

86/5081

पावती

Original/Duplicate

Thursday, June 22, 2023

नोंदणी क्र.: 39म

12:46 PM

Regn.: 39M

पावती क्र.: 6700 दिनांक: 22/06/2023

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल1-5081-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मल्लिकार्जुन उकुंडी भंडारी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 30540.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:04 PM ह्या वेळेस मिळेल.

JOINT S R PANVEL 1

बाजार मूल्य: रु.2568864 /-

मोबदला रु.3600000/-

भरलेले मुद्रांक शुल्क : रु. 216000/-

सह दुय्यम निबंधक, पनवेल-१

1) देयकाचा प्रकार: DHC रकम: रु.540/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2106202315645 दिनांक: 22/06/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003998911202324E दिनांक: 22/06/2023

बँकेचे नाव व पत्ता:

दस्त परत मिळाला
पक्षकाराची सह
मूळ दस्त परत दिला
लिपिक.
म निबंधक, पनवेल-१



23/06/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 5081/2023

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2568864
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र. 501, पाचवा मजला, प्रगती होम्स सी.एच.एस. लि., प्लॉट क्र.32, सेक्टर-20, उलवे नोड, ता. पनवेल, जि. रायगड. क्षेत्रफळ : 24.713 चौ.मी. कारपेट (Plot Number : 32 ;)
(5) क्षेत्रफळ	1) 24.713 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-उत्पल सतीश मेहता -- वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रोड नं.३/ए. नमदिप सी.एच.एस., प्लॉट क्र.१/१०, नाथ पाई नगर, घाटकोपर, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AHSPM4242K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मल्लिकार्जुन उकुंडी भंडारी -- वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शांतिनिकेतन सी.एच.एस., फ्लॉट नं.३०४, प्लॉट -जी-५३/५४, सेक्टर -२०, बेलापूर, विद्या प्रसारक शाळे जवळ, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AOTPB4108F
(9) दस्तऐवज करून दिल्याचा दिनांक	22/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	22/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5081/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	216000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक, पनवेल-१

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.





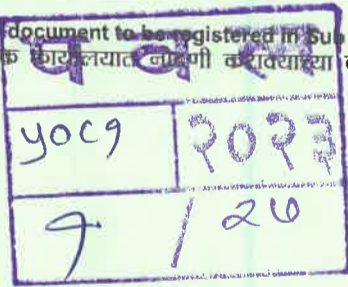
CHALLAN
MTR Form Number-6



GRN	MH003998911202324E	BARCODE			Date	21/06/2023-18:38:17	Form ID	25.1		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR			PAN No.(If Applicable)	AOTPB4108F					
Location	RAIGAD			Full Name	MR MALLIKARJUN URKUNDI BHANDARI					
Year	2023-2024 One Time			Flat/Block No.	Flat No.501, 5th floor, Pragati Homes CHS Ltd.,					
Account Head Details		Amount In Rs.		Premises/Building	Plot-32, Sector-20, Ulwe					
0030046401 Stamp Duty		216000.00		Road/Street	Navi Mumbai					
0030063301 Registration Fee		30000.00		Area/Locality	Navi Mumbai					
				Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	PAN2=AHSPM4242K~SecondPartyName=MR UTPAL SATISH MEHTA~					
				Amount In	Two Lakh Forty Six Thousand Rupees Only					
Total			2,46,000.00	Words						
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	02003942023062101993	1341193356			
Cheque/DD No.				Bank Date	RBI Date	21/06/2023-18:39:34	Not Verified with RBI			
Name of Bank				Bank-Branch	BANK OF BARODA					
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. Mobile No. : 8879841644
सदर चलन केवल दुस्यम निबंधक कार्यालय नोंदणी कार्यालया दस्तासाठी लागू आहे. नोंदणी न कार्यालयाच्या दस्तासाठी सदर चलन लागू नाही.



B. Mallik



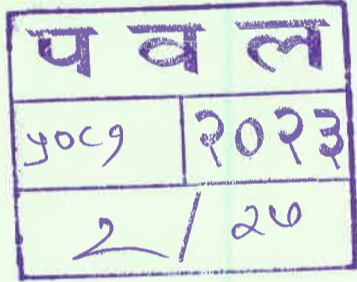
Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2106202315645	Date	21/06/2023
Received from MR MALLIKARJUN URKUNDI BHANDARI, Mobile number 8879841644, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.			
Payment Details			
Bank Name	SBIN	Date	21/06/2023
Bank CIN	10004152023062114583	REF No.	317287010769
This is computer generated receipt, hence no signature is required.			

[Handwritten Signature]

B. Mallik

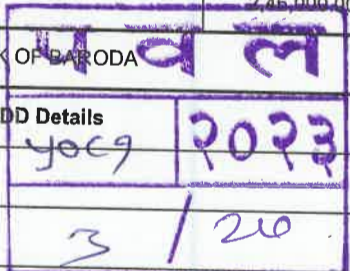




CHALLAN
MTR Form Number-6



GRN	MH003998911202324E	BARCODE			Date	21/06/2023-18:38:17	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (if Any)				
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR			PAN No.(if Applicable)	AOTPB4108F			
Location	RAIGAD			Full Name	MR MALLIKARJUN URKUNDI BHANDARI			
Year	2023-2024 One Time			Flat/Block No.	Flat No.501, 5th floor, Pragati Homes CHS Ltd.,			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	216000.00		Road/Street	Plot-32, Sector-20, Ulwe			
0030063301	Registration Fee	30000.00		Area/Locality	Navi Mumbai			
				Town/City/District				
				PIN	4	1	0	2
				PIN		0	6	
				Remarks (If Any)	PAN2=AHSPM4242K--SecondPartyName=MR UTPAL SATISH MEHTA--			
				Amount In	Two Lakh Forty Six Thousand Rupees Only			
Total				Words				
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK				
Cheque/DD Details		3/20		Bank CIN	Ref. No.	02003942023062101993	1341193356	
Cheque/DD No.	3069		2023	Bank Date	RBI Date	21/06/2023-18:38:17	Not Verified with RBI	
Name of Bank	3		20	Bank-Branch	BANK OF BARODA			
Name of Branch				Scroll No. , Date	1 , 22/06/2023			



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8879841644

सदर चलन केवल दुय्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-86-5081	0002096065202324	22/06/2023-12:45:51	IGR146	30000.00
2	(IS)-86-5081	0002096065202324	22/06/2023-12:45:51	IGR146	216000.00
Total Defacement Amount					2,46,000.00



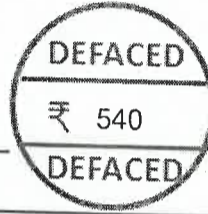
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2106202315645

Receipt Date 22/06/2023

Received from MR MALLIKARJUN URKUNDI BHANDARI, Mobile number 8879841644, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered on Document No. 5081 dated 22/06/2023 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.



Payment Details

Bank Name SBIN

Payment Date 21/06/2023

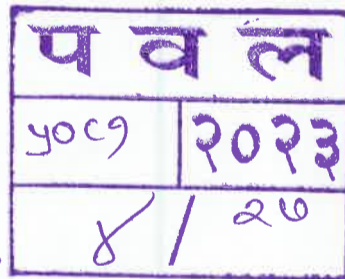
Bank CIN 10004152023062114583

REF No. 317287010769

Deface No 2106202315645D

Deface Date 22/06/2023

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



AGREEMENT FOR SALE

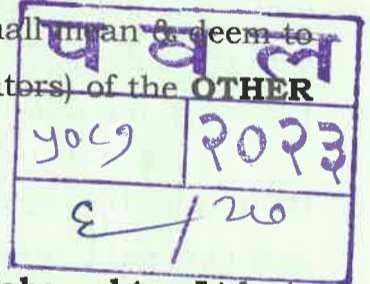
THIS **AGREEMENT FOR SALE** is made and entered into at **Ulwe, Navi Mumbai**, on this **22nd** day of **June, 2023**, **BETWEEN MR. UTPAL SATISH MEHTA, (PAN No.AHSPM4242K)**, an adult, Indian Inhabitant, residing at 3/A, Namdeep C.H.S., Plot No-9/10, Nath Pai Nagar, Ghatkoper, Mumbai-400077, (Hereinafter referred to as the **"SELLER/VENDOR"**) (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and deem to include his/her/their heirs, executors and administrators) of the **ONE PART**.

AND

MR. MALLIKARJUN URKUNDI BHANDARI, (PAN No.AOTPB4108F), an adult, Indian Inhabitant, residing at Shantiniketan CHS., Flat No.304, Plot-G-53/54, Sector-20, Belapur, Near Vidya Prasark School, Navi Mumbai-400614, (hereinafter referred to as the **"THE PURCHASER"**) (which expression shall unless it be repugnant to the context or meaning thereof shall mean and deem to include his/her/their legal heirs, executors and administrators) of the **OTHER PART**.

WHEREAS

The **City and Industrial Development Corporation of Maharashtra Ltd.**, is Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as **"THE CORPORATION"** having its Registered Office at Nirmal, 2nd Floor, Nariman Point, Bombay - 400021. The Corporation has been declared as a New Town Development Authority under the provision of sub-section 3 (A) of Section 113 of Maharashtra Regional and Town Planning Act, 1956, Maharashtra Act No. **XXXVII of 1966** (hereinafter referred to as **"the said Act"**), for the new town of new Bombay. The area designated as site for New Town under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.



B. Mallik2/-

AND WHEREAS

The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an order duly made in the behalf as per the provision of Section 113 (3) (A) of the said Act.

AND WHEREAS

By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS:

By an Allotment letter dated 14/03/2014, the CIDCO Ltd. had allotted Plot No.32, Sector-20 in Village/ Site Ulwe, admeasuring 499.92 Square Meters or thereabout to Mrs. Radhabai Shivaji Patil and 8 Others (Legal heirs of Late Mr. Shivaji Gajanan Patil) in lieu of acquiring their original lands, under 12.5% Gaothan Expansion Scheme, for the development of Navi Mumbai.

By an Agreement to Lease dated 16th May, 2014 executed between CIDCO Ltd. and the said Mrs. Radhabai Shivaji Patil and 8 Others (therein referred to as the Licensee and hereinafter referred to as the said Original Licensees), the CIDCO Ltd. granted the said Original Licensees a lease to Plot No.32, Sector-20 in Village/ site Ulwe, admeasuring 499.92 Square Meters or thereabouts (hereinafter referred to as the said Old plot) for the lease premium and on terms and conditions as contained therein. The said Agreement to Lease is registered with the Sub-Registrar of Assurances at Panvel-2 under Receipt No-3739 & Serial No. PVL2-3660-20114 dated 16/05/2014

By a Tripartite Agreement Dated 9th November, 2014 executed CIDCO Ltd., the said Original Licensees and **M/s. PRAGATI DEVELOPERS**, a partnership firm through its partners **1) MR. MOHANPRAKASH KANARAM CHOUDHARY, 2) MR. GIGARAM RAMAJI CHOWDHARI & 3) MR. RAHUL GANESH MEHTA** having its office at Shop No-4, Nandanvan, Plot No-191, Sector-19, Ulwe Node, Post. Vahal, Tal. Panvel, Dist. Raigad-410206, therein referred to as the said New Licensee and hereinafter referred to as the said **M/s. PRAGATI DEVELOPERS**, the CIDCO Ltd. agreed to accept and substitute the said **M/s. PRAGATI DEVELOPERS** as the New Licensees for the said plot upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub- Registrar of Assurances at Panvel-4 under Receipt No-10138 & Serial No. PVL4-9333-2014 dated 09/09/2014.

...3/-

The CIDCO Ltd., vide its letter bearing reference No. CIDCO/ VASAHAAT/ SATYO/ ULWE/259/2014/1622 dated 16/09/2014, has substituted the **M/s. PRAGATI DEVELOPERS** as the New Licensees instead and in place of the said Original Licensees and at the request of the said Original Licensees, the CIDCO Ltd. has transferred the said plot in favour of **M/s. PRAGATI DEVELOPERS**, herein upon such terms & conditions as mentioned therein.

In the above circumstances as mentioned hereinabove, the Builders i.e. **M/s. PRAGATI DEVELOPERS**, are seized and possessed of and are well and sufficiently entitled to develop the said plot by constructing a building/s as per the building plans sanctioned by the concerned authority.

The Builders, through their Architect 'M/s. Atul Patel Architects', have prepared building plans by initially utilizing permissible FSI, by proposing to construct a Residential Building (hereinafter referred to as the said Layout), The Builders have submitted to the CIDCO Ltd. and other authorities the building plans, specifications and designs for the said plot. The CIDCO Ltd. has sanctioned the building plans, specifications and designs submitted by the Builders and granted its Commencement Certificate and Development permission vide its letter dated 23-01-2015 having Reference No. CIDCO/BP-12387/TPO(NM&K)/2014/097 to construct Residential Building of Stilt + 7 Upper Floors.

The Builders i.e. **M/s. PRAGATI DEVELOPERS**, through their Architect 'M/s. Atul Patel Architects', made an applications for amendment of the plan for construction of Residential Building on Plot No-32, Sector-20, Ulwe. Thus an amended approval to revise plan was thereby granted by CIDCO Ltd. for construction of Residential Building on Plot No-32, Sector-20, Ulwe hereby CIDCO Ltd. has re-sanctioned the building plans, specifications and designs submitted by the Builders and granted an Amended Commencement Certificate and Development permission vide its letter dated **20-05-2015** having Reference No. **CIDCO/BP-12387/TPO(NM&K)/2015/564** to construct Residential Building of Stilt + 7Upper Floors. The Copy of the said Amended Commencement Certificate dated 20-05-2015 is annexed hereto and marked as **Annexure "D"**

AND WHEREAS

The said plans are sanctioned by the CIDCO on certain terms conditions, stipulations and restrictions which are to be observed and performed by the Promoters/Builders while developing the said Plot/Building.



....4/-

AND WHEREAS

As per the Plans approved by the Corporation the Promoters/Builders have constructed thereon Building known as "**PRAGATI HOMES**" and the Builders have the Sole and exclusive rights to dispose of the same on ownership Basis, to the prospective Purchasers.

AND WHEREAS

The building constructed on the said plot known as "**PRAGATI HOMES**" and obtained the **Occupancy Certificate**, Vide its Letter No.**CIDCO/BP-13387/TPO(NM/2017/2414**, Dated **16.03.2017**.

AND WHEREAS

The Completion Certificate and the Occupancy Certificate have been granted by the Additional Town Planning Officer of the CIDCO.

AND WHEREAS

By execution of **AGREEMENT FOR SALE** dated: **6th June, 2016**, Vide **Document No.PVL-4-5148-2016**, **Receipt No.5891** dated **06.06.2016**, **M/S. PRAGATI DEVELOPERS** through its Partner **Mr. Gigaram Ramaji Choudhary**, had allotted/Sold the **Flat bearing No.501**, on the **5th Floor**, admeasuring about **24.713 Sq.Mtr. Carpet Area**, in the Building known as "**PRAGATI HOMES**" constructed on **Plot No.32 under 12.5% Gaonthan Expansion Scheme**, Sector-**20**, at Village- **Ulwe**, Navi Mumbai, Taluka :- **Panvel**, District: **Raigad**, (herein after referred to as the said Flat) to the Original Purchaser **MR. UTPAL SATISH MEHTA**, the Promoter/Builders had handed over the possession of said flat on completion of the construction of the same.

AND WHEREAS

The agreed sale consideration towards purchase of said flat and other charges towards formation of society, share money, MSEB deposit, Water connection deposit, Annual Service charges, legal charges & CIDCO transfer fees have been paid by Purchasers of said flat.

AND WHEREAS

The Sellers herein are legally lawfully, absolutely seized, possessed of and otherwise well and sufficiently entitled to the **Flat bearing No.501**, on the **5th Floor**, admeasuring about **24.713 Sq.Mtr. Carpet Area**, in the Building known as "**PRAGATI HOMES**" constructed on **Plot No.32 under 12.5% Gaonthan Expansion Scheme**, Sector-**20**, at Village- **Ulwe**, Navi Mumbai, Taluka :- **Panvel**, District: **Raigad**, "more particularly described in floor plan hereof, annexed hereto". For brevity sake the Flat No.**501** is hereinafter referred to as the said Flat.

....5/-

AND WHEREAS

By executing an Agreement the Builders sold the **Flat bearing No.501**, on the **5th Floor**, admeasuring about **24.713 Sq.Mtr. Carpet Area**, in the Building known as "**PRAGATI HOMES**" constructed on **Plot No.32 under 12.5% Gaonthan Expansion Scheme**, Sector-20, at Village- **Ulwe**, Navi Mumbai, Taluka :- **Panvel**, District: **Raigad**, (hereinafter referred to as the "**Said Flat**") together with the permanent hereditary and absolute right of use and occupation of the said flat.

The Vendors are the bonafied member of the "**PRAGATI HOMES CO-OPERATIVE HOUSING SOCIETY LTD.**" , a society duly registered under the Maharashtra Co-operative Societies Act, 1960 having Registration Certificate No.**N.B.O.M./CIDCO/HSG/(T.C.)/8019/J.T.R./Year-2019-2020**, dated **20.05.2019**. (Hereinafter referred to as the "Society").

AND WHEREAS

The Seller herein desire to sell, transfer alltheir rights, title, interest, claim and ownership in the said Flat in favour of Purchasers against the payment of lump sum consideration amount of **Rs.36,00,000/- (Rupees Thirty Six Lakhs Only)**.

AND WHEREAS

The Purchaser after taking the inspection of relevant papers and documents has approached to the Sellers and shown their keen interest, desire in purchasing, acquiring the said Flat for which Sellers has agreed to sale, transfer all their rights, title, interest & ownership in the said Flat against the payment of total agreed consideration of **Rs.36,00,000/- (Rupees Thirty Six Lakhs Only)**.

AND WHEREAS

The Purchaser hereby confirms that they will use the said Flat for Residential Purpose and also regularly pay to the said proposed society their contribution towards property tax and maintenance charges etc.

AND WHEREAS

The Seller has further represented they will pay maintenance bill and property tax to the said society up to the date of execution of the Agreement and hereinafter the Purchasers shall pay the same.

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409	2023
90 / 20	



[Handwritten signature]

B. Mallik

AND WHEREAS

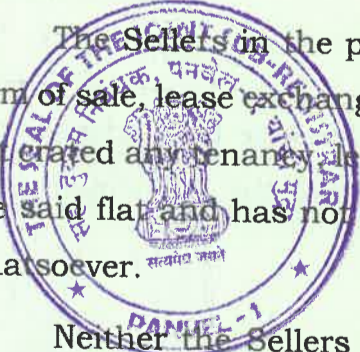
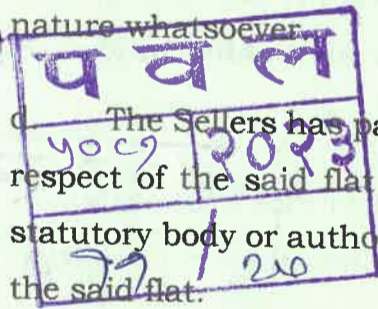
Pursuant to mutual negotiations between the parties and relying upon the aforesaid representation and declaration made by the Seller herein, the Purchaser has agreed to purchase, acquire the said flat from the Seller herein along with all their right, title, interest, benefit & ownership upon the terms & conditions mentioned hereinafter.

AND WHEREAS

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

THE SELLER DO HEREBY COVENANT AS FOLLOWS:

- a. There are no suits, litigation's civil or any other proceedings pending as against the seller personally affecting the said flat.
- b. There are no attachments or prohibitory order an against or affecting the said flat and the said flat is free from all encumbrances or charges and/or is not the subject matter to any lispensens or easements or attachments either before or after judgments. The Sellers has not received any notice neither from the Government, Semi Government or Municipal Corporation regarding nor of the proceedings in respect of the said flat.
- c. The said flat is free from all mortgages, charges, and encumbrances of any nature whatsoever.
- d. The Sellers has paid all the necessary charges of any nature whatsoever in respect of the said flat and the Sellers has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said flat.
- e. The Sellers in the past has not entered into any agreement. either in the form of sale, lease exchange, assignment or in any other way whatsoever and has not granted any tenancy, leave and license or any other rights of the like nature in the said flat and has not dealt with or disposed off the said flat in any manner whatsoever.
- f. Neither the Sellers nor any of his predecessor-in-title has received any notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and or requisition of the said flat.



.....7/-

g. The Sellers are in exclusive use, occupation and possession of the said flat and every part thereof and except the Sellers no other person or persons are in use occupation and enjoyment of the said flat or any part thereof.

h. The Seller has good and clear title free from encumbrances of any nature whatsoever of the said flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Sellers and/or against the said flat or any part thereof.

i. The Seller are not restricted either in the Income Tax Act, Gift Tax Act, or under any other statute from disposing off the said flat or any other statute from disposing stated in the Agreement.

j. The Seller has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchaser and the Sellers has all the right, title and interest to enter into this Agreement with the Assignee on the various terms and conditions as stated herein. Relying upon the aforesaid representations and declarations made by the Seller herein, the Purchaser has agreed to purchase the said flat.

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AND WHEREAS

Both the parties have held several meetings and discussed the various terms and conditions and also have fixed the Sale price of the said flat, being **Rs.36,00,000/- (Rupees Thirty Six Lakhs Only).**

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Sellers has agreed to sell and the Purchaser has agreed to purchase the **Flat bearing No.501**, on the **5th Floor**, admeasuring about **24.713 Sq.Mtr. Carpet Area**, in the Building known as **"PRAGATI HOMES"** constructed on **Plot No.32 under 12.5% Gaonthan Expansion Scheme**, Sector-20, at Village- **Ulwe**, Navi Mumbai, Taluka :- **Panvel**, District: **Raigad**, together with the permanent heredity and absolute right of the use and occupation of the said flat and together with the benefits of the deposit for a lump sum of **Rs.36,00,000/- (Rupees Thirty Six Lakhs Only).**





....8/-



2. In Consideration of the aforesaid representation made by the Sellers to the Purchasers herein agreed to purchase the said flat for the said consideration of **Rs.36,00,000/- (Rupees Thirty Six Lakhs Only)**, as follows:-

a) **Rs.51,000/- (Rupees Fifty One Thousand Only)** paid NEFT vide UTR No.SBIN523162400179 on dated 11.06.2023.

b) **Rs.3,49,000/- (Rupees Three Lakhs Forty Nine Thousand Only)** paid by NEFT/RTGS on dated 21.06.2023.

c) and the balance amount sum of **Rs.32,00,000/- (Rupees Thirty Two Lakhs Only)** shall be pay within 45 days from the date of execution of Property registration on raising loan from BANK OR ANY OTHER CO-OP/ NATIONALIZED BANKS/ ANY FINANCIAL INSTITUTIONS.

d) The Purchaser is agreed that he will bear stamp duty and registration charges and other charges, for the registration of the said flat.

3. The Seller do hereby covenant with the Purchasers that the said flat agreed to be sold is free from the encumbrances and defects in title of any nature whatsoever and that the Seller has full and absolute power to transfer and deliver possession of the said flat to the Purchaser.

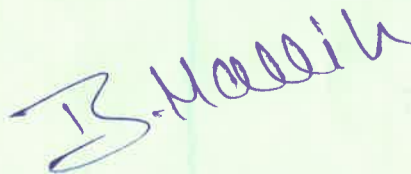
4. The Seller when received the full and final consideration shall handover the physical Possession of the said flat to the Purchaser.

5. The Seller do hereby covenant with the Purchaser that they will cleared all dues and charges that were payable and nothing remains to be pay.

6. The Purchaser do hereby covenant that after the vacant and peaceful possession of the said flat handed over to the Purchasers by the Seller the Purchasers shall at all times thereafter pay of cause to be paid by the share of taxes, any payable.

....9/-





7. The **NO OBJECTION CERTIFICATE** from the Society is to be obtained with the help of the Sellers and the charges will be borne by equally by the seller and purchaser.

8. The Sellers hereby further covenant with the Purchasers that he shall at all times whenever called upon the Purchaser or their Advocate or Solicitor do and execute, perform or cause to be performed and executed and done at the cost of the Purchaser all such further acts, deeds, matters and things and writings whatsoever for further and more perfectly conveying the said flat unto and to the use of the Seller as shall or may be reasonably required.

9. Save and accept as aforesaid all the terms and conditions of the Agreement made and entered into between the Seller and the Developers of "**PRAGATI HOMES**", shall be binding on the Purchaser as if all the same are scheduled of the flat were incorporated in this Agreement.

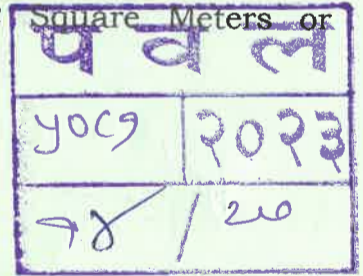
THE SCHEDULE OF ABOVE REFERRED PROPERTY

Flat bearing No.501, on the 5th Floor, admeasuring about 24.713 Sq.Mtr. Carpet Area, in the Building known as "PRAGATI HOMES" constructed on Plot No.32 under 12.5% Gaonthan Expansion Scheme, Sector-20, at Village- Ulwe, Navi Mumbai, Taluka :- Panvel, District: Raigad.

THE SCHEDULE OF LAND

All that piece and parcel of land bearing **Plot No.32, Sector-20 in Ulwe Node, Tal. Panvel, Dist, Raigad-410206** of 12.5% (Erstwhile Gaonthan Expansion Scheme) Scheme, containing by measurement 499.92 Square Meters or thereabouts and bounded as follows that is to say:

- On or ward the North by : **Plot No. 31**
On or ward the South by : **Plot No. 33**
On or ward the East by : **Proposed 9.00 Meters wide road**
On or ward the West by : **Plot No.8 & 9**



IN WITNESS WHEREOF the Parties hereto have set their hands hereunto the day and year hereinabove mentioned.

SIGNED AND DELIVERED by the
Within named **"Seller/Vendor"**

MR. UTPAL SATISH MEHTA

In the presence of



1.

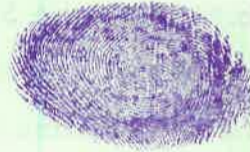
2.

SIGNED AND DELIVERED by the

Within named **"The Purchaser"**

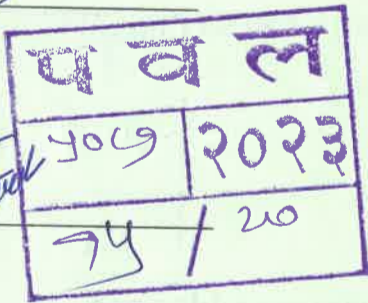
MR. MALLIKARJUN URKUNDI BHANDARI

In the presence of



1.

2.



RECEIPT

Received of and from the withinnamed "**The Purchaser**" **MR. MALLIKARJUN URKUNDI BHANDARI**, the sum of **Rs.4,00,000/-**-(Rupees Four Lakhs Only) paid by Cheque/RTGS being the Part and Advance Payment out of total Sale Price in respect of the **Flat bearing No.501**, on the **5th Floor**, admeasuring about **24.713 Sq.Mtr. Carpet Area**, in the Building known as "**PRAGATI HOMES**" constructed on **Plot No.32 under 12.5% Gaonthan Expansion Scheme**, Sector-20, at Village- **Ulwe**, Navi Mumbai, Taluka :- **Panvel**, District: **Raigad**, as agreed under these presents.

I SAY RECEIVED Rs.4,00,000/-



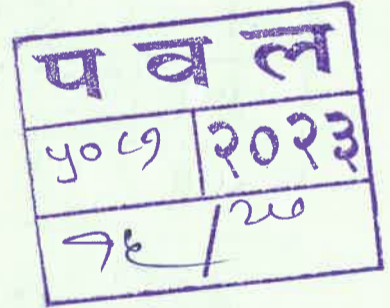
(MR. UTPAL SATISH MEHTA)

"Seller/Vendor"

WITNESSES

1. 

2. 



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3/06/2016

नुची क्र.2

दुय्यम विबंधक : सह.दु.नि.पानवेल 4

दस्त क्रमांक : 5148/2016

नोंदणी :

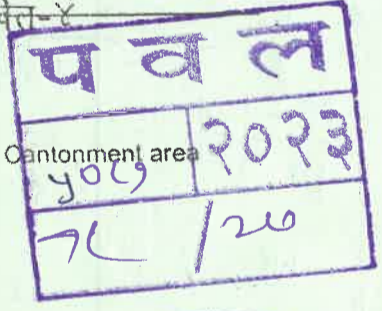
Regn.E3m

दस्तावेजाचे नाव : 1) उलवे

1) विलेखाचा प्रकार	अमल्याग
2) मोबदला	300000
3) बाजारभाव (भाडेपट्टाकार, गबतितपट्टाकार, आकारणी देणे, सीटेटेदार ते नमुद करणे)	300000
4) भू-मापन, फोटोदृश्या व अमल्याग	1) प्लॉट नं. नाव रायगड इतर प्लॉट नं. इतर माहिती : इतर माहिती : मदनिका क्र-501, पानवा मंडळ, प्रगती हिल्स, प्लॉट क्र.32 सेक्टर-20, उलवे नोड, ता.पानवेल, जि.रायगड. क्षेत्रफळ: 24.713 चौ.मी. कार्पेट (Plot Number : 32 ;)
5) क्षेत्रफळ	24.713 चौ.मीटर
6) आकारणी किंवा चूडी देण्याचे अंमल न्हि.	
7) दस्तऐवज करून देणा-या निवृत्त स्वभा-या पक्षकाराचे नाव किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याग प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.प्रगती डेव्हलपर्स रॉफे भागीदार निगाराभ रागाजी चौधरी वय:-36; पत्ता:-प्लॉट नं:-, भाळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- शॉप क्र.6, नंदनवन, प्लॉट क्र.191, सेक्टर-19, उलवे नोड, पो. वहाळ, ता.पानवेल, जि.रायगड, महाराष्ट्र, राईगार:-(00). पिन कोड:-410206 पॅन नं:-AAOFP9098D
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याग प्रतिवादिचे नाव व पत्ता	1): नाव:-उत्पल सतीश मेहता वय:-44; पत्ता:-प्लॉट नं:-, भाळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ३/ए, नमदीप सी.एच.एस, प्लॉट क्र-१/१०, नाथ पाई नगर, धाटवांगर, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AHSPM4242K
9) दस्तऐवज करून दिल्याचा दिनांक	06/06/2016
10) दस्त नोंदणी केल्याचा दिनांक	06/06/2016
11) अनुक्रमांक, खंड व पृष्ठ	5148/2016
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	151500
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	



Gadha
 प्र.सह. दुय्यम विबंधक नं-२,
 पानवेल-४



मुद्रांकनामाची विलेखात घेण्याची तपशील:-

मुद्रांक शुल्क अमल्याग प्रतिवादिचे अतुच्छेद

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





-: नोंदणी प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एस जी/(टी.सी)/८०१९/जेटीआर/सन २०१९-२०२०.

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, प्रगती होम्स सहकारी गृहनिर्माण संस्था मर्यादित, भूखंड क्र. ३२, सेक्टर २०, उलवे, नवी मुंबई हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १५४ (ब)(२) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण "भाडेकरू-सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर



K. V. Jadhav

(डॉ. केवारी जाधव)

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

प व ल	
५०७	२०२३
७९	२०



HEAD OFFICE

CIDCO, Bawon, 1st Floor,

NEW MAROLLI - 400 016

PHONE: 0091-22-2791 800

FAX: 0091-22-2791 8100

Date: 16 MAR 2017

पवेल-२

१७७७/२०१९

34/19

(TPO/NI/2017) 2114
NO 2 0 1 4 0 3 0 2 1 0 2 3 5 4 3 0 1

OCCUPANCY CERTIFICATE

पवेल-२	
१७७७	२०१९
२९	३२



I hereby certify that the development of residential Building (Plot No. 32, Sector 20, at Panvel (12.5% scheme) of Navi Mumbai, completed under the supervision of Architect Mr. [Name] has been completed on 12/01/2017 and I declare that the development has been carried out in accordance with the General Development Control Regulations, the conditions stipulated in the Amended Commencement Certificate dated 20/05/2016 and that the development is fit for the use for which it has been sanctioned.

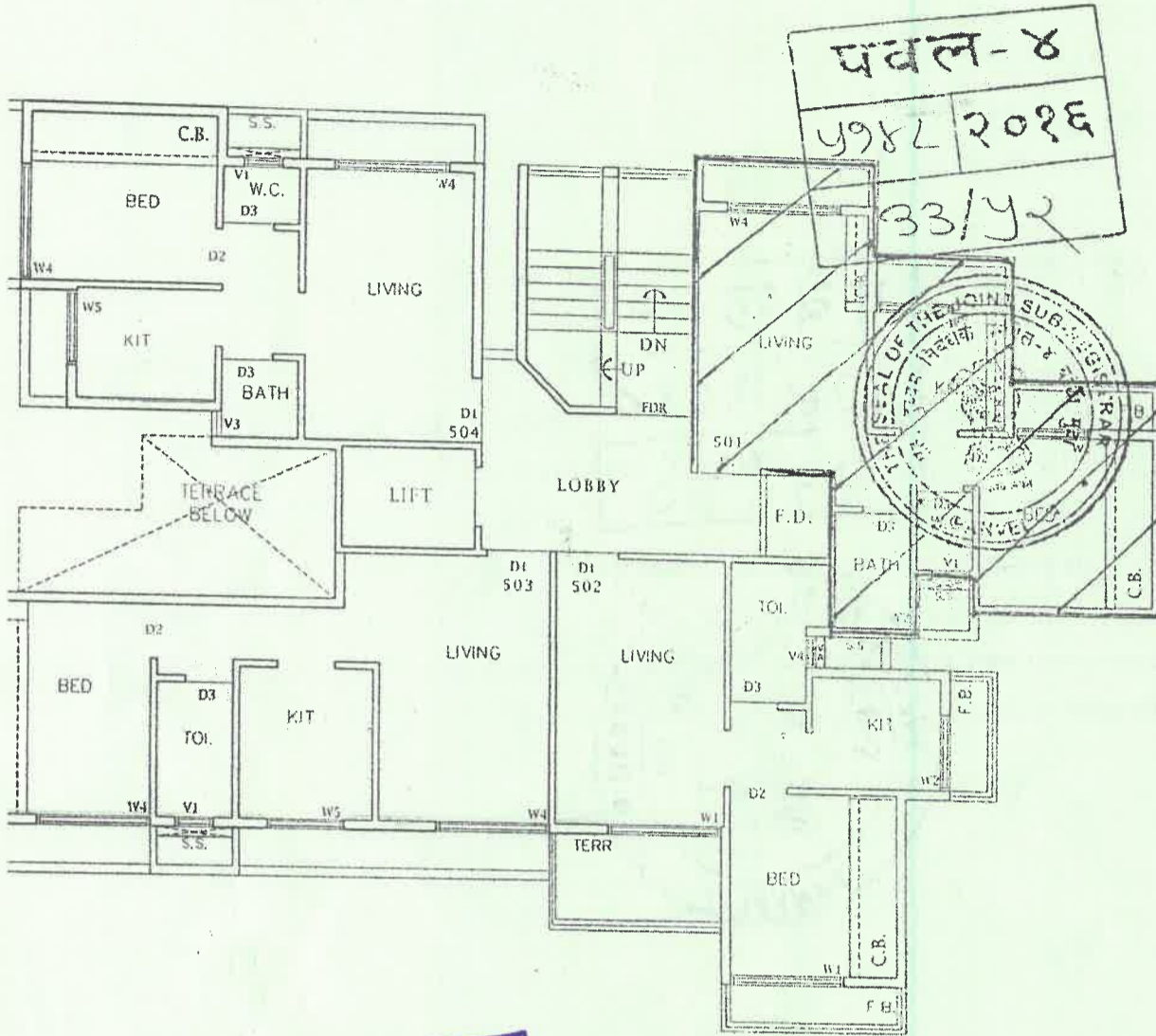


पवेल	
५०६	२०२३
२०/२०	

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



ANNEXURE "C"



पवल-४
५१४८ २०१६
३३/५२

पवल
५०८९ २०२३
२९ / २४



"PRAGATI HOMES"
PROPOSED RESIDENTIAL BUILDING
AT PLOT NO.32, SECTOR.20, ULWE, NAVI MUMBAI.

DEVELOPERS	501
M/S. PRAGATI DEVELOPERS	FIFTH
CARPET AREA	24.713 Sq. Mtr.
SIGNATURE OF DEVELOPERS	SIGNATURE OF PURCHASER




भारत सरकार
Unique Identification Authority of India
Government of India

नादविषयाचा क्रमांक / Enrollment No 1104/20386/04447

To,
उत्पल सतीश मेहता
Utpal Satish Mehta
S/O Satish Mehta
90 Feet Road, 3/A, Namdeep C.H.S. Plot No. 9/10, Nath Pal
Nagar, Ghatkopar
Rajawadi
Rajawadi Mumbai
Maharashtra 400077

21012312

Ref: 141 / 24B / 233482 / 233751 / P



UE088167204IN



आपला आधार क्रमांक / Your Aadhaar No. :
3057 3907 7856

आधार – सामान्य माणसाचा अधिकार

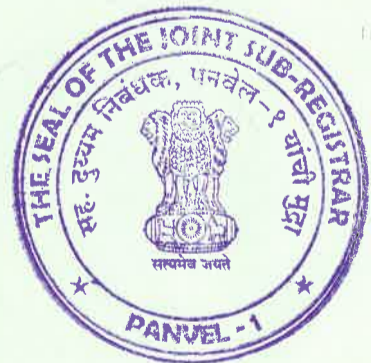
 **भारत सरकार**


 उत्पल सतीश मेहता
Utpal Satish Mehta
जन्म वर्ष / Year of Birth: 1972
लिंग / Male


3057 3907 7856

आधार – सामान्य माणसाचा अधिकार

प व ल	
५०८१	२०२३
२२/२०	



स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER
AHSPM4242K

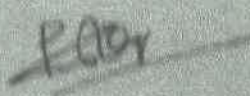


नाम /NAME
UTPAL SATISH MEHTA

पिता का नाम /FATHER'S NAME
SATISH KANTILAL MEHTA

जन्म तिथि /DATE OF BIRTH
08-07-1972

हस्ताक्षर /SIGNATURE



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



प व ल
 ५०८९ २०२३
 २३ / २०



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AOTPB4108F

नाम / Name
MALLIKARJUN URKUNDI BHANDARI

पिता का नाम / Father's Name
URKUNDI NARSAPPA BHANDARI

जन्म की तारीख / Date of Birth
30/09/1985

हस्ताक्षर / Signature

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक: / Enrolment No.: 1190/10629/02074


To
 मल्लिकार्जुन उकुंडी भंडारी
 Mallikarjun Urkundi Bhandari
 S/O Urkundi Bhandari
 Shantiniketan CHS, Flat No-304, Plot No-G-53, 54
 Sector-20 Belapur Pin Code-400614
 Near Vidya Prasark School
 Navi Mumbai
 Thane Maharashtra - 400615
 9821913067


Download Date: 15/06/2018
 Generation Date: 03/09/2011

Validity: unknown

आपला आधार क्रमांक / Your Aadhaar No. :
8251 2441 4064
 VID : 9196 7542 6553 7188

माझे आधार, माझी ओळख


भारत सरकार
Government of India


 मल्लिकार्जुन उकुंडी भंडारी
 Mallikarjun Urkundi Bhandari
 जन्म तारीख/DOB: 30/09/1985
 पुरुष/ MALE

पत्ता: S/O नं-३ कोड महार
 Address: S/O Flat Bel Pra Ma:

8251 2441 4064
 VID : 9196 7542 6553 7188

माझे आधार, माझी ओळख

प व ल	
५०८९	२०२३
→ ४	/ २०

Mallikarjun



भारत सरकार
Government of India



जितेंद्र विष्णुराव जाधव
Jitendra Vishnurao Jadhav
जन्म तारीख/DOB: 19/09/1972
पुरुष/ MALE

Issue Date: 01/04/2021

7809 4745 4286
VID : 9199 5136 0095 2133


माझे आधार, माझी ओळख

Jitendra

प व ल


५०८७	२०२३
२५	१२०

भारत सरकार
Government of India



अशोकराम नरवडे
Ashokraam Narwade
जन्म तारीख / Year of Birth : 1975
पुरुष / Male

REGISTRAR
PANVEL



4507 5420 3533

आधार - सामान्य माणसाचा अधिकार

Ashokraam

86/5081

गुरुवार, 22 जून 2023 12:46 म.नं.

दस्त गोषवारा भाग-1

पवल 1

दस्त क्रमांक: 5081/2023

दस्त क्रमांक: पवल 1 /5081/2023

बाजार मूल्य: रु. 25,68,864/-

मोबदला: रु. 36,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,16,000/-

दु. नि. सह. दु. नि. पवल 1 यांचे कार्यालयात

पावती:6700

पावती दिनांक: 22/06/2023

अ. क्रं. 5081 वर दि.22-06-2023

सादरकरणाराचे नाव: मल्लिकार्जुन उकुंडी भंडारी - -

रोजी 12:43 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

दस्त हजर करणाऱ्याची सही:

एकुण: 30540.00

JOINT S R PANVEL 1

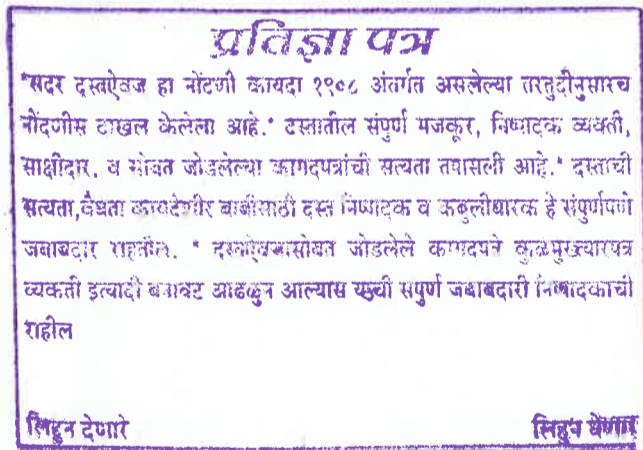
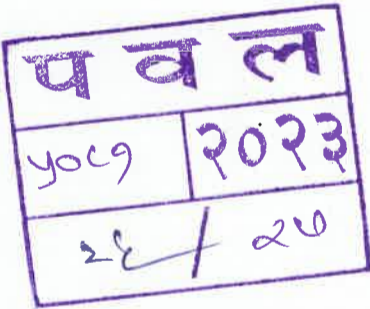
JOINT S R PANVEL 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 22 / 06 / 2023 12 : 43 : 26 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 22 / 06 / 2023 12 : 44 : 47 PM ची वेळ: (फी)



Handwritten signature of the registrar.

Handwritten signature of the applicant, B. Mallik.

प्रमाणित करणेत येते की, या दस्तामध्ये
२७ पृष्ठे आहेत.

सह दुय्यम निबंधक, पनवल-१



22/06/2023 12 56:47 PM

दस्त गोपवारा भाग-2

पवल1

दस्त क्रमांक:5081/2023

दस्त क्रमांक :पवल1/5081/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:उत्पल सतीश मेहता -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रोड नं.३/ए. नमदिप सी.एच.एस., प्लॉट क्र.१/१०, नाथ पाई नगर, घाटकोपर, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AHSPM4242K	लिहून देणार वय :-51 स्वाक्षरी:		
2	नाव:मल्लिकार्जुन उकुंडी भंडारी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शांतिनिकेतन सी.एच.एस., प्लॉट नं.३०४, प्लॉट -जी-५३/५४, सेक्टर -२०, बेलापूर, विद्या प्रसारक शाळे जवळ, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AOTPB4108F	लिहून घेणार वय :-37 स्वाक्षरी:-		

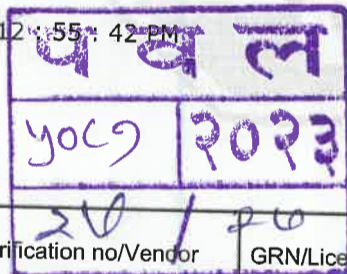
वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:22 / 06 / 2023 12 : 54 : 57 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अशोक नरवडे -- वय:48 पत्ता:प्लॉट नं.ए/४०२, कळंबोली, पनवेल पिन कोड:410218			
2	नाव:जितेंद्र जाधव -- वय:45 पत्ता:उलवे नवी मुंबई पिन कोड:410206			

शिक्का क्र 4 ची वेळ:22 / 06 / 2023 12 : 55 : 42 PM



पुस्तक क्र. 9

दस्त क्र. 9069

वर नोंदला.

JOINT S R PANVEL 1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use At	Deface Number	Deface Date
1	MR MALLIKARJUN URKUNDI BHANDARI	eChallan	02003942023062101993	MH093998911202324E	216000.00	SD	0002096065202324	22/06/2023
2		DHC		2106202315645	540	RF	2106202315645D	22/06/2023
3	MR MALLIKARJUN URKUNDI BHANDARI	eChallan		MH093998911202324E	30000	RF	0002096065202324	22/06/2023

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

5081 / 2023

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