

353/10714

पावती

Original/Duplicate

Wednesday, June 21, 2023

नोंदणी क्र.: 39म

7:28 PM

Regn.: 39M

पावती क्र.: 12343 दिनांक: 21/06/2023

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल2-10714-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करण्याच्याचे नाव: मर्सी वर्गीस . .

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

7:47 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

बाजार मुल्य: रु.8107470 /-

मोबदला रु.8400000/-

भरलेले मुद्रांक शुल्क : रु. 588000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2106202311950 दिनांक: 21/06/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003985107202324E दिनांक: 21/06/2023

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज प्राप्त दिला

येथे

दुय्यम निबंधक पनवेल-२

मूळ दस्तऐवज प्राप्त मिळाला

पसकारची सही



06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्तावेज क्रमांक : 10714/2023

नोंदणी

Regn.63m

गावाचे नाव : खारघर

विवेकाचा प्रकार	क्रमांक
सोवदला	8400000
वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकारांणी देतो की पट्टेदार ते नमुद करावे)	8107470
सू-मापन,पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: सदतिका नं. 401,चौथा मजला,भुमि डरना रेगिस्ट्ररी को. ऑप. हौसिंग सोसायटी लि.,प्लॉट नं. 11-ए,सेक्टर 20,खारघर,नवी मुंबई,ता. पनवेल,जि. रायगड,क्षेत्र. 63.084 चौ. मी. कारपेट एरिया या मिळकतीचे((SECTOR NUMBER : 20 ;))
अवफळ	1) 63.084 चौ.मीटर
गाकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तावेज करून देणा-या/लिहून ठेवणा-या गावाचे नाव किंवा दिवाणी न्यायालयाचा नाव किंवा आदेश अमल्यास,प्रतिवादिचे नाव व	1): नाव:-रामकृष्ण पारसेकर . . वय:-50; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सदतिका नं. ए-201, गिरीराज होरायझन, प्लॉट नं. 43ए आणि वी, सेक्टर 20, खारघर, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार:(०). पिन कोड:-410210 पॅन नं:-ADNPP6379H
	2): नाव:-अपर्णा पारसेकर . . वय:-49; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सदतिका नं. ए-201, गिरीराज होरायझन, प्लॉट नं. 43ए आणि वी, सेक्टर 20, खारघर, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार:(०). पिन कोड:-410210 पॅन नं:-AIWPP7263Q
दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश न्याय,प्रतिवादिचे नाव व पत्ता	1): नाव:-मर्सी वर्गीस . . वय:-51; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: डी-17, बर्पा, डीएई क्वार्टर्स, अनुशक्ती नगर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400094 पॅन नं:-ACKPV9989K
	2): नाव:-पॅरापाडन देवसी वर्गीस . . वय:-60; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: डी-17, बर्पा, डीएई क्वार्टर्स, अनुशक्ती नगर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400094 पॅन नं:-APWPV2414C
दस्तावेज करून दिल्याचा दिनांक	21/06/2023
दस्तावेज नोंदणी केल्याचा दिनांक	21/06/2023
नुक्रमांक,खंड व पृष्ठ	10714/2023
वाजारभावाप्रमाणे मूद्रांक शुल्क	588000
वाजारभावाप्रमाणे नोंदणी शुल्क	30000

नामादी विचारात घेतलेला तपशील:-

शुल्क आकारनाताना निवडलेला अनुच्छेद :-

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


 सह दुय्यम निबंधक वर्ग-२
 (पनवेल -२)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		21 June 2023 4:14:53 PM	
Valuation ID	202306218716	पबल - २	
मूल्यांकनाचे वर्ष	2023		
जिल्हा	रायगड		
मूल्य विभाग	तालुका पनवेल		
उप मूल्य विभाग	19/20-खारघर सिडको से क्र 20		
क्षेत्राचे नाव	A Class Palka	मर्त्री नदर म भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
14400	107100	120800	133500
		औद्योगिक	मोठमोठ्याचे एकक
		120000	चौ मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	75.7 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	6 TO 2 वर्ष
उद्वाहन रीतीचा	आहे	मजला -	1st To 4th Floor
मिळकतीचा प्रकार -		बांधीव	
बांधकामाचा दर -		Rs. 2524/-	
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. 107100/-		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) / खुल्या जमिनीचा दर		
	= ((107100-44400) * (100 - 100)) / 44400		
	= Rs. 107100/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 107100 * 75.7		
	= Rs. 8107470/-		
Applicable Rules	= 3, 9, 18, 19		
एकत्रित अंतिम मूल्य	<p>मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मेझॅनाईन मजला क्षेत्र मूल्य - लगतच्या गाळीचे मूल्य (खुली बाळकती) - वरील गाळीचे मूल्य - बर्दिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भावतीच्या खुल्या जागेचे मूल्य - बर्दिस्त बाळकती - स्वयंचालित वाहनतळ</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 8107470 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 8107470/-</p> <p>= ₹ एकव्याऐंशी लाख सात हजार चार शे सत्तर /-</p>		

Home

सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

पबल - २
9/30
2023

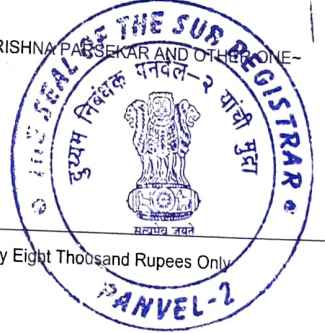


6/21/2023

CHALLAN

CHALLAN
MTR Form Number-6

GRN	MH003985452202324E	BARCODE		Date	21/06/2023-16:24:26	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID / TAN (If Any)			
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)			
Location	RAIGAD			Full Name	MERCY VARGHESE AND OTHER ONE		
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 401 4TH FLOOR		
Account Head Details				Premises/Building			
30046401	Sale of NonJudicial Stamp		Amount In Rs.	Road/Street	BHOOMI ZARNA RESIDENCY GHS LTD, Plot No. 11-A, Sector No. 2		
			588000.00	Area/Locality	KHARGHAR PANVEL		
				Town/City/District			
				PIN	4110210		
				Remarks (If Any)	SecondPartyName=RAMAKRISHNA PAGESKAR AND OTHER ONE-		
				Amount In Words	Five Lakh Eighty Eight Thousand Rupees Only		
			5,88,000.00				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572023062156009	IK0CHPKPQ2
DD No.				Bank Date	RBI Date	21/06/2023-16:24:25	Not Verified with RBI
Bank				Bank-Branch	STATE BANK OF INDIA		
Branch				Scroll No. , Date	Not Verified with Scroll		



Document ID:
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 Mobile No. : 0000000000

यान केवल दुय्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Pageskar
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Mercy

GRN MH003985107202324E

BARCODE

Payer Details

Department Inspector General Of Registration
 Registration Fee
 Type of Payment Ordinary Collections IGR

TAX ID / TAN (If Any)
 PAN No.(If Applicable)
 Full Name MERCY VARGHESE AND OTHER ONE

Office Name PNL3-PANVEL 3 JOINT SUB REGISTRAR

Flat/Block No. FLAT NO 401 4TH FLOOR

Location PANVEL

Premises/Building

Year 2023-2024 One Time
 30000/2023
 Account Head Details

Amount In Rs.

Road/Street BHOOMI ZARNA RESIDENCY CHS LTD
 11-A, in Sector No. 20

0030063301 Amount of Tax 30

Area/Locality KHARGHAR PANVEL

Town/City/District

PIN 4 1 0 2

Remarks (If Any)
 SecondPartyName=RAMAKRISHNA PARSEKAR AND OTHER ONE



Amount In Thirty Thousand Rupees Only

30,000.00

Words

Payment Details IDBI BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details

Bank CIN Ref. No. 69103332023062119710 2814420996

Cheque/DD No.

Bank Date RBI Date 21/06/2023-16:22:08 Not Verified with

Name of Bank

Bank-Branch IDBI BANK

Address of Branch

Scroll No. , Date Not Verified with Scroll

Document ID :
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. :
 यालाच केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन

R Parsekar

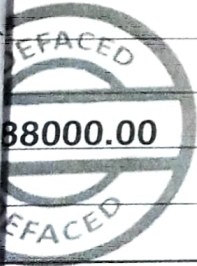
Varghese

Mercy

R Parsekar

CHALLAN
MTR Form Number-6

IN	MH003985452202324E	BARCODE	Date 21/06/2023-16:34:26		Form ID 1252
Department	Inspector General Of Registration		Payer Details		
Stamp Duty	Sale of Non Judicial Stamps IGR Rest of Maha		TAX ID / TAN (If Any)	90098/2023	
Office Name	PNL2 PANVEL 2 JOINT SUB REGISTRAR		PAN No (If Applicable)	58/1300	
Location	RAIGAD		Full Name	MERCY MARGHESE AND OTHER ONE	
Period	2023-2024 One Time		Flat/Block No.	FLAT NO 401	
Account Head Details	Amount in Rs.	Premises/Building	Remarks (If Any)		
0046401 Sale of NonJudicial Stamp	588000.00	Road/Street	SecondPartyName=RAMAKRISHNA PARSEKAR AND OTHER ONE-		
		Area/Locality			
		Town/City/District			
		PIN	PANVEL 1 0 2 1 0		
		Amount In	Five Lakh Eighty Eight Thousand Rupees Only		
		Words	5,88,000.00		
Bank Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	00040572023062156009	IK0CHPKPQ2	
DD No.	Bank Date	RBI Date	21/06/2023-16:24:25	Not Verified with RBI	
Bank	Bank-Branch		STATE BANK OF INDIA		
Branch	Scroll No. , Date		Not Verified with Scroll		



Document ID : Mobile No. : 0000000000
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 लान केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
(IS)-353-10714	0002084553202324	21/06/2023-19:28:43	IGR147	588000.00
Total Defacement Amount				5,88,000.00

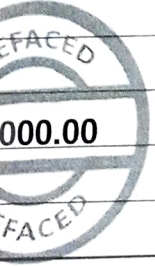


CHALLAN
MTR Form Number-6



N	MH003985107202324E	BARCODE		Date	21/06/2023-16:21:27	Form ID
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Department		Inspector General Of Registration		Payer Details			
Registration Fee		TAX ID / TAN (If Any)		पवल - २			
Mode of Payment		Ordinary Collections IGR		PAN No.(If Applicable)		१०/०९/२०२३	
Payer Name		PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name		MERCY VARGHESE AND OTHER ONE	
Location		RAIGAD		Flat/Block No.		FLAT NO 401 4TH FLOOR	
2023-2024 One Time		Premises/Buiding		BHOOMI ZARMA RESIDENCY GHS 100 Plot No.			
Account Head Details		Amount In Rs.		Road/Street		11-A, in Section No. 20 पनवेल-२	
063301 Amount of Tax		30000.00		Area/Locality		KHARGHAR PANVEL	
				Town/City/District		4 2 1 0	
				PIN		4 2 1 0	
				Remarks (If Any)			
				SecondPartyName=RAMAKRISHNA PARSEKAR AND OTHER ONE-			
				Amount In		Thirty Thousand Rupees Only	
		30,000.00		Words			



Bank Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023062119710	2814420996		
DD No.		Bank Date	RBI Date	21/06/2023-16:22:08	Not Verified with RBI		
Bank		Bank-Branch		IDBI BANK			
Branch		Scroll No. , Date		Not Verified with Scroll			

Mobile No. : 0000000000
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हाचन केवल दरयाम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू

Defaced Details

Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
(S) 353-10714	0002084557202324	21/06/2023-19:28:49	IGR147	30000.00
Total Defacement Amount				30,000.00

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

Deface No	2106202311950D	Deface Date	21/06/2023
Bank CIN	1000415202306211174	REF No.	2841681576
Bank Name	IBKL	Payment Date	21/06/2023

Payment Details

DEFACED
₹ 600
DEFACED



Raigarh.

Received from , Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 10714 dated 21/06/2023 at the Sub Registrar office Joint S.R. Panvel, 2 of the District

PRN	2106202311950	Receipt Date	21/06/2023
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Receipt of Document Handling Charges

3	3	3
2023/06/21		
₹ 600/-		

Inspector General of Registration & Stamps
Document Handling Charges
D H C



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

Bank CIN	1000415202306211174	REF No.	2841681576
Bank Name	IBKL	Date	21/06/2023
Payment Details			
Received from , Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.			
PRN	2106202311950	Date	21/06/2023
Receipt of Document Handling Charges			
Department of Stamp & Registration, Maharashtra			

AGREEMENT FOR SALE
(PART PAYMENT)

This Agreement for Sale made and executed at Panvel this 21st day of the month of **JUNE** in the Year **2023**.

BETWEEN

1) **MR. RAMAKRISHNA PARSEKAR**, PAN No. **ADNPP6379H**, Aadhaar No. **7968 1589 9562**, Age 50 Years 2) **MRS. APARNA PARSEKAR**, PAN No. **AIWPP7263Q**, Aadhaar No. **8341 3419 4679**, Age 40 Years, Both Indian Inhabitants, Residing at **Flat No. A-201, Giriraj Horizon, Plot No. 43A and B, Sector 20, Kharghar, Navi Mumbai 410210**, hereinafter

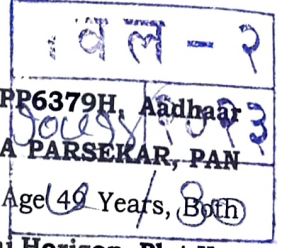
called and referred to as **"THE SELLERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

1) **MRS. MERCY VARGHESE**, PAN No. **ACKPV9989K**, Aadhaar No. **9944 8989 9169**, Age 51 Years, 2) **MR. PERAPADAN DEVASSY VARGHESE**, PAN No. **APWPV2414C**, Aadhaar No. **6481 6142 3390**, Age 60 Years, Both Indian Inhabitants, Residing at **D-17, Varsha, DAE Quarters, Anushakti Nagar, Mumbai 400094**, hereinafter called and 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 **SECOND PART**.

WHEREAS

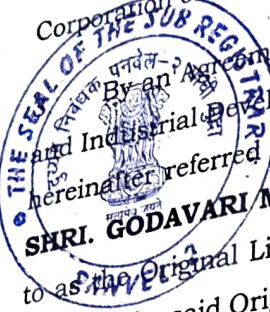
1. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) is a Government Undertaking (hereinafter referred to as the **"THE CORPORATION"**) The Corporation is a New Town Development Authority declared for the area designated as the Site for the new town of Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional And Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred as **"THE SAID ACT"**) The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai - 400021.



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2. The State
Maharashtra Regional Town Planning Act
ACT) acquired the land vested in City and Industrial Development Corporation of Maharashtra Ltd., for its development and disposal.



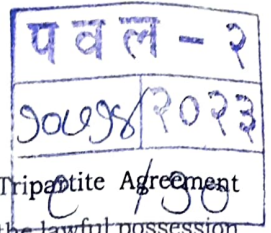
Government in pursuant to Section 113-A the Regional Town Planning Act (hereinafter referred as "MRTP ACT") acquired the land vested in City and Industrial Development Corporation of Maharashtra Ltd., for its development and disposal. By an Agreement to Lease dated 19/12/2006 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to as "the Corporation" of the One Part in favour of **SHRI. GODAVARI MAHADEO GHARAT AND OTHERS**, therein referred to as the Original Licensee of Other Part, the Corporation has agreed to Lease to the said Original Licensees, **Plot No. 11-A, Sector No. 20**, under 12.5% Gaothan Expansion Scheme of the State Government, at **Kharghar, Navi Mumbai, Taluka Panvel, District Raigad**, admeasuring **449.84 Sq.Mtrs.** area, (hereinafter for the sake of brevity referred to as "the said Property") more particularly described in the schedule written there under for residential and commercial use on 60 years lease and on the terms and conditions and at or for a consideration as contained therein. And the same Agreement to Lease was duly registered in the Office of Sub-Registrar of Assurances, Panvel-4 under Document No. PVL-3-9597-2006 dated 19/12/2006.

4. The Original Licensees have transferred, assigned and relinquished all their Leasehold Rights in respect of the said Plot to **M/s. SHREE SAHAJANAND DEVELOPERS**, a Partnership Firm, having address at Nandini, Shop No. 1, Plot No. 11-D, Sector 20, Kharghar, Navi Mumbai (hereinafter referred as the "the Developers") vide Tripartite Agreement dated 12/03/2009 executed between CIDCO Ltd., **ORIGINAL LICENSEES & M/s. SHREE SAHAJANAND DEVELOPERS**, which was duly registered in the Office of Sub-Registrar of Assurances, Panvel under Document No. PVL-3-1379-2009 dated 12/03/2009.

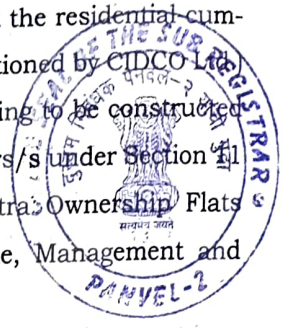
5. The Corporation has granted development permission and issued Commencement Certificate and approved plans for the construction of Residential cum Commercial building having **Ground plus Seven Upper Floors** vide **Letter No. CIDCO/ATPO/1318 dated 08/08/2007**.

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Vamshidhar



6. By virtue of said Agreement to Lease and Tripartite Agreement **M/s. SHREE SAHAJANAND DEVELOPERS** were in the lawful possession of the said Plot and entitle to develop and construct the residential cum-commercial building (as per plan approved and sanctioned by CIDCO Ltd. and also entitled to sell residential flats of the building to be constructed on the said Plot on ownership basis to any Purchasers/s under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.



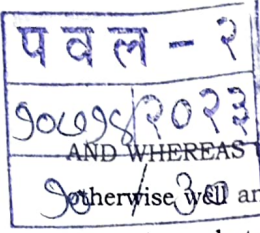
7. Accordingly, the said Developers have completed construction work of the said Buildings on the said land vide **Occupancy Certificate** issued by CIDCO Ltd., vide its Letter bearing Ref. No. CIDCO/BP/ATPO/1031 dated 08/10/2009.

8. The Sellers have owned and possessed a Residential Property being **Flat No. 401, on Fourth Floor**, admeasuring about **63.084 Sq.Mtrs. Carpet Area**, in the Building and Registered Society known as "**BHOOMI ZARNA RESIDENCY Co-operative Housing Society Ltd.**", constructed on **Plot No. 11-A, in Sector No. 20, under 12.5% G.E.S.**, being situated and lying at **Kharghar Node, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter referred to as "the said Flat"), vide Agreement for Sale registered in the Office of Sub-Registrar of Assurances, Panvel under Document No. PVL-3-03889-2009, dated 24/06/2009 (hereinafter referred to as the said Agreement) from **M/s. SHREE SAHAJANAND DEVELOPERS**, a Partnership Firm, having address at Nandini, Shop No. 1, Plot No. 11-D, Sector 20, Kharghar, Navi Mumbai.

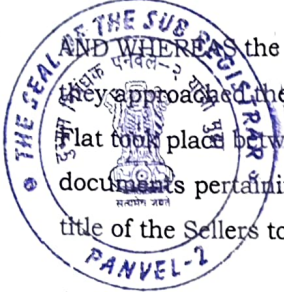
9. AND WHEREAS all those who have purchased Flats/Shops in the said Building, have formed and registered "**BHOOMI ZARNA RESIDENCY Co-operative Housing Society Ltd.**", under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing **Registration No. NBOM/CIDCO/HSG (TC)/6729/JTR/2016-2017 dated 30/11/2016** (hereinafter for the brevity's sake referred to as "the said Society");

P. P. Pawar
Secretary

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AND WHEREAS the Sellers are now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Flat as owners thereof.



AND WHEREAS the Purchasers are interested in purchasing the said Flat, they approached the Sellers and a talk regarding Sale and purchase of the Flat took place between the parties. The Purchasers have inspected all the documents pertaining to the title of the said Flat and satisfied about the title of the Sellers to the said Flat.

AND WHEREAS the Sellers have offered to the Purchasers the sale/ transfer/ assignment of all their rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of **Rs.84,00,000/- (Rupees EIGHTY FOUR LAKH Only)** being the Sale Price and Purchasers have agreed to purchase the said Flat the rights, title and interest of the Sellers therein and benefits accruing to the Sellers under the said Agreement, in consideration of **Rs.84,00,000/- (Rupees EIGHTY FOUR LAKH Only)** which amount of consideration shall be paid by the Purchasers to the Sellers at the time and in the manner subject to the terms and conditions stated herein below.

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

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

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. The Sellers hereby agrees to sell and the Purchasers hereby agrees to purchase said **Flat No. 401, on Fourth Floor**, admeasuring about

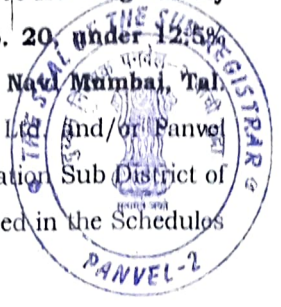
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63.084 Sq.Mtrs. Carpet Area, in the Building and Registered Society known as "**BHOOMI ZARNA RESIDENCY Co-operative Housing Society Ltd.**", constructed on **Plot No. 11-A, in Sector No. 20, under 12.5% G.E.S.**, being situated and lying at **Kharghar Node, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad and more particularly described in the Schedules written hereunder.



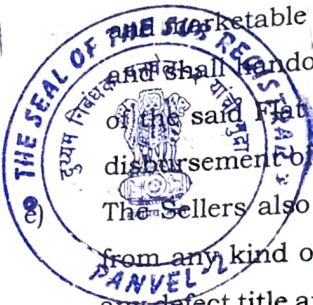
2. The area of the Flat hereby agreed to be sold is admeasuring **63.084 Sq.Mtrs. Carpet Area** and it is shown by red boundary line on the plan attached herewith.
3. THE CONSIDERATION for the transfer of the said Flat in the name of the Purchasers, is settled and agreed between the parties is **Rs.84,00,000/- (Rupees EIGHTY FOUR LAKH Only)**, the said amount of consideration is agreed to be paid by the Purchasers to the Sellers in the following manner.
 - a) The Purchasers have paid to the Sellers a sum of **Rs.37,00,000/- (Rupees THIRTY SEVEN LAKH Only)** being the Part amount of the said Flat, on or before the execution of this Agreement (the receipt and payment whereof the Sellers doth hereby admit and acknowledge).
 - b) The Purchasers shall pay an amount of **Rs.84,000/- (Rupees Eighty Four Thousand Only)** towards 1% T.D.S. to the Income Tax Department under the provisions of Income Tax Act, 1961 in respect the Transfer of the said Flat on behalf of the Sellers herein on or before Disbursement of Loan Amount and the same amount of T.D.S. shall be deducted from the total consideration of the said Flat AND the Purchasers shall handover Original Challan to the Sellers on Registration of Final Sale Deed.
 - c) Purchasers shall pay to the Sellers the balance amount of **Rs.46,16,000/- (Rupees FORTY SIX LAKH SIXTEEN THOUSAND Only)** after availing the loan from any Financial Institution or Bank and/or Personal Fund Arrangement within **60 Working Days** from the date of Registration of this Agreement.

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Agreement. The Sellers shall provide to the Purchasers, a good, clear



marketable title of the said Flat at their own cost and expenses, and shall handover to the Purchasers the Original Title documents of the said Flat to the Mortgagee Bank of Purchasers on or before disbursement of Housing Loan Amount.

The Sellers also agree and undertake to indemnify the Purchasers from any kind of loss or claim arises or caused to be arise against any defect title and against all unpaid dues for all such period during

which the Sellers or their predecessors held the said Flat.

- f) THE POSSESSION of the said Flat shall be delivered to the Purchasers immediately on getting the full and final payment by the Sellers. Further on receipt of full & final consideration as agreed hereinabove the Sellers shall be deemed to have released relinquished all their rights, title, interest etc. in respect of the said Flat with in favour of the Purchasers and the Purchasers shall ipso-facto become entitled to legally occupy and possess the said Flat and all rights, title, interests and benefits etc. under the said Agreement for sale shall be lawfully transferred in favour of the said Purchasers.
- g) UPON POSSESSION of the said Flat being delivered the Purchasers shall be entitled to the use and occupy the said Flat and shall thereafter have no claim against the Sellers in respect of any item or work in the said Flat which may be alleged not to have been carried out or completed.
- h) Nothing contained in these presents shall be considered as a transfer, assignment, demise, sale or conveyance of the rights, title and interest in the said Flat in favour of the Purchasers till the balance consideration is paid by THE Purchasers to the Sellers in full and final Consideration as agreed herein.
- i) From the date of registration of the above agreement Purchasers shall pay balance consideration amount which was mention in Clause No. 3(c) herein, the said Balance Consideration shall be paid by the Purchasers by way of raising loan from Bank/Financial Institution.

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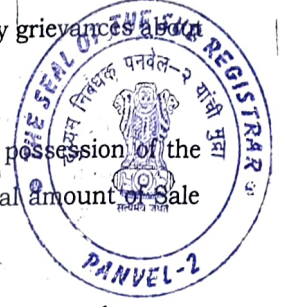
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4. The Sellers and the Purchasers declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.

5. The Sellers shall handover vacant and peaceful possession of the said Flat to the Purchasers on payment of full and final amount of Sale Price.



6. The Sellers do hereby covenant with the Purchasers as under:-

- That the Sellers have full power, authority and absolute rights to sell/ transfer/ assign the rights, title and interest in the said Flat and benefits under the said Agreement pertaining thereto;
- That said Agreement aforementioned and the said Flat the rights; title and interest there under of the Sellers, is free from all charges, liens and encumbrances of any nature whatsoever.
- That the Purchasers will be able to enjoy the benefits and advantages under the said Agreements and the said Flat without any hindrance, disturbance or obstructions from Sellers or in trust for the Sellers;
- That the Sellers shall do all acts, deeds, matters and things and executes the Documents required for perfectly assuring and transferring the rights of the Sellers under the said Agreement in favour of the Purchasers.

7. The Sellers shall pay the society/builder charges, maintenance charges, electricity charges, T.V. Cable charges, Telephone bills, Property Tax, Water Charges & all other dues and charges as may be claimed by any authority, CIDCO Ltd. and/or Panvel Municipal Corporation, Promoters, State Government or any local authorities, Electricity Meter Deposit, Water Meter Deposit, development charges etc., in respect of the said Flat upto the date of Possession, and thereafter the same shall be borne and paid by the Purchasers.

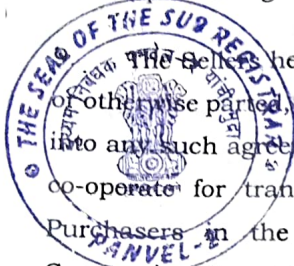
8. The Sellers hereby indemnify and keep the Purchasers indemnified of and from and against all actions, proceedings, claims, demands, charges, expenses if any, etc. whatsoever, as may be claimed, initiated by

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any person/ persons/ body corporate, CIDCO Ltd., etc. in respect of the said Flat, and the Purchasers shall not be liable or responsible for the said action, proceedings claim etc.



The Sellers hereby declare that till today they have not sold, gifted or otherwise parted, with possession of the said Flat, nor had been entered into any such agreement to any other party. The Sellers hereby agrees to co-operate for transferring the above said property in the name of Purchasers in the office of CIDCO Ltd. and/or Panvel Municipal Corporation, M.S.E.D.Co. Ltd., and any other concerned Department.

10. It is agreed by the both parties that they will complete this agreement's conditions and it is bounded on the Purchasers this is an essence of the contract.

11. The Sellers hereby declare that all taxes and dues of whatsoever nature in respect of the Flat hereby agreed to be transferred are paid by the Sellers alone up to the date of possession to CIDCO Ltd. and/or Panvel Municipal Corporation. The Purchasers shall be responsible for payment of further taxes and dues in respect of Flat hereby agreed to be transferred from the date of possession.

12. The Party of the First Part states that there has not been any case of encumbrance against the said Flat hereby agreed to be sold. The Flat is agreed to be transferred free from encumbrances.

13. The Sellers hereby declare that the Flat hereby agreed to be sold and transferred is not requisitioned nor they have received any such notice.

14. The Sellers declare that they have got full right and authority to deal with the Flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the Sellers alone at their cost shall remove the same.

15. The Sellers also declared that they have not dealt with the said Flat in any manner nor they have done any agreement with any another party or person.

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16. The Sellers hereby undertakes to make out a clear and marketable title to the property agreed to be sold.

17. The Purchasers doth hereby covenant with the Sellers as under:

- a) That the Purchasers undertake to observe and perform and carry out and fulfill all the terms and conditions of the said Agreement;
- b) The Purchasers are aware that all those who have purchased Flats/Shops in the building situated on Plot have formed and registered "**BHOOMI ZARNA RESIDENCY Co-operative Housing Society Ltd.**", under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing **Registration No. NBOM/CIDCO/HSG (TC)/6729/JTR/2016-2017 dated 30/11/2016** (hereinafter for the brevity's sake referred to as "the said Act");
- c) That the Purchasers shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society formed under the said Act;
- d) That the Purchasers shall abide by the Rules and Regulations and bye-laws of the said Society and that the Purchasers agrees and undertakes to pay and discharge all calls and dues which the said Society may make in respect of the said Flat, after execution of this Agreement and/or after receiving possession of the said Flat.
- e) That the Purchasers shall observe all the terms and conditions of the said Agreement and shall regularly pay the (water charges, electricity charges, maintenance charges and Property taxes) in respect of the said Flat directly to the concerned authorities from the date of execution of this Agreement.

17. The Sellers herein shall produce the following documents before the Purchasers :

- a) The Sellers will submit their application to the said Society after Full & Final payment to the effect that their name as a member of the said SOCIETY be deleted and name of the Purchasers should be taken as a member in their place and also transfers the shares in the name of the Purchasers.
- b) That Sellers will sign transfer form and submit the same to the Society after Full & Final payment.

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The Purchasers hereby undertakes to become a member of such society and undertake to sign all papers necessary for that purpose.

The Purchasers for conveying the said Flat such as Stamp Duty, Registration fees shall be borne and paid by the Purchasers alone.

This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

21. All the terms and conditions of the builder's agreement will be applicable to this agreement.

FIRST SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL of plot of land known **Plot No. 11-A, in Sector No. 20, admeasuring 449.84 Sq.Mtrs.** situated at **Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation & within the Registration District and sub-district Panvel and bounded as follows :-

- On or towards the North:- 11.00 Mtrs. Wide Road
 On or towards the South:- Plot No. 9-C
 On or towards the East :- Plot No. 11
 On or towards the West :- Plot No. 11-B

SECOND SCHEDULE OF PROPERTY FLAT

Flat No. 401, on Fourth Floor, admeasuring about **63.084 Sq.Mtrs. Carpet Area**, in the Building and Registered Society known as "**BHOOMI ZARNA RESIDENCY Co-operative Housing Society Ltd.**", constructed on **Plot No. 11-A, in Sector No. 20, under 12.5% G.E.S.**, being situated and lying at **Kharghar Node, Navi Mumbai, Tal. Panvel, Dist. Raigad 410210**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

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SIGNED AND DELIVERED by the
Within named "SELLERS"

1)MR. RAMAKRISHNA PARSEKAR



R Parsekar



2)MRS. APARNA PARSEKAR

A Parsekar



SIGNED AND DELIVERED BY
Within named "PURCHASERS"

1)MRS. MERCY VARGHESE

Mercy



2)MR. PERAPADAN DEVASSY VARGHESE

Perapadan

In the presence of

1) Mr. *DORPAK Dg*



2) Mr. *Vijay Kalyankar*

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RECEIPT

RECEIVED a sum of **Rs.37,00,000/-** (Rupees **THIRTY SEVEN LAKH**

Only) in the following manner from the withinnamed Purchasers 1)MRS.

MERCY VARGHESE, 2)MR. PERAPADAN DEVASSY VARGHESE, being

the Part Payment price against the sale of **Flat No. 401, on Fourth Floor,**

measuring about **63.084 Sq.Mtrs. Carpet Area**, in the Building and

Registered Society known as "**BHOOMI ZARNA RESIDENCY Co-**

operative Housing Society Ltd.", constructed on **Plot No. 11-A, in**

Sector No. 20, under 12.5% G.E.S., being situated and lying at **Kharghar**

Node, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of

CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of

Registration Sub District of Panvel, District Raigad.

Cheque No.	Date	Bank Name	Amount in Rs.
316397	02/06/2023	State Bank of India	51,000
316401	21/06/2023	State Bank of India	10,00,000
316402	21/06/2023	State Bank of India	10,00,000
316406	21/06/2023	State Bank of India	10,00,000
316405	21/06/2023	State Bank of India	6,49,000
TOTAL			37,00,000

WE SAY RECEIVED
Rs.37,00,000/-

1)MR. RAMAKRISHNA PARSEKAR

RP Parsekar

2)MRS. APARNA PARSEKAR

AParsekar

SELLERS

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित



संदर्भित कार्यालय:

'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१.

दूरध्वनी : (स्वागत कक्ष) +९१-२२-६६५० ०९००

फॅक्स : +९१-२२-२२०२ २५०९

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९१ ८१००

फॅक्स : +९१-२२-६७९१ ८१६६

संदर्भ क्र.:

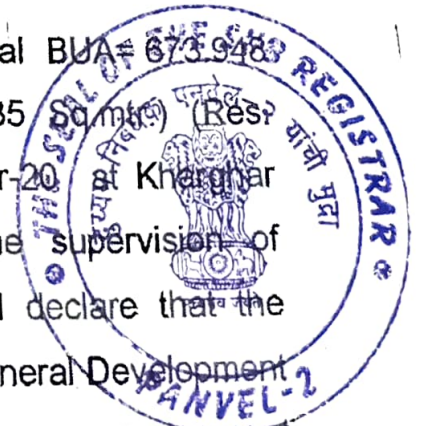
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8 OCT 2009
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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential (Total BUA= 673.948 Sq.mtrs.) (Res. BUA= 621.598 Sq.mtr.) (Com. BUA= 52.35 Sq.mtr.) (Res. Unit=14 nos.) (Com. Unit=03 nos.) on Plot No. 11-A, Sector-20 at Kherghar (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Fascinate has been inspected on 22/06/2009 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 08/08/2007 and that the development is fit for the use for which it has been carried out.



V. Venu Gopal
21/10/09
(V. Venu Gopal)
Sr. Planner (BP)
Navi Mumbai & Khopta

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20/3/2023

20/3/2023



सत्यमेव जयते



नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक: पु. बी. ओ. एम/सिडको/एच एस् जी (टी. सी.) / ६७२९/जे टी आर/सन २०१६ - २०१७

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की

मुमी झरना

मूळ सं. ११/ए, सेक्टर-२०,

खारघर, नवी मुंबई.

गृहनिर्माण संस्था मर्यादित

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

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

कार्यालयीन मोहर



सही

नवी मुंबई

[शरद जरे]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक: ३० / ११ / २०१६

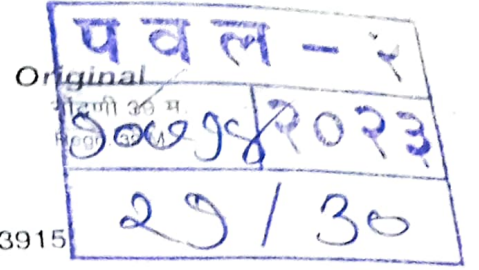
3



Wednesday, June 24, 2009

4:49:47 PM

पावती



पावती क्र. : 3915

दिनांक 24/06/2009

गावाचे नाव खारघर

दस्तऐवजाचा अनुक्रमांक पवल3 - 03889 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रामकृष्ण पार्सेकर

नोंदणी फी

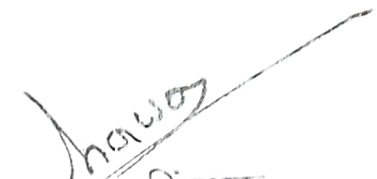
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (27)
अतिरीक्त मुद्रांक शुल्क

एकूण

रु.

27450.00
540.00
1120.00
29110.00

आपणास हा दस्त अंदाजे 5:03PM ह्या वेळेस मिळेल


दुय्यम निंवधक
सह दु.नि.पनवेल 3

बाजार मुल्य: 2725500 रु. मोबदला: 2744500रु.
भरलेले मुद्रांक शुल्क: 146150 रु.


R. Parsekar

188930x
21-06-2023

प व ल - २

20/06/2023

22/30

सूची क्र.2

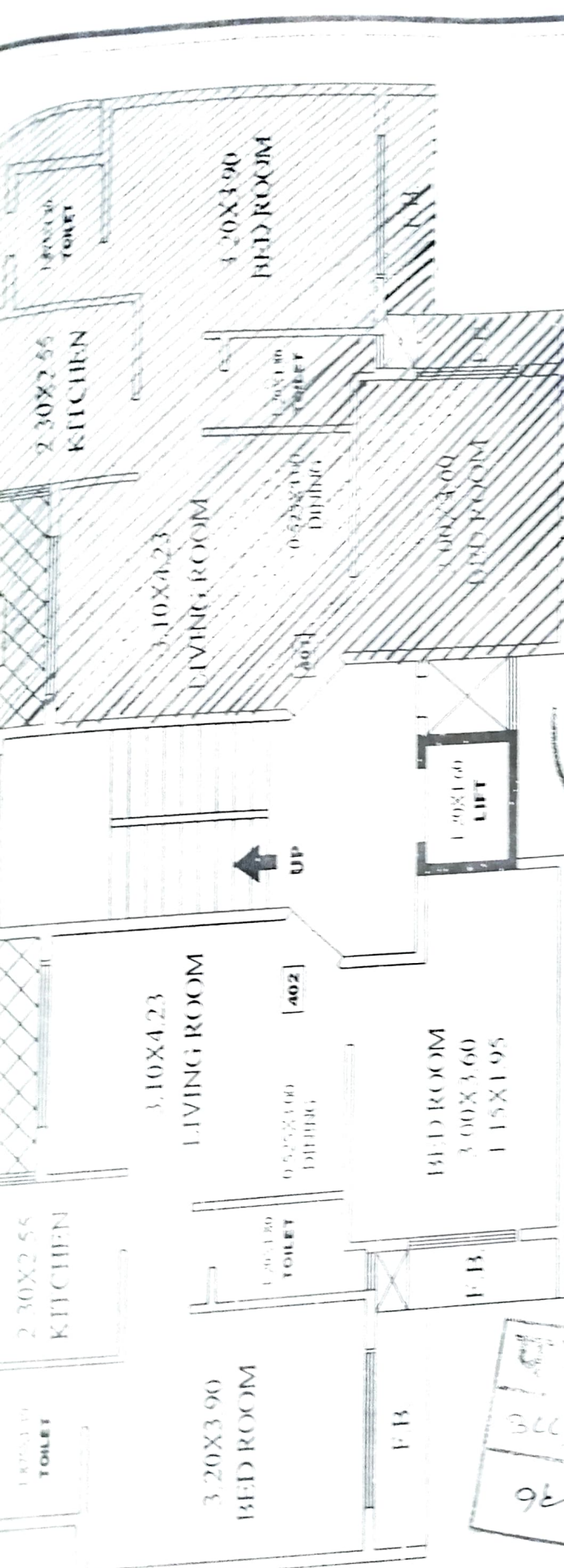
दुय्यम निबंधक सह दुय्यम
दस्त क्रमांक : 3889/2009
नोदणी
Regn:63m

Note:-Generated Through e-Search
Module,For original person please contact
concern SRO office.

गावाचे नाव : खारघर



(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2744500
(3) बाजारभावाप्रमाण मुद्राक शुल्क बाबतितपट्टाका आकारणी किंवा पट्टेदार ते नमुद करावे)	2725500
(4) भू-मापन पोटाहिस्सा व घर क्रमांक (असल्यास)	पालिकेचे नाव: इतर वर्णन : सदनिका क्र. 401, चौथा मजला, भुमी झरना रेसीडन्सी, खारघर ता पनवेल जि रायगड *** 63.088 नौमी विल्डअप
(5) क्षेत्रफळ	
(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:- मे/- श्री शहजानद डेव्ह, तर्फे भागीदार अनिल रमेशभाय ठक्कर -- वय -- ता पनवेल पिन कोड -- पिन न --
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:- रामकृष्ण पार्सेकर -- वय -36 पत्ता - अ-६, सेक्टर २१, खारघर ता पनवेल 008637900 3): नाव:- अपणा पार्सेकर -- वय -- पत्ता --//-- पिन कोड -- पिन न --
(9) दस्तऐवज करून दिल्याचा दिनांक	24/06/2009
(10) दस्त नोदणी केल्याचा दिनांक	24/06/2009
(11) नोदणी क्रमांक खड व पृष्ठ	3889/2009
(12) बाजारभावाप्रमाण मुद्राक शुल्क	146150
(13) बाजारभावाप्रमाण नोदणी शुल्क	27450
(14) शेर	-



FOURTH FLOOR PLAN

4941
 20998/20
 28/30



NAME & SIGNATURE OF FLAT PURCHASER
 Ramu Naras Ramesh Babu



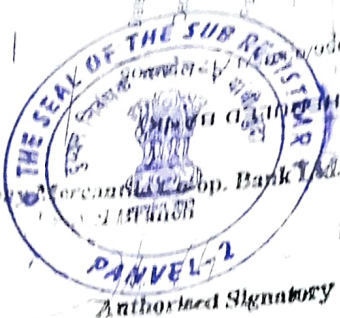
Health Up Area

96 / 26
 3009 / 20

BOOMI PARNAA RESIDENCY

RESIDENTIAL & COMM. COMPLEX,
 ON PLOT NO -11A, SECTOR -20
 NODE - KHARGHAR, NAVI MUMBAI.

प.स.सं. - २
२००९/२०२३
२४/३०



FRANKING DEPOSIT BANK LTD. (GDND)
Office Licence No. D-5/STP(V)/C.R.1056/11/09/576-19/09

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD
205 JASWAN/KALA COMPLEX, OPP. PRAVIN HOTEL
MUMBAI-PUNE ROAD
PANVEL - 411 035

भारत 00563
186494
SPECIAL ADHESIVE
JUN 24 2009
Rs. 0146150/-



AGREEMENT FOR SALE

This Agreement made and entered at Kharghar, Navi Mumbai on this 24th day of June 2009, BETWEEN M/S. **SAHAJANAND DEVELOPERS**, partnership firm having its office at Nandini, Shop No.1, Plot No.11-D, Sector-20, Kharghar, Navi Mumbai, hereinabove referred to as **"THE DEVELOPERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean include its, their heirs, executors, administrators and assigns) of the **ONE** 36 **PART**

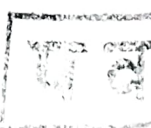
AND MRS. 2) Aparna Ramakrishna the Parsekar age 34
(PAN NO. ADNPP6379H) Indian Inhabitant, Occupation:
Business/Service, residing at Acc. First Floor. A wing
Garrish Co.op Hsg. Society, Sector-21, Plot No.11,
Kharghar, Navi Mumbai

hereinafter referred to as the **PURCHASER/S** (which expression shall unless repugnant to the context or meaning thereof deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the **OTHER PART.**

[Handwritten signature]

Parsekar

Parsekar



दस्त गोषवारा भाग - 2

पवल3

दस्त क्रमांक (3889/2009)

२०/२०

पवल3-3889-2009 चा गोषवारा
मुल्य : 2725500 मोबदला 2744500 भरलेले मुद्रांक शुल्क : 146150

पावती क्र.: 3915 दिनांक: 24/06/2009
पावतीचे वर्णन
नांव: रामकृष्ण पार्सेकर - -

जर्ज केल्याचा दिनांक : 24/06/2009 04:46 PM
नाचा दिनांक : 24/06/2009
जर्ज करणा-याची सही : *Rarseka*

27450 : नोंदणी फी
540 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
1120 : अतिरीक्त मुद्रांक शुल्क

प्रकार : 25) करारनामा
क्र. 1 ची वेळ : (सादरीकरण) 24/06/2009 04:46 PM
क्र. 2 ची वेळ : (फी) 24/06/2009 04:48 PM
क्र. 3 ची वेळ : (कबुली) 24/06/2009 04:50 PM
क्र. 4 ची वेळ : (ओळख) 24/06/2009 04:50 PM

29110: एकूण

पवल - 1
30/06/2009
3/30

द केल्याचा दिनांक : 24/06/2009 04:50 PM

दु. निबंधकाची सही, सह दु. नि. पनवेल 3

इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
ओळख पटवितात.

म भालेकर - - , घर/फ्लॅट नं: एमजी रोड, पनवेल

ता: -
नाय: -

RNB



अस्वले - - , घर/फ्लॅट नं: -/-

ता: -
नाय: *Shete*



जाची सही
पनवेल 3

पंजाब नगरपालिका येते की सदर दस्तास एकूण
३८८९

hauw
पनवेल-३ (वर्ग-२)

कमांक
३८८९

दुय्यम निबंधक, पनवेल-३ (वर्ग-२)
दिनांक २६ माहे ६ सन २००९



1/06/2009
:51:03 pm

दुय्यम निबंधकः
सह दु.नि.पनवेल 3

स्त क्रमांक : 3889/2009

स्ताचा प्रकार : करारनामा

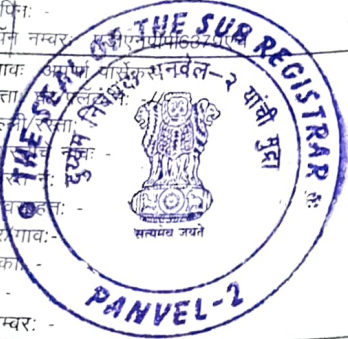
पक्षकाराचा प्रकार

छायाचित्र

क्र. 1

पक्षकाराचे नाव/पत्ता ?
 नावः सीमकृष्ण पासेकर - -
 पत्ता: घर/फ्लॅट नं: 306, सेक्टर 20, खारघर ता पनवेल
 गल्ली/रस्ता: -
 ईमारतीचे नावः -
 ईमारत नं: 2E/30
 पेट/वसाहत: -
 शहर/गावः -
 तालुका: -
 पिनः -
 पॅन नम्बर: -

लिहून घेणार
वय 36
सही B. Pareka



क्र. 2

नावः सीमकृष्ण पासेकर - -
 पत्ता: घर/फ्लॅट नं: 2, खारघर ता पनवेल
 गल्ली/रस्ता: -
 ईमारतीचे नावः -
 ईमारत नं: -
 पेट/वसाहत: -
 शहर/गावः -
 तालुका: -
 पिनः -
 पॅन नम्बर: -

लिहून घेणार
वय 34
सही A. Pareka



क्र. 3

नावः मे/- श्री शहजानंद डेव्ह. तर्फे भागीदार अनिल रमेशभाय ठक्कर - -
 पत्ता: घर/फ्लॅट नं: सेक्टर 20, खारघर ता पनवेल
 गल्ली/रस्ता: -
 ईमारतीचे नावः -
 ईमारत नं: -
 पेट/वसाहत: -
 शहर/गावः -
 तालुका: -

लिहून देणार
वय -
सही Anil



Anand

~~दस्त क्र 3889/2009~~





भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

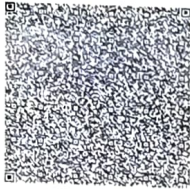
नोंदणी क्रमांक / Enrollment No.: 0000/00112/17399

To
मर्सी वर्गीस
Mercy Varghese
D 17 VARSHA, GATE NO 6,
BARC COLONY, DAE QUATERS ANUSHAKTI NAGAR,
VTC: Mumbai,
PO: Anushakti Nagar,
District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400094,
Mobile: 8698743141

137405870



MG374058709F1



आपला आधार क्रमांक / Your Aadhaar No. :

9944 8989 9169

माझे आधार, माझी ओळख

भारत सरकार
Government of India



मर्सी वर्गीस
Mercy Varghese
जन्म तारीख / DOB : 05/01/1972
स्त्री / Female

9944 8989 9169

माझे आधार, माझी ओळख



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No.: 2723/55556/02197

To
पेरापदन देवस्सय वरघेसे
Perapadan Devassy Varghese
C/O: Mercy Varghese,
D 17 Varsha, DAE Quarters,
Anushaktinagar,
VTC: Mumbai,
PO: Anushakti Nagar,
Sub District: Kurla, District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400094,
Mobile: 9987970687

25500668



MC255006683FL

पवल - २
२७/३०



आपका आधार क्रमांक / Your Aadhaar No. :

6481 6142 3390

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



Issue Date : 08/08/2013



पेरापदन देवस्सय वरघेसे
Perapadan Devassy Varghese
जन्म तिथि / DOB : 25/01/1963
पुरुष / Male

6481 6142 3390

मेरा आधार, मेरी पहचान

संख्या / PERMANENT ACCOUNT NUMBER

ACKPV9989K

नाम / NAME

MERCY VARGHESE

पिता का नाम / FATHER'S NAME

THOMAS ANTONY

जन्म तिथि / DATE OF BIRTH

05-01-1972

SIGNATURE

Mercy Varghese

आयकर अधिकाारी, जोधपुर

COMMISSIONER OF INCOME TAX II, JODHPUR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

APWPV2414C

नाम / Name
PERAPADAN DEVASSY VARGHESE

पिता का नाम / Father's Name
DEVASSY

जन्म की तारीख /
Date of Birth
25/01/1963

Perapadan Devassy Varghese

हस्ताक्षर / Signature

09082019

भारत सरकार
Government of India

अपारणा रामकृष्णा परसेकार
Aparna Ramakrishna Parsekar
जन्म तिथि/DOB: 20/02/1974
लिंग/ GENDER: FEMALE

Mobile No: 8104436819
Vid: 8341 3419 4679
1223 2451

पहचान - 3
20/02/2023
24/30

मेरी पहचान
Aparna

आयकर विभाग
INCOME TAX DEPARTMENT

भारत
GOVT. OF INDIA

APARNA R PARSEKAR
ASHOK RAVALNATH NADKARNI

20/02/1974
Permanent Account Number
AIWPP72630

Aparna

भारत सरकार
GOVERNMENT OF INDIA

श्रीकान्त वसुदेव परसेकार
Shrikant Vasudev Parsekar
जन्म तिथि/DOB: 11/10/1972
लिंग / GENDER: MALE

968 1589 9562

SEAL OF THE SUB REGISTRAR
PUNE

माझे आधार, माझी ओळख

S. Parsekar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत
GOVT. OF INDIA

RAMAKRISHNA S PARSEKAR
SHRIKANT VASUDEV PARSEKAR

11/10/1972
Permanent Account Number
ADNPP6379H

S. Parsekar
Signature

भारत सरकार
Government of India

दीपक कुमार
Deepak Kumar
जन्म तिथि/DOB: 03/04/1996
पुरुष / MALE

9137 8333 0172

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

विजय भिकाराव कल्याणकर
Vijay Bhikarao Kalyankar
DOB: 20-12-1983
Gender: Male

4193 5869 0147

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

यशवंत लक्ष्मण भोइर
YASHWANT LAXMAN BHOIR
LAXMAN NARAYAN BHOIR

012087560
ARFEB7250F

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

खारारे विशाल अनिल
KHARARE VISHAL ANIL
ANIL CHOTTO KHARARE

20/05/1985
Permanent Account Number
SZVPK6495C

क्र. 10714
 दिनांक 21 जून 2023 7:29 म न
 दास्ता क्रमांक: पवनेल 2 / 10714/2023

दस्त पोषकारा भाग-1

पवनेल: 20750
 दास्ता क्रमांक: 10714/2023

बाजार मूल्य: रु. 51,07,470/-
 रलेले मुद्राक शुल्क: रु. 5,88,000/-

मोबदला: रु. 84,00,000/-

ति. सह. दु. नि पवनेल 2 याचे कार्यालयात
 क्र. 10714 वर दि 21-06-2023
 जी 7:26 म.न. वा. हजर केला.

पावती: 12343

पावती दिनांक: 21/06/2023

सादरकरपाराचे नाव: मसी वसीम

मोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पुडांची संख्या: 30

एकुण: 30600.00

हजर करणाऱ्याची सही:


 Sr Panvel 2

Joint Sr Panvel 2

प्रकार: करारनामा

शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड
 मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

क्र. 1 21 / 06 / 2023 07 : 26 : 17 PM ची वेळ: (सादरीकरण)

क्र. 2 21 / 06 / 2023 07 : 27 : 43 PM ची वेळ: (फी)

जानेवजासोबत दोडलेली कागदपत्रे
 हुलमुळाकारपत्रे, व्यस्तो इत्यादी बनावट
 आडळून आल्यास याची संपूर्ण जबाबदारी
 दस्त निष्पादकाची राहिल




 लिहून देणार

लिहून घेणार





दिवस: 2/10714/2023
करारनामा

पक्षकाराचे नाव व पत्ता
नाव: मर्मी वर्गीस
पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.:
डी-17, वर्पा, डीएई क्वार्टर, अनुशक्ती नगर, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर: ACKPV9989K

पक्षकाराचा प्रकार
लिहून घेणार
वय :-51
स्वाधरी:-

Handwritten signature

लिहून घेणार
वय :-60
स्वाधरी:-

Handwritten signature

लिहून घेणार
वय :-50
स्वाधरी:-

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लिहून घेणार
वय :-49
स्वाधरी:-

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नाव: बेरापाडन देवमी वर्गीस
पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.:
डी-17, वर्पा, डीएई क्वार्टर, अनुशक्ती नगर, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर: APWPV2414C

नाव: रामकृष्ण पारसेकर
पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.:
दैनिका नं. ए-201, गिरीराज होरायझन, प्लॉट नं. 43ए आणि बी,
फ्लॅट 20, खारघर, ता. पनवेल, जि. रायगड, महाराष्ट्र,
ईशाई: (०:).
पिन नंबर: ADNPP6379H

नाव: अपर्णा पारसेकर
पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.:
दैनिका नं. ए-201, गिरीराज होरायझन, प्लॉट नं. 43ए आणि बी,
फ्लॅट 20, खारघर, ता. पनवेल, जि. रायगड, महाराष्ट्र,
ईशाई: (०:).
पिन नंबर: AIWPP7263Q

रून देणार तथाकथित करारनामा चा दस्त एवज करून दिल्याचे कबूल करतात.
21/06/2023 07:31:42 PM

निवेदीत करतात की ते दस्त एवज करून देणा-यानां व्यक्तीथ: ओळखतात, व त्यांची ओळख पटवितात

चे नाव व पत्ता
नाजी परब . .

घर, नवी मुंबई
410210

नाम अनिल खगरे - -

पत्ता पनवेल जि रायगड
410206

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स्वाधरी

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स्वाधरी

द्वाराचित्र

अंगठ्याचा उसा



प्रमाणित करणेत येते की, सदर दस्तास एकूण 30

पाने आहेत. पुस्तक क्र. 9

क्रमांक: 90698 वर मोकळा.



दि: 21/06/2023 07:38 AM

सह देखाम निबंधक वर्ग-२, पनवेल-२.

दिनांक Deface Number सन Deface Date

Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
eChallan	00040572023062156009	MH003985452202324E	588000.00	SD	0002084553202324 21/06/2023