCIETY LTD., at Plot No. 01 & 22, Sector 36, Kamothe, Navi Mumbai, The society has issued the Share Certificate as on date. The TRANSFERORS does

h. The TRANSFERORS is not restricted either in the Income Tax Act or under any other statute from disposing off the said Flat or any other statute prevented from disposing stated in the Agreement

i. The TRANSFERORS 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 favour of the TRANSFEREES and the TRANSFERORS have all the rights, titles and interests to enter into this Agreement with the TRANSFEREES on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the TRANSFERORS herein, the TRANSFEREES have agreed to purchase the said Flat.

AND WHEREAS:

The TRANSFERORS has agreed to transfer the said Shares held by the TRANSFERORS and his interests in the said FLAT to the TRANSFEREES, which the TRANSFEREES have agreed to acquire from the TRANSFERORS, after taking inspection of the documents and after being fully conversant with the several covenants and the conditions contained therein on the terms and conditions hereinafter appearing:

The Parties herein are desirous of recording the terms and conditions in writing as stated hereinafter:

NOW THIS AGREEMENT WITNESSETH IT IS MUTUALLY AGREED AS FOLLOWS:

1. The TRANSFERORS has agreed to sale assign all interest and benefit in and upon Flat.

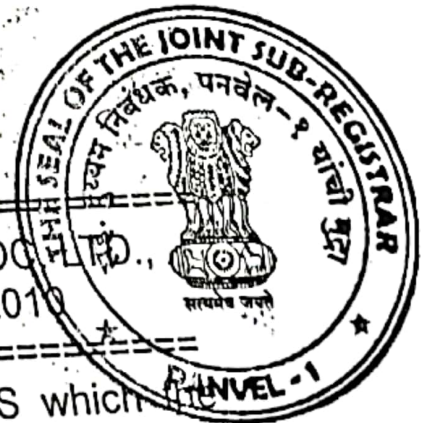
<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
301	G	THIRD	01 & 22	व ल 36 2023 32/30

NODE

KAMOTHE, NAVI MUMBAI
UNDER 12.5% SCHEME

BUILT UP AREA IN SQ. MTR. : 42.69

SOCIETY : M/S.MAYUR PARK CO-OP. HSG. SOC. LTD.,
REGN.NO.: NBOM/CIDCO/HSG(OH)/2943/2009-2010



to the Party of the Second Part/TRANSFEREES which the TRANSFEREES have agreed to acquire the same and the said Shares and interest of the TRANSFERORS for a total

[Handwritten signature]

[Handwritten signature]

enter into this Agreement and transfer their rights to be transferred hereby and the TRANSFEREES are not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons, the TRANSFERORS shall be liable to compensate, indemnify and reimburse to the TRANSFEREES the loss, damage, which the TRANSFEREES may suffer or sustain in their behalf.

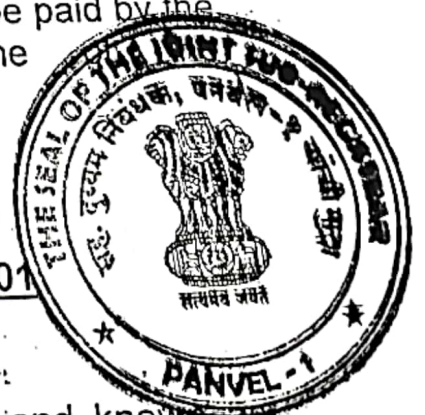
19. The TRANSFERORS hereinafter at the request and cost of the TRANSFEREES, shall execute any document, paper and writings as may be necessary for perfectly vesting the said Flat and benefits of the membership of the said Society and transferring the same unto the TRANSFEREES without any extra or excess consideration.
20. The TRANSFEREES do hereby agree to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the Agreement/Sale Deed as it is mandatory to pay the Stamp Duty, Registration charges as per the Provisions of the Bombay Stamp Act 1958.
21. The TRANSFERORS does hereby agree that all the bills/receipts will be handed over to the TRANSFEREES and the TRANSFEREES hereby agree to acknowledge.
22. The TRANSFERORS do hereby declare that he has paid all the stamp duty and registration charges to the Revenue authorities and in case any notice for recovery is received by the TRANSFEREES in respect of this Flat that shall be paid by the TRANSFERORS and or settle the same with the Revenue authorities at their own cost.

CIDCO TRANSFER

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Transfer charges if any payable to CIDCO shall be paid by the TRANSFEREES for recording the name TRANSFERORS.

SCHEDULE OF LAND PLOT NO. 01



All that piece and parcel of Land comprised and known as Plot No.01, Containing by ad measurement an area on 3399.98 Sq. Mtrs. in Sector-36, at Kamothe, Navi Mumbai, within the jurisdiction of Registration, District: Raigad, or thereabouts and bounded as follows: -

01/01

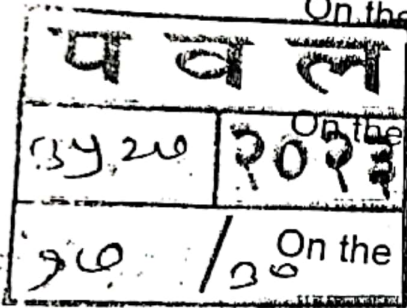
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On the South by : Plot No.02
 Proposed 22.00 Mtr. Wide Road
 On the East by : Proposed 34.00 Mtr. Wide Road
 On the West by : Plot No.22

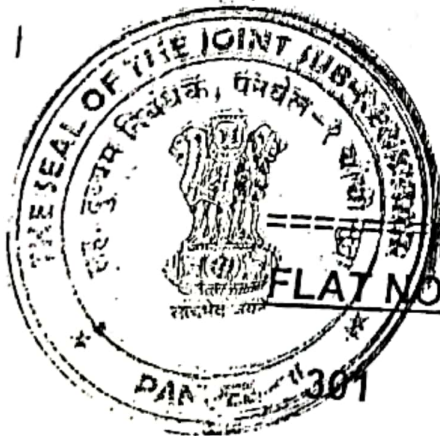
SCHEDULE OF LAND PLOT NO. 22

All that piece and parcel of Land comprised and known as Plot No. 22, Containing by ad measurement an area on 2900.00 Sq. Mtrs. in Sector-36, at Kamothe, Navi Mumbai, within the jurisdiction of Registration, District: Raigad, or thereabouts and bounded as follows: -

On the North by : Plot No.21
 On the South by : Proposed 22.00 Mtr. Wide Road
 On the East by : Plot No.01 & 02
 On the West by : Proposed 15.00 Mtr. Wide Road



SCHEDULE OF FLAT



<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
	G	THIRD	01 & 22	36

NODE

KAMOTHE, NAVI MUMBAI
 UNDER 12.5% SCHEME

BUILT UP AREA IN SQ. MTR. : 42.69

SOCIETY : M/S.MAYUR PARK CO-OP. HSG. SOC. LTD.,

REGN.NO.: NBOM/CIDCO/HSG(OH)/2943/2009-2010

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands sealed, the day and the year first hereinabove written.
SIGNED AND DELIVERED by the
Within named TRANSFERORS

- 1) MR. SANDIP GANPAT LUBAL
- 2) MRS. ASHA SANDIP LUBAL

Sandip Lubal

Ash Lubal



In the presence of.....

- 1) MR. YOGESH KANADE

Yogesh Kanade

- 2) MR. MAHENDRA GIRASE

Mahendra Girase

SIGNED AND DELIVERED by the
Within named 'TRANSFEREES'

- 1) MR. GANESH TRIMBAK JADHAV

Ganesh Jadhav

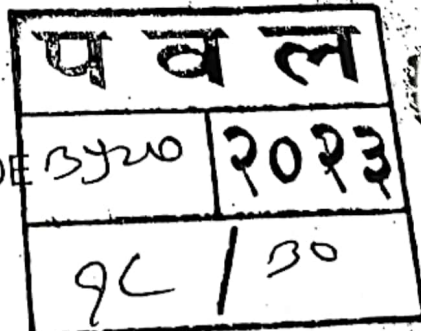
- 2) MRS. VRUSHALI GANESH JADHAV

Vrushali Jadhav

In the presence of.....

- 1) MR. YOGESH KANADE

Yogesh Kanade



- 2) MR. MAHENDRA GIRASE

Mahendra Girase



RECEIPT

RECEIVED FROM the within named 'TRANSFEREES' 1) MR. GANESH TRIMBAK JADHAV 2) MRS. VRUSHALI GANESH JADHAV the sum of Rs. 12,00,000/- (RUPEES TWELVE LAKHS ONLY) being the Part payment of the sale price of the FLAT being.

FLAT NO.	WING	FLOOR	PLOT NO.	SECTOR
301	G	THIRD	01 & 22	36

NODE

KAMOTHE, NAVI MUMBAI
UNDER 12.5% SCHEME

BUILT UP AREA IN SQ. MTR. : 42.69

SOCIETY : M/S.MAYUR PARK CO-OP. HSG. SOC. LTD.,
REGN.NO. : NBOM/CIDCO/HSG(OH)/2943/2009-2010

SCHEDULE OF PAYMENT

NEFT/RTGS NO.	DATED	AMOUNT	BANK
272934	12/04/2023	1,00,000/-	SBI
NEFT/RTGS	15/04/2023	11,00,000/-	ABHYUDYA CO-OP BANK

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 १२ / ३०

I SAY RECEIVED

12,00,000/-



- 1) MR. SANDIP GANPAT LUBAL
- 2) MRS. ASHA SANDIP LUBAL

(TRANSFERORS)

WITNESSES:

1) MR. YOGESH KANADE }

(Signature of Yogesh Kanade)

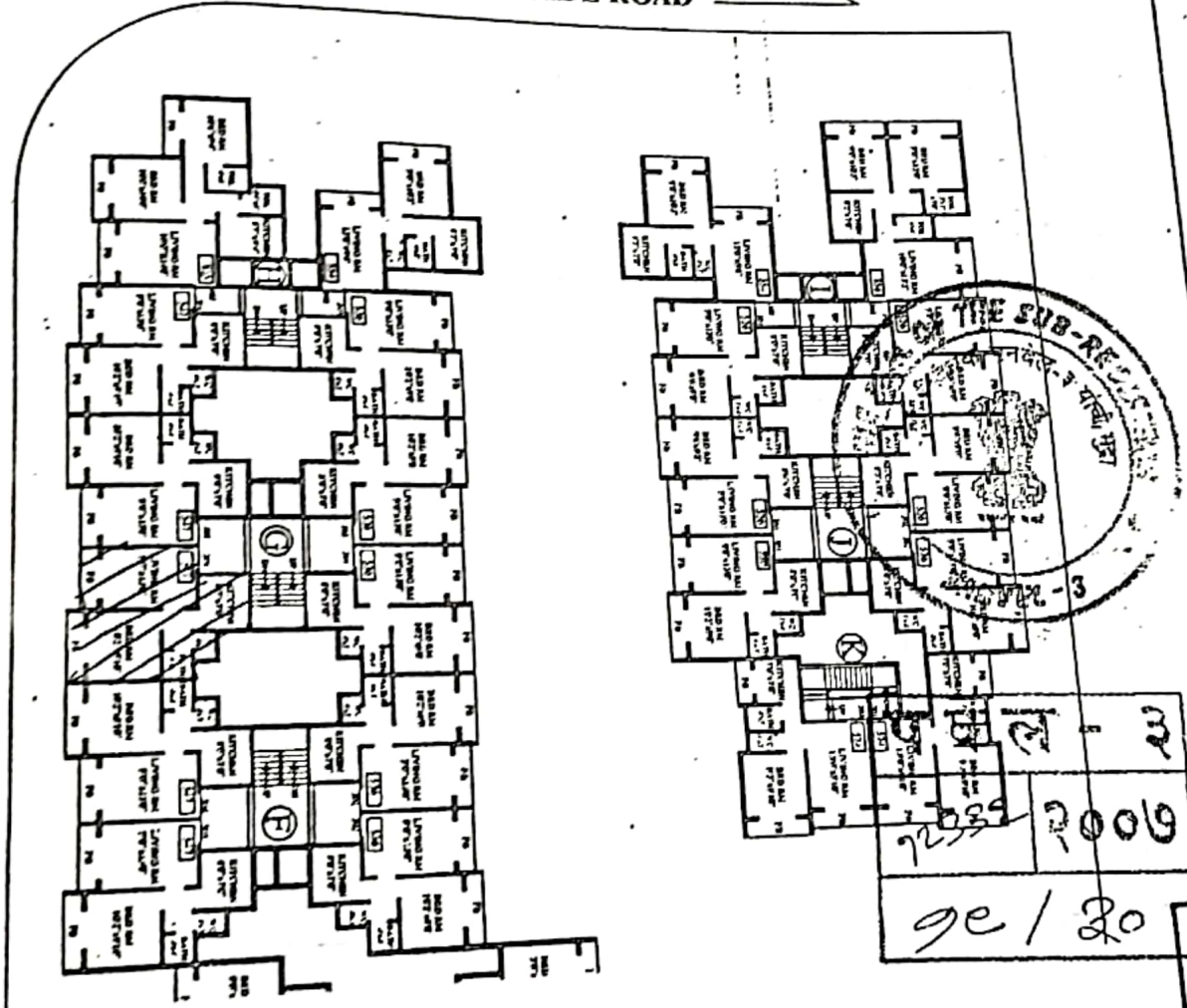
2) MR. MAHENDRA GIRASE }

(Signature of Mahendra Girase)

ANNEXURE "C"
Plan Copy
Commercial

15.00 MT WIDE ROAD

22.00 MT WIDE ROAD



B. K. Singh
AS

Gandharvi
Badhar

Chaitan
20/02/2008



मिडको

हर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पंजीकृत कार्यालय :

प्लॉट नं. दुसरा मजला, नरीमन पॉइंट,

मुंबई - ४०० ०२१.

दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-५६५० ०९००

००-९१-२२-५६५० ०९२८

फॅक्स : ००-९१-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'मिडको' भवन सी.बी.डी. नवमण्डळ,

वर्दी पुणे ४०० ६१४

दूरध्वनी - ०० २१-२२ ५२२१ ८१००

फॅक्स - ०० २१ २२ ५२२१ ८१६६

दिनांक : 4/5/2023

क्र.:

REF NO: CIDCO/BPI/ATPOI / 933

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential building (Res. BUA=6044.114 Sq.mtrs., Comm. BUA= 1403.945 Sq.mtrs. Total BUA=9448.059 Sq.mtrs. (No. of Units R-241, C-56)) on Plot no.1 & 22, Section-30 at Nanotte (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s Sakal Siddhi has been inspected on 20/10/2006 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 23/10/2003 and that the development is fit for the use for which it has been carried out.



[Signature]
M.S. Jadhav
Sr. D. ANNEK / ATPO
Navi Mumbai & Kharipat

प व ल
3920 2023
28 / 30

विकास महामंडळ (महाराष्ट्र) मर्यादित

पुणे कार्यालय

पत्ता: नवीमना पॉइंट
प्लॉट नं. 1 & 22, सेक्टर-55, नवी मुंबई
प्लॉट नं. 1 & 22, सेक्टर-55, नवी मुंबई
महाराष्ट्र / महाराष्ट्र

पुणे कार्यालय
"विठ्ठल" बंगला वी.पी.डी. रोड
नवी मुंबई - 400 114
दुरध्वनी नं. ०२०-२२ ११२१ ८१००
फॅक्स नं. ०२० २२ ११२१ ८१११

NO. CUCCG6PIATPOI / 933

दिनांक: 4/5/2006

OCCUPANCY CERTIFICATE

whereby certify that the development of Residential building (Res. 4.114 Sq.mtrs., Comm. BUA= 1403.945 Sq.mtrs. Total BUA=9446.055 (No. of Units R-241, C-55) on Plot no.1 & 22, Sector-55 at Kamothe scheme of Navi Mumbai completed under the supervision of M/s. Kanai has been inspected on 20/10/2006 and I declare that the development has been carried out in accordance with the General Development Control Regulations and conditions stipulated in the Commencement Certificate dated 23/10/2003 and the development is fit for the use for which it has been called out.



[Signature]
M.S. J. Vaidya
S.P. D. ANNER / A.T.D.N
Navi Mumbai & Kamothe

प व ल

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:
"NIRMAL", 2nd FLOOR, Northon Point,
MUMBAI - 400 021
PHONE: 00 91-22-66501000
FAX: 00 91-22-2202 2600

HEAD OFFICE:
CIDCO BLDG, CBE, BLDG,
LIFELINE - 400 014
PHONE: (0) 91-22-6171 8171
FAX: (0) 91-22-6171 8171

Ref. No.

Date:

19 / 7 / 2016

सिडको / परसाहत / साहते / कामोठे / 327 / 2010 / 10602

प्रति,
अध्यक्ष / सेक्रेटरी,
मे मयुर पार्क को.ऑ. ही सोसा. लि.,
प्लॉट न-1 व 22, से-30,
कामोठे, नवी मुंबई

विषय:- साडेघारा टक्के गंतव्गनुसार गीजे कामोठे येथे वाटप करण्यात आलेल्या भूखंडाच्या हस्तांतरणाबाबत
संदर्भ:- आमच्या कार्यालयामध्ये पत्र क्र सिडको / परसाहत / साहते / कामोठे / 327 / 2009
दिनांक:- 20 / 04 / 2009

महोदय,

साडेघारा टक्के योजनेप्रमाणे गीजे कामोठे येथे वाटप करण्यात आलेल्या आणि मे. तिरुपती इंटरप्रायझेस तर्फे भागीदार 1) श्री. मयुर प्रेमजी फारीया, 2) श्री. विसनजी रतनशी सावला, 3) श्री. मुकेश शिवाजी चौधरी, 4) श्री. महेश मांडन पटेल, 5) श्री. मुरजी हिरजी पटेल, 6) श्री. महेश मेघजी पटेल धारण केलेला भूखंड क्रमांक 1 व 22, सेक्टर-38, क्षेत्र 8299.98 चौ.मी. मे. मयुर पार्क को.ऑ. ही सोसायटी लि., याचे नाव हस्तांतरित करण्यास वरील संदर्भिय पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा अभिहस्ताकणाचा विलेख दिनांक-20.11.2010 रोजी मे. तिरुपती इंटरप्रायझेस तर्फे भागीदार 1) श्री. मयुर प्रेमजी फारीया, 2) श्री. विसनजी रतनशी सावला, 3) श्री. मुकेश शिवाजी चौधरी, 4) श्री. महेश मांडन पटेल, 5) श्री. मुरजी हिरजी पटेल, 6) श्री. महेश मेघजी पटेल आणि मे. मयुर पार्क को.ऑ. ही सोसायटी लि., याच्यामध्ये करण्यात आला असून या अभिहस्ताकण विलेखाची नोंदणी दुय्यम निबंधक पनवेल-3, याचेकडे नोंदणी क्रमांक पनवेल-3-11523-2010, पावती क्रमांक 11844, दिनांक 20/11/2010, अन्वये करण्यात आलेली असल्याने व वरील अभिहस्ताकणाचा विलेखची सत्यप्रत आपण आगचेकडे सादर केली असल्यामुळे उपरोक्त भूखंडाचा वाटप हस्तांतरित करण्यात मे. मयुर पार्क को.ऑ. ही सोसायटी लि., याचे नाव सिडकोच्या

आपला	
3520	2023
24/7/16	

आपला विश्वासू

(Signature)

(Signature)

व्यवस्थापक शाहरसेवा - 2
व्यवस्थापक विकास, रोमासो मजला,
सिडको ली, सीबीडी वेलापुर,
नवी मुंबई - 400 698.

प्रत - 1) मे. तिरुपती इंटरप्रायझेस तर्फे भागीदार श्री. मयुर प्रेमजी फारीया व इतर
2) सहा. सहा. अधिकारी (परसाहत) - वरील प्रमाणे नोंद घेण्यात यावी.



In case of any corruption related complaints, please visit
cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Useriojln.aspx



भारत सरकार
Government of India
महेश त्रिंबक जाधव
Genesh Trimbak Jadhav
जन्म तारीख/DOB: 10/02/1985
पुरुष / MALE

6175 8413 6495
VID: 9172189126157001

माझे आधार, माझे ओळख



Genesh



भारत सरकार
GOVERNMENT OF INDIA
वृषाली गणेश जाधव
Vrushali Ganesh Jadhav
जन्म वर्ष / Year of Birth : 1991
स्त्री / Female

7907 5629 3515

आधार - सामान्य माणसाचा अधिकार



Jadhav

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3y2w 2023
no 30

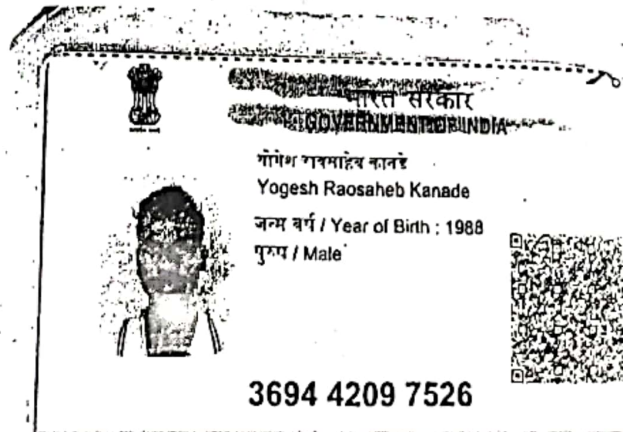


सुनिल दारिण सार्दा
Sunil Dairao Sarda
जन्म तारीख/DOB: 01/08/1970
पुरुष / MALE
MID STATE ID: 9908215050
4433 6728 6948
VID: 9172 0591 9214 8152



माझे आधार, माझे ओळख

[Signature]



3694 4209 7526

आधार - सामान्य माणसाचा अधिकार.

[Signature]

**ANNEXURE "B"
COMMENCEMENT CERTIFICATE**

REF. NO CIDCO P.E. UPYATI - 12.1
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to

SHRI BHALCHANDRA YISHNU VAISHANIPAYAN & PARASHOTAMI V. VAISHAMPYANI
Unit Plot No. 1 & 22 Road No. Sector 36 Node Karnofre of

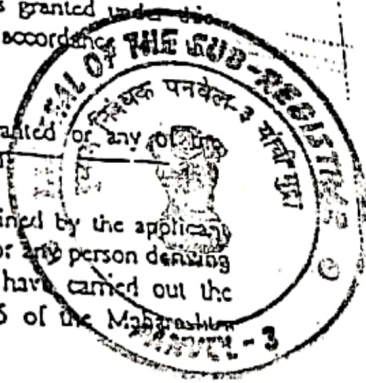
Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+7) structure.

Residential Net B.U.A = 8044.114 m² Commercial Net B.U.A = 1403.945 m²
Total proposed Net Built-up Area = 9,448.059 m²

(Nos. of Residential Units 241 Nos. of Commercial units 55)

1. This Certificate is liable to be revoked by the Corporation if:-

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



The applicant shall:

- 1.1 Give a notice to the Corporation for completion of development work up to the level, atleast 7 days before the commencement of the further work.
- 1.2 Give written notice to the Corporation regarding completion of the work.
- 1.3 Obtain Occupancy Certificate from the Corporation.
- 1.4 Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

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

The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of M.R.T.P. Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.

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