

353/15005
Tuesday, November 19, 2019
6:16 PM

पावती

Original/Duplicate
नोंदणी क्र. 39म
Regn 39M

गावाचे नाव कामोठे
दस्तऐवजाचा अन्वयार्थक घवतल 2-15005-2019
दस्तऐवजाचा प्रकार अंघीमेंट टू सेल
सादर करणाऱ्याचे नाव सचिव प्रभाकर अंबवाड

पावती क्र. 17443 दिनांक 19/11/2019

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
6:24 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

बाजार मूल्य: रु. 3222628.2/-
मोबदला रु. 4900000/-
भरलेले मुद्रांक शुल्क : रु. 294000/-

मह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008496237201920R दिनांक: 19/11/2019
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1911201900192 दिनांक: 19/11/2019
बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत दिला

निबंधक

दुय्यम निबंधक वर्ग-२

मूळ दस्तऐवज परत मिळाला

पक्षकारची सही



19/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2


दस्त क्रमांक : 15005/2019

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	4900000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3222628.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: फ्लॅट नंबर-702,सातवा मजला,कोहिनूर एन्क्लेव सी.एच.एस.एल.,प्लॉट नंबर-18 जी ई एस,सेक्टर - 10,कामोठे,नवी मुंबई,तालुका-पनवेल,जिल्हा- रायगड 410209 क्षेत्रफळ- 47.322 चौ.मीटर बिल्ट अप +18.12 चौ. मीटर टेरेस((Plot Number : 18 ; SECTOR NUMBER : 10 ;))
(5) क्षेत्रफळ	1) 47.322 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महेश भरत शेळके -- वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ई -०१/२३, ए -०४, पंचशील अपार्टमेंट, सेक्टर-१०, नेरुळ. नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AZEPS2410F 2): नाव:-अजित भरत शेळके -- वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: न्यू मृगनयन सी एच एस एल., बी-१०३, प्लॉट नंबर- ३१, सेक्टर-१०, नेरुळ,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-COTPS1110J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचित प्रभाकर अंबवाड -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नंबर- ए/७०२, कृष्णा कुंज, प्लॉट नंबर-६७, सेक्टर-२०, वर्मा पॅराडाईस जवळ, कामोठे, नवी मुंबई, . . . पिन कोड:-410209 पॅन नं:-ALSPA3382L 2): नाव:-भारती सचित अंबवाड -- वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नंबर- ए/७०२, कृष्णा कुंज, प्लॉट नंबर-६७, सेक्टर-२०, वर्मा पॅराडाईस जवळ, कामोठे, नवी मुंबई, . . . पिन कोड:-410209 पॅन नं:-AMGPG3196H
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/11/2019
(10)दस्त नोंदणी केल्याचा दिनांक	19/11/2019
(11)अनुक्रमांक,खंड व पृष्ठ	15005/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	294000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	


 सह दुय्यम निबंधक वर्ग-२
 (पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Valuation ID 201911194611

पत्रक

मूल्यांकनाचे वर्ष 2019
 जिल्हा रायगड
 मूल्य विभाग तालुका पन्वेल मीने पन्वेल (पन्वेल महानगरपालिका)
 उप मूल्य विभाग 15A-10 कागोठे सिडको से क्र 10
 क्षेत्राचे नाव A Class Palika

सर्तई नंबर जे मू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन निवासी सदनिका	78900	94600	78900	चौ मीटर
68100				

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	बांधकामाचे वर्गीकरण	उद्वहन सुविधा	मिळकतीचा प्रकार	बांधीव
47 322 चौ मीटर	1-आर सी सी	आहे	मिळकतीचा प्रकार -	बांधीव	
मिळकतीचा वापर -	मिळकतीचे वय -	मजला	मिळकतीचा प्रकार -	बांधीव	
निवासी सदनिका	0 TO 2 वर्षे	Stil: floor Or Ground floor	मूल्यदर/बांधकामाचा दर -	Rs 68100/-	

Sale Type -
First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
 = (68100 * (100 / 100)) * 100 / 100
 = Rs.68100/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 68100 * 47 322
 = Rs 3222628 2/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इनरली भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी
 = A + B + C + D + E + F + G + H + I
 = 3222628.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs 3222628 2/-

Home

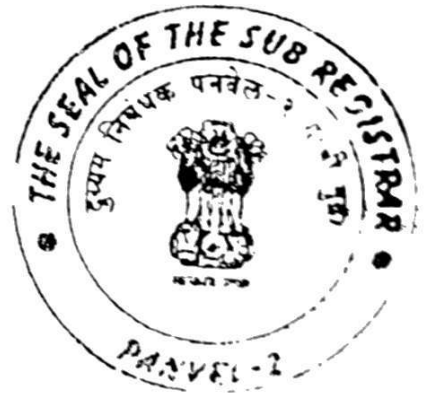
Print

पत्रक २

१५००५/२०१९

१/३०

मह दुय्यम निबंधक वर्ग-२
 (पत्रक-२)





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900

00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.

PHONE : 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP-7145/ATPO(NM & K)/2014/ **385=--**

Date : **25** APP 2014

Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	1	2	7	0	2
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OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building of (Gr.+07 floors) [(Resi. BUA=1657.889 Sq.mtrs., Comm. BUA=290.886 Sq.m. Total BUA=1948.775 Sq.mtrs. (No. of Units- Resi.-40 & Comm-10)] on Plot No.18, Sector-10, at Kamothé, (12.5% Scheme) of Navi Mumbai completed under the supervision of Architect M/s. Triarch has been inspected on 27/01/2014 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 13/04/2007 and that the development is fit for the use for which it has been carried out.

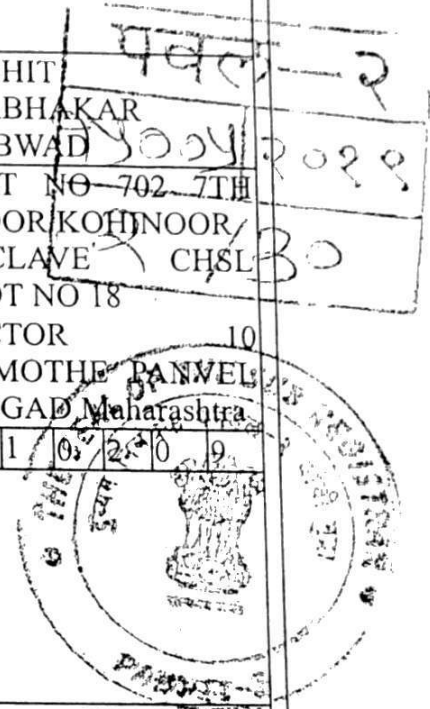
Manjula
25/1/14

(Manjula Nayak)
Addl. Town Planning Officer(BP)
Navi Mumbai & Khopta

Payment Successful. Your Payment Confirmation Number is 191244910



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH008496237201920R	BARCODE	Form ID : Date: 19-11-2019
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR548- PNL5_PANVEL NO 5 SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-ALSPA3382L
	Period: From : 19/11/2019 To : 31/03/2099		Full Name SACHIT PRABHAKAR AMBWAD
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 702 7TH FLOOR KOHINOOR ENCLAVE CHSL PLOT NO 18
0030046401-75	294000.00	Road/Street, Area /Locality	SECTOR 10 KAMOTHE PANVEL RAIGAD Maharashtra
0030063301-70	30000.00	Town/ City/ District	PIN 4 1 03 20 9
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	324000.00	Amount in words	Rupees Three Lakhs Twenty Four Thousand Only
Payment Details:IDBI NetBanking Payment ID : 240878565		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332019111950271	
Cheque- DD No.		Date	19-11-2019
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



[Handwritten signature]

A. B. Shelke

[Handwritten signature]

[Handwritten signature]

Data of Bank Receipt for GRN MH008496237201920R
Bank - IDBI BANK

Bank/Branch :
Pmt Txn id : 240878565
Pmt DtTime : 19/11/2019 13:18:23
ChallanIdNo : 69103332019111950271
District : 1301 / RAIGAD
Office Name : IGR548 / PNL5_PANVEL NO 5 SUB REGISTRAR

Simple Receipt
Print DtTime :
GRAS GRN : MH008496237201920R
GRN Date : 19/11/2019 13:18:23

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 2,94,000.00/- (Rs Two Lakh Ninety Four Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25

Prop Mvblty : Immovable

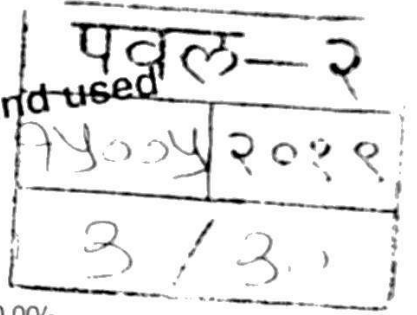
Prop Descr : FLAT NO 702 7TH FLOOR KOHINOORENCLAVE CHSL PLOT NO 18 , SECTOR 10 KAMOTHERANVEL RAIGAD
Maharashtra
410209

Consideration : 49,00,000.00/-

Duty Payer : PAN-ALSPA3382L SACHIT PRABHAKAR AMBWAD
Other Party : PAN-AZEPS2410F MAHESH BHARAT SHELKE

Bank Scroll No : --
Bank Scroll Date : --
BBLCredit Date : --
Mobile Number : 919594909194

Only for verification not to be printed and used



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-353-15005	0004376346201920	19/11/2019-18:15:56	IGR147	30000.00
2	(iS)-353-15005	0004-376346201920	19/11/2019-18:15:56	IGR147	294000.00
Total Defacement Amount					3,24,000.00

सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)



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

Receipt of Document Handling Charges

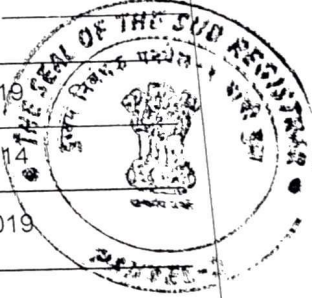
PRN	1911201900192	Receipt Date	19/11/2019	पवल-२
Received from sachit ambwad, Mobile number 9594909194, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 15005 dated 19/11/2019 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.				२०१९

DEFACED
₹ 600
DEFACED

७/३०

Payment Details

Bank Name	IBKL	Payment Date	19/11/2019
Bank CIN	10004152019111900185	REF No.	240824514
Deface No	1911201900192D	Deface Date	19/11/2019



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

**AGREEMENT FOR SALE
(PART PAYMENT)**

THIS AGREEMENT FOR SALE is made and entered into at PANVEL, on this 11th Day of NOVEMBER 2019 BY and BETWEEN MR. MAHESH BHARAT SHELKE (PAN NO. AZEPS2410F), Age- 46 Years, Indian Inhabitant, Residing at E-01/23, A-04, PANCHSHEEL APPARTMENT, SECTOR-10, NERUL, NAVI MUMBAI- 400706 AND MR. AJIT BHARAT SHELKE (PAN NO. COTPS1110J), Age- 48 Years Indian Inhabitant, Residing at- Flat No. B-103, New Mruganayan CHS, Plot No. 31, Sector-10, Nerul, Thane- 400706 hereinafter referred to as "The ASSIGNORS/SELLERS/VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART AND**

MR. SACHIT PRABHAKAR AMBWAD, (PAN NO. ALSPA3382L), Age- 41 years AND MRS. BHARTI SACHIT AMBWAD (PAN NO. AMGPG3196H), Age- 38 Years Both Residing at- FLAT NO- A/702, KRISHNA KUNJ, PLOT NO- 67, SECTOR-20, NEAR VERMA PARADISE, KAMOTHE, NAVI MUMBAI 410209 hereinafter referred to as "THE PURCHASERS/ ASSIGNEES" (which expression shall, it be repugnant to the context or meaning thereof be deemed to mean include their heirs, executors, administrators, legal representatives, and assigns) of the **OTHER PART.**

WHEREAS

1. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (hereinafter called as the Corporation) is the New Town Development authority declared for the area designated for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers vested under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1956 (Maharashtra Act No. XXXVII of 1966) hereinafter referred to as the said Act.

2. The State Government in pursuant to Section 113(A) of the said Act acquired the land described therein and vesting such land in the said Corporation for development and disposal.

AND WHEREAS

By virtue of being the Development Authority the Corporation has been empowered under section 118 of the said act to dispose off any land acquired by it /or vested in to it in accordance with the proposal approved by the state government under the said act.

Handwritten notes in a box: 11/11/2019, 2019, and 300



Handwritten signature and date: 11/11/2019

AND WHEREAS

The CIDCO Ltd, allowed the said plot of land bearing No-18, Sector No-10, total area admeasuring 1299.88 Sq.Mtrs. in Gaonthan Expansion Scheme of village Kamothe, within the local limits of Taluka- Panvel, Dist- Raigad, Navi Mumbai by lease Agreement dated 09/06/2006, to the original Lessees i.e. 1) Shri. Ramdas Shankar Chipalekar 2) Smt. Chindabai Shankar Chipalekar 3) Smt. Sulabai Ramdas Mhaskar 4) Smt. Vandana Dinkar Nawdekar which is duly registered on 09/06/2006 with the sub registrar of assurance at Panvel under serial No-04202/2006.

AND WHEREAS

The original lessees i.e. 1) Shri. Ramdas Shankar Chipalekar 2) Smt. Chindabai Shankar Chipalekar 3) Smt. Sulabai Ramdas Mhaskar 4) Smt. Vandana Dinkar Nawdekar have executed Development Agreement dated 09/06/2006 in favour of Kohinoor Enterprises Builder and Developers which is duly registered on 09/06/2006 with the sub registrar of assurance at panvel under serial no.03545/2006.

AND WHEREAS

The Developers has acquired lawful development right in respect of plot land bearing no-18, Sector-10, total area admeasuring 1299.88 Sq.Mtrs. in Gaonthan Expansion Scheme of village Kamothe, within the local limits of Taluka- Panvel, Dist- Raigad, Navi Mumbai.

AND WHEREAS

The developers/ Vendors are developing the residential cum commercial units on the said plot of land bearing no.18, Sector-10, Kamothe , Taluka- Panvel, Dist-Raigad, Navi Mumbai and are well sufficiently seized and possessed of their 64% of share in the said building and are entitled to deal and disposes off their respective share.

AND WHEREAS

The Developers/ Vendors have got sanctioned and approved the plan of the building/ buildings to be constructed on the said plot of the land in the name of original lessees from CIDCO Ltd., vide sanctioned plan bearing no. CIDCO/BP/ATPO/787 dated 13/04/2007.

AND WHEREAS

The CIDCO Ltd., has issued the commencement certificate to the developers/ Vendors to commence the construction work of the building vide letter CIDCO/BP/787 dated 10/04/2007.

AND WHEREAS

The title certificate dated 03/08/2007 is issued by their Advocate Shri. M.S. MANGELA in respect of the said plot of land regarding the right and marketable title in respect of the plot of land to the Developers

AND WHEREAS

The previous purchaser/s has requested the Developers to give inspection of document and title deed of developers in the respect of the said plot of land

AND WHEREAS

The previous purchaser is satisfied regarding the documents and title of the developers in respect of their development right title and interest

AND WHEREAS

The developers have agreed to sell and the previous purchaser have agreed to purchase the Flat No-702, on SEVENTH floor area admeasuring about 509.37 Sq.ft built up area. equivalent 47.322 sq. mtrs/ Terrace admeasuring about 18.12 Sq. mtrs built up area on plot no.18, situated at Sector.10, Kamothe, Navi Mumbai, Taluka-Panvel, Dist-Raigad .

AND WHEREAS

This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act 1963 and the Maharashtra Ownership Flats Rules 1964 or any amendment therein or re enactment thereof for the time being in force or any other provision of law applicable from time to time

AND WHEREAS

The Corporation has issued Commencement Certificate Vide Letter No. CIDCO/BP/787 dated 13/04/2007

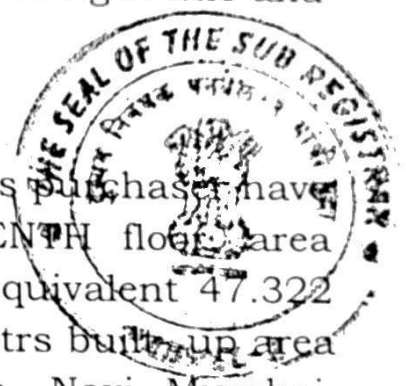
AND WHEREAS

The Corporation has issued Occupancy Certificate Vide its letter No. CIDCO/BP-7145/ATPO(NM&K)/2014/385 on dated 25/04/2014.

AND WHEREAS

The Sellers has purchased by way of Agreement For Sale said Flat from Developer M/S. KOHINOOR ENTERPRISES, through its Proprietor SHRI. LAXMIPRASAD ANANT DESAI vide Document Registered No.PANVEL-2- 06064/2012, On dated 03/07/2012 and its Receipt No.6143.

Handwritten notes in a box: 94004 2029, 99/32



Handwritten signatures: A. B. Shelke, Anant Desai, Kohinoor Enterprises

AND WHEREAS:
The Purchasers requested and the Flat Owners/ Vendors have permitted the inspection of all relevance documents pertaining to the said premises

AND WHEREAS:
The Purchasers of being fully satisfied about title and the other documents in respect of the said premises agreed to purchase the said premises for the said consideration from the Seller

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

The Seller/Vendor hereby declared that:

a) Seller has Sole and absolute rights over the said Flat No. 702, 7th Floor, KOHINOOR ENCLAVE CHSL (SOCIETY REGISTRATION CERTIFICATE NO. N.B.O.M/CIDCO/H.S.G(O.H.)/6486/J.T.R/2016. 2017 PLOT NO-18 GES, SECTOR-10, KAMOTHE, NAVI MUMBAI, TALUKA PANVEL, DIST- RAIGAD 410209 admeasuring area- 47.322 sq.mtrs built up +18.12 sq.mtrs terrace allotted under 12.5% Gaothan Expansion Scheme and lawful Flat Owners/Vendors/Sellers of the same.

b) Seller has not entered into any Agreement, transferred, assigned or let out said premises for the benefits acquired by Seller from the CIDCO or Society under its Agreement to anyone.

C) THAT SELLER IS ENTITLED TO SELL, ASSIGNED AND TRANSFER THE SAID PREMISE TO THE PURCHASER AND THAT THE SELLER HAS NOT DONE ANY ACT WHEREBY SELLER PREVENTED FROM TRANSFERRING THE SAID PREMISES.

D) The said Flat is not effected by any proceedings/ prohibitory from any authority lispens or insolvency processing's or any including under the Maharashtra Eviction Act or no proceedings in any Court of law is pending in respect of the said Flat.

E) The SELLER have paid all the necessary charges of any nature whatsoever in respect of the said premises and SELLER have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises till the date of execution of this agreement.

F) The Seller has sold and transferred the said flat premises and along with all the rights, title and benefits possession along with the agreement executed between the Seller and the Purchaser.

G) If any facts are noticed to the disadvantage of the SELLER would solve the same with by the SELLER at his own cost and not be put to any financial burden and that the said litigations shall be to the satisfaction of the PURCHASER.

H) THE SELLER undertake to pay all the taxes, Society charges, electric charges and other dues till the date of handover of the said flat premises. Seller shall be responsible for the same.

I) THE SELLER without any delay shall provide all the documents as the PURCHASER requires and to the PURCHASER at the said Flat.

3. In consideration of the Seller being the Owner/Vendor to the said Apartment for the sum of **FORTY NINE LAKH** Rupees only in the following manner:

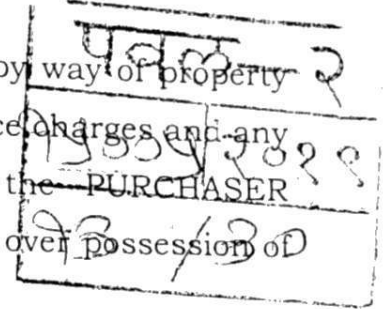
i) **The Purchaser has paid TWENTY FIFTY LAKH RS. 207258, Bank of Maharashtra on 29/ 09/2016**

ii) **And Balance TWENTY FIFTY LAKH SEVEN THOUSAND RS. PURCHASER has paid to the Bank of Maharashtra for the execution of the Contract.**

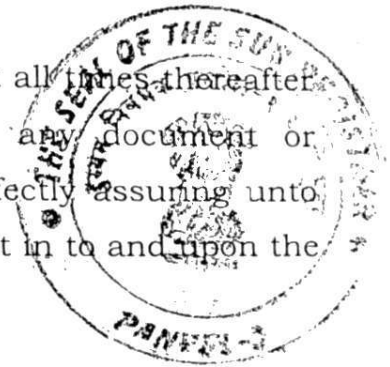
3. The Flat Owner shall handover the physical possession of the said flat premises and all the documents to the Purchaser.

G) If any facts are noticed to the contrary or legally disputed by any party the SELLER would solve the future litigations if any would be dealt with by the SELLER at his/their cost and the PURCHASER would not be put to any financial hardships and the SELLER would see that the said litigations are solved peacefully and to the full satisfaction of the PURCHASER .

H) THE SELLER undertake to pay all the outgoings by way of property taxes, Society charges, electricity, Water Bills, maintenance charges and any other dues till the date of handing over possession and the PURCHASER shall be responsible for the same from the date of taking over possession of the said flat premises.



I) THE SELLER without any monetary benefit shall at all times thereafter at the request and cost of the Purchaser execute any document or documents as the PURCHASER may require for perfectly assuring unto and to the PURCHASER all the rights, title and interest in to and upon the said Flat.



3. In consideration of the aforesaid representation made by the Flat Owner/Vendor to the Purchaser herein agreed to purchase the said Apartment for the said consideration of **Rs.49,00,000/- (Rupees FORTY NINE LAKH ONLY)**, and hereby paid **PART PAYMENT** in the following manner:

i) **The Purchasers has Paid Rs. 1,25,000/- (Rupees ONE LAKH TWENTY FIVE THOUSAND ONLY) by way of Cheque no. 207258, Bank- INDIAN BANK, Branch- KAMOTHE, on dated - 29/ 09/2019 to the Seller.**

ii) **And Balance sum of Rs. 47,75,000/- (Rupees FORTY SEVEN LAKH SEVENTY FIVE THOUSAND ONLY) shall be paid by the Purchasers to the Sellers within 60 days from the date of execution said Agreement, by availing Housing Loan from any Bank or ANY FINANCIAL INSTITUTION .Time is the essence of the Contract.**

3. The Flat Owner on receiving the consideration in full and final, shall hand over the physical possession of the Flat with all the relevant original documents to the Purchaser admits of having been placed in physical possession of the

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SECOND SCHEDULE OF PROPERTY

Flat No. 702, 7TH Floor, KOHINOOR ENCLAVE CHSL (SOCIETY NO. REGISTRATION CERTIFICATE NO. N.B.Q.M/CIDCO/H.S.G(O.H.)/6486/J.T.R/2016-2017 PLOT NO-18 GES, SECTOR-10, KAMOTHE, NAVI MUMBAI, TALUKA- PANVEL, DIST- RAIGAD 410209 admeasuring area- 47.322 sq.mtrs built up +18.12 sq.mtrs terrace

IN WITNESS WHEREOF THE PARTIES here to have hereunto and subscribed their respective hands and seals the day and year first herein above written.


SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED THE SELLERS/THE VENDORS


MR. MAHESH BHARAT SHELKE

A. B. Shelke
MR. AJIT BHARAT SHELKE

IN THE PRESENCE OF

1. Vilas Matkar 

2. Ekanth Kumbale 

SIGNED, SEALED AND DELIVERED BY

THE WITHINNAMED THE PURCHASERS


MR. SACHIT PRABHAKAR AMBWAD


MRS. BHARTI SACHIT AMBWAD

WITNESS:

1. Vilas Matkar 

2. Ekanth Kumbale 



पवल-२
१५०५/२०१९
१०/३०

RECEIPT

PART PAYMENT

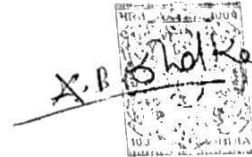
I/WE, SAY RECEIVED Rs. 1,25,000/- (Rupees ONE LAKH TWENTY FIVE THOUSAND ONLY) from the within named PURCHASERS MR. SACHIT PRABHAKAR AMBWAD AND MRS. BHARTI SACHIT AMBWAD the PART Payment in respect Of Flat No. 702, 7TH Floor, KOHINOOR ENCLAVE CHSL (SOCIETY REGISTRATION CERTIFICATE NO. N.B.O.M/CIDCO/H.S.G(O.H.)/6486/J.T.R/2016-2017 PLOT NO-18 GES, SECTOR-10, KAMOTHE, NAVI MUMBAI, TALUKA- PANVEL, DIST. RAIGAD 410209 admeasuring area- 47.322 sq.mtrs built up +18.12 sq.mtrs terrace in following manner:-

- i) The Purchasers has Paid Rs. 1,25,000/- (Rupees ONE LAKH TWENTY FIVE THOUSAND ONLY) by way of Cheque no. 207258, Bank- INDIAN BANK, Branch- KAMOTHE, on dated - 29/ 09/2019 to the Seller.

**I SAY RECEIVED
Rs.1,25,000/-**



MR.MAHESH BHARAT SHELKE




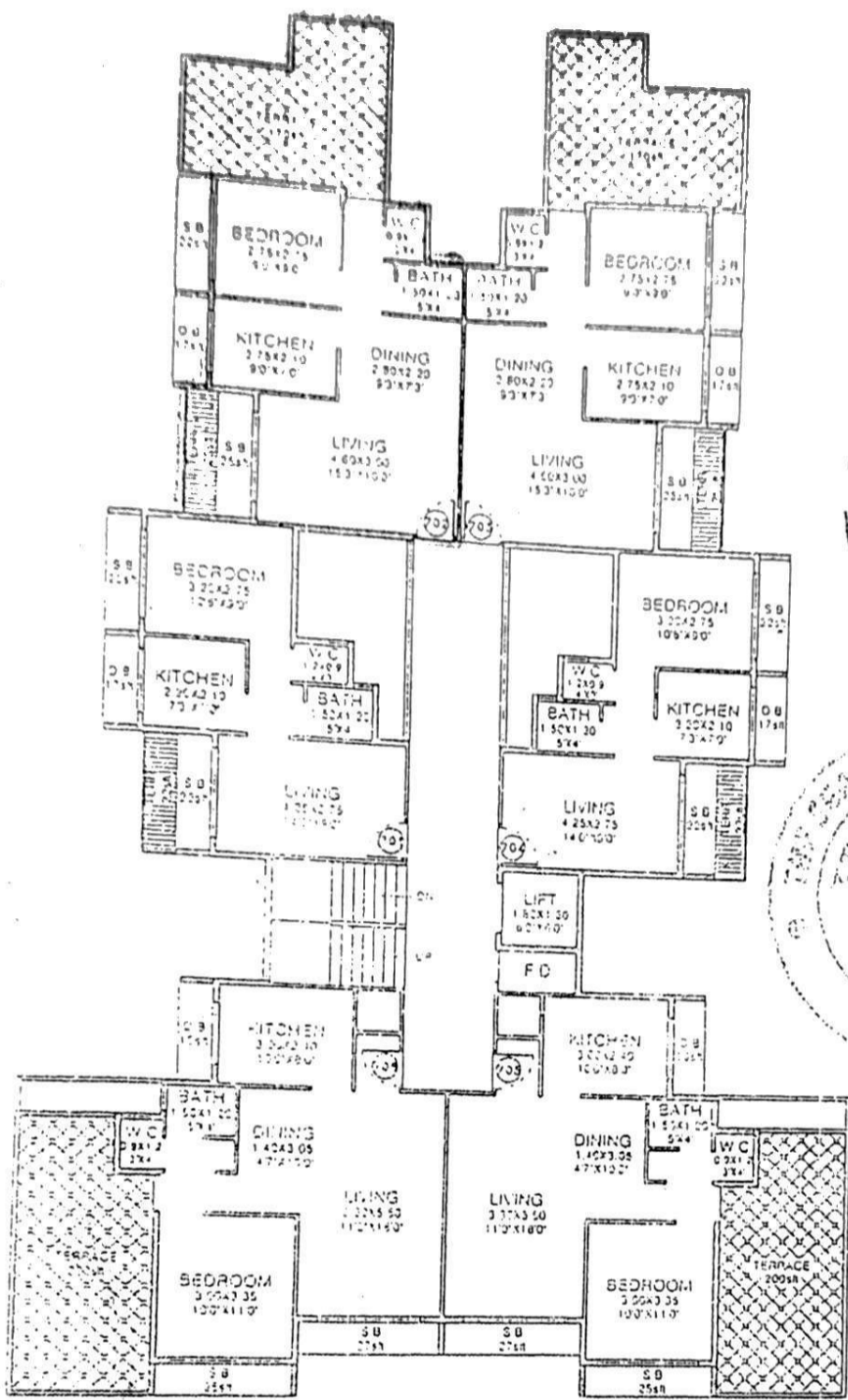
MR. AJIT BHARAT SHELKE

SELLERS

Witness:-

1. Vijas Mathkar 

2. Ekant Kumbhar 



पवल-२
१५००५२०१९
२९/३०



पवल-२
२०१९ २०१९
२९/३४

SEVENTH FLOOR PLAN

DRAWN BY SCALE 1:100	NORTH	DEVELOPER M/s. ...	ARCHITECTS M/s. ...

OFFICE - CIDCO, Beharur,
Mumbai - 400 014.
Tel: 01-22-6791 8100
01-01-22-6791 8166

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18/4/2017

CONVINCING FINALLY HISTORICAL

Permission is hereby granted under section-43 of the Maharashtra Regional and Town

Planning Act 1966 (Maharashtra XXVIII) of 1966 to Shri. Ramdas
Chiplakur & other four

Plot No. 18 Road No. --- Sector 10 Mode Karnathe

Plot Number As per the approved plans and subject to the following conditions for

development work of the proposed Residential Building

Resi. B/Up Area = 1657.889 m² Comm. B/Up Area = 290.886 m²
Total B/Up Area = 1948.775 m²

No. of Residential Units 40 Nos. of Commercial units 10

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

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

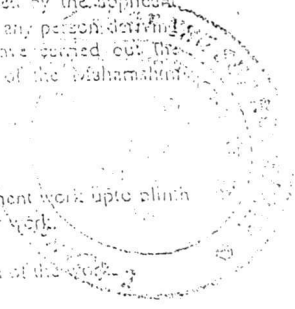
The applicant shall:

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

A. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as mentioned in the Structural Building Code of India for CIDCO - 1975 in force.

The certificate shall remain valid for a period of 1 year from the date of its issue. In the event of non-compliance of the conditions of the certificate with provision of section-43 of Maharashtra Regional and Town Planning Act 1966, the certificate shall be liable to be cancelled.

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The conditions of this certificate shall be binding not only on the applicant but also on its successors and for every person deriving title through or under him

A certified copy of the approved plan shall be exhibited on site.

The amount of Rs. 6500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose.

You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, etc.

As per a memorandum vide No.TBF/4393/1504/C4-287/94, U.D. for all buildings following additional conditions shall



As soon as the development permission for new construction or re-development is granted by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place @ site indicating following details :-

- a) Name and address of the owner/developer, Architect and Contractor,
- b) Survey Number/City survey Number, Plot, Number/Sector & Mode of Land under reference alongwith description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential/Commercial Units with areas
- e) Address where copies of detailed approved plans shall be available for inspection
- f) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language

Handwritten notes in a rectangular box, including the number '287/94' and other illegible scribbles.

As per the notification dated 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. 220/01/UD-41/180VP.No.27/UD-20, dttd. 27/02/2004, for all Buildings following additional condition shall apply

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

As directed by the Urban Development Deptt., Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2153/CR-220/01/UD-41, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

पवेल-२
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a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



[Signature] 1 of 4:07
 ADDL. TOWN PLANNING OFFICER
 Navi Mumbai & Khopla

WPH

CC TO: ARCHITECT
[Signature]

CC TO: Separately to :

1. M(TS)
2. CUC
3. EE(CHURPING/CLANDRON)
4. EE(VS)

2008
 २५ / ३५

भारत सरकार
GOVERNMENT OF INDIA



मचित प्रभाकर अंबवाड
Sachit Prabhakar Ambwad
जन्म तारीख / DOB: 21/05/1978
पुरुष / MALE



9159 8068 7333

माझे आधार, माझी ओळख

Sachit

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SACHIT PRABHAKAR AMBWAD
PRABHAKAR BAPPU AMBWAD

21/05/1978
Permanent Account Number
ALSPA3382L

Ambwad
Signature



पार्वल-२
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२६/३३

भारत सरकार
GOVERNMENT OF INDIA

भारती मचित अंबवाड
Bharti Sachit Ambwad
जन्म तारीख / DOB: 16/09/1981
महिला / FEMALE



489283505041

माझे आधार, माझी ओळख



आयकर विभाग
INCOME TAX DEPARTMENT
BHARTI SACHIT AMBWAD
MALHARI HARI GAWALI



भारत सरकार
GOVT. OF INDIA

15/09/1981
Permanent Account Number
AMGPG3196H

Ambwad
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
MAHESH BHARAT SHELKE
BHARAT VITTHAL SHELKE



भारत सरकार
GOVT. OF INDIA

20/08/1973
Permanent Account Number
AZEPS2410F

Mahesh
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJIT BHARAT SHELKE
BHARAT SHELKE
06/01/1971

Permanent Account Number
COTPS1110J

A. B. Shelke
Signature



A. B. Shelke

19/11/2019 6 26:17 PM

दस्त गोपवारा भाग-2

पयल 2

30/30

दस्त क्रमांक : पयल 2/15005/2019

दस्त क्रमांक: 15005/2019

दस्ताचा प्रकार :- अॅग्रीमेंट टू सेल

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव महेश भरत शेळके - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ई - 01/23, ए - 04, पंचशील अपार्टमेंट, सेक्टर-10, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर: AZEPS2410F

पक्षकाराचा प्रकार

लिहून देणार

वय :- 46

स्वाक्षरी:-

[Signature]

छायाचित्र

अंगठ्याचा ठसा



2 नाव: अजित भरत शेळके - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: न्यू मृगनयन सी एच एस एल., बी-103, प्लॉट नंबर- 31, सेक्टर-10, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर: COTPS1110J

लिहून देणार

वय :- 48

स्वाक्षरी:-

[Signature]



3 नाव: सचिंत प्रभाकर अंबवाड - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नंबर- ए/७०२, कृष्णा कुंज, प्लॉट नंबर- ६७, सेक्टर-२०, वर्मा पॅराडाईस जवळ, कामोठे, नवी मुंबई, . . . पॅन नंबर: ALSPA3382L

लिहून देणार

वय :- 41

स्वाक्षरी:-

[Signature]



4 नाव: भारती सचिंत अंबवाड - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नंबर- ए/७०२, कृष्णा कुंज, प्लॉट नंबर- ६७, सेक्टर-२०, वर्मा पॅराडाईस जवळ, कामोठे, नवी मुंबई, . . . पॅन नंबर: AMGPG3196H

लिहून देणार

वय :- 38

स्वाक्षरी:-

[Signature]



वरील दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कयुल करतात. शिक्का क्र.3 ची वेळ: 19 / 11 / 2019 06 : 13 : 49 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

1 नाव: विलास मटकर - -
वय: 30
पत्ता: सेक्टर - 4, कळंबोली
पिन कोड: 410218

छायाचित्र

अंगठ्याचा ठसा

[Signature]
स्वाक्षरी



2 नाव: एकांश कांबळे - -
वय: 23
पत्ता: सेक्टर-10, कळंबोली
पिन कोड: 410218

स्वाक्षरी



शिक्का क्र. 4 ची वेळ: 19 / 11 / 2019 06 : 10 PM

Joint Sr Panvel 2



आगत करणेत येने की, सदर दस्ताम एकूण 30

पुस्तक क्र. 2

क्रमांक 94004 वर नोंदला

सह दुय्यम निबंधक वर्ग-२, पनवेल-२
दिनांक १९ मार्च १९ सन २०१९

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made at **Kamothe, Tal. Panvel, Dist. Raigad** on this **07TH** day of **JULY 2023**

BETWEEN

1]MR.SACHIT PRABHAKAR AMBWAD, Age 41 years, PAN NO ALSPA3382L, 2]MRS.BHARTI SACHIT AMBWAD, Age 38 years, PAN NO. AMGPG3196H, Indian Inhabitant, residing at - Flat No. A/702, Krishna Kunj, Plot No.67, Sector No.20, Near Verma Paradise, Kmothe Navi Mumbai 410206. hereinafter called and referred to as **"THE VENDOR"** (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.ASHWINI ASHOK NIMBARE, Age 53 years, PAN NO.AGRPN3488L, AADHAR NO.2653 3695 8407, 2]MR.ASHOK RAMCHANDRA NIMBRE, Age 58 years, PAN NO.ACZPN3293R, AADHAR NO.4282 3906 0670, Indian Inhabitants, Residing at - P.L.Lokhande Marg, Behind BMC Building No.4, Khandu Waghmare Chawl, Ramabai Colony Chembur Tilak Nagar, Mumbai -400089. hereinafter called and referred to as "THE PURCHASER" (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 the Vendor has possessed **Flat No. 702, 7th Floor**, having area **47.322 Sq.mtrs Built up area+ 18.12 Sq.Mtrs terrace area.** in building known as **KOHINOOR ENCLAVE** and in registered society known as **KOHINOOR ENCLAVE CO-OP. HSG. SOC. LTD.** constructed on the said **Plot No.18 Sector - 10, Kamothe, Tal. Panvel, Dist. Raigad.**

AND WHEREAS the Vendor has decided to sale the said premise and on the request of the purchaser, the Vendor has agreed to sale the said premise to the purchaser. Both parties have discussed the terms and conditions of sale and have rendered the same in writing.

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS FOLLOWS:

1] The Vendor is lawful owner in possession of premise and the Vendor has agreed to sale the said premise and the Purchaser has agreed to purchase the said premise. The amount of sale price of the said premise is **Rs. 62,00,000/- (Rupees SIXTY TWO LAKH Only)** as agreed between the parties and the said sale price amount is as per prevailing market rate and government rate and parties have no dispute on the said sale price amount.

2] The Purchaser will be paid the total consideration of **Rs. 62,00,000/- (Rupees SIXTY TWO LAKH Only)** details given as below :-

Cheque/CASH/NEFT.	Date	Bank Name	Amount (Rs.)
Gpay	05/07/2023		50,000/-
RTGS	26/07/2023	PUNJAB NATIONAL BANK	2,00,000/-
Will be Paid after availing the Loan From Bank or any financial institution within 45 working days from the date of this Agreement to Sale (Part Payment).			50,00,000/-
Rupees SIXTY TWO LAKH Only			62,00,000/-

3] The Purchaser has paid the sum of **Rs. 50,000/- (Rupees FIFTY THOUSAND Only)** as a **Token Money/Part Payment** at the time of execution of this Memorandum of Understanding. Receipt for which is attached with this Memorandum of Understanding.

4] It is agreed between the parties that the work of registration **FULL AND FINAL PAYMENT** will be completed within 45 days from the execution of this Memorandum of Understanding..

5] It is agreed between the parties that all necessary documents and permissions required at the time of registration will be supplied and given by the Vendor to the Purchaser and the Vendor shall not caused any delay for work of registration.

6] The Vendor has confirmed that the title of the said premise is clear. The Vendor has agreed to indemnify the losses and damages if any caused to the Purchaser due to the claim made by any other person to the title of the said premise.

- 7] The Vendor/Seller declares that he will clear all dues i.e. Electricity charges, Water Charges, Property Tax, Panvel Municipal tax etc. of the said premises at the time of full and final payment received.
- 8] The Seller & Purchaser will pay 50% charges to take No Objection Certificate of the society.
- 9] The Transaction/deal will be completed within 45 working days from the date of Agreement to Sale (Part Payment). If the deal can not complete within 45 working days, the 30 days will be grace period. But if within 30 days grace period, the deal will not be completed, the deal will be cancel automatically.
- 10] If there is any query in legal document of **Flat No. 702, 7th Floor**, having area **47.322 Sq.mtrs Built up area+ 18.12 Sq.Mtrs terrace area**. in building known as **KOHINOOR ENCLAVE** and in registered society known as **KOHINOOR ENCLAVE CO-OP. HSG. SOC. LTD.** constructed on the said **Plot No.18 Sector - 10, Kamothe, Tal. Panvel, Dist. Raigad.** then the flat owner **1] MR.SACHIT PRABHAKAR AMBWAD, 2]MRS.BHARTI SACHIT AMBWAD** , will refund all token amount (**50,000**) within 15 days .
- 11] The Seller Well be Paid Panvel Municipal tax up to July 2023 .
- 12] Purchaser and Seller paid Brokerage 1% of the broker Name –

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THIS
MEMORANDUM OF UNDERSTANDING

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "VENDOR/SELLER"
IN THE PRESENCE OF.....

1] MR.SACHIT PRABHAKAR AMBWAD

2]MRS.BHARTI SACHIT AMBWAD

1.

2.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "PURCHASER"

1] MRS.ASHWINI ASHOK NIMBARE

2] MR.ASHOK RAMCHANDRA NIMBRE

IN THE PRESENCE OF.....

1.

2.

:: RECEIPT ::

Received from the Purchaser 1]MRS.ASHWINI ASHOK NIMBARE, 2] MR.ASHOK RAMCHANDRA NIMBRE, a sum of **Rs/-2,50,000/-** (Rupees **TWO LACKS FIFTY THOUSAND Only**) by CASH/CHEQUE /NEFT as a Token/Part Payment against i.e **Flat No. 702, 7th Floor,** having area **47.322 Sq.mtrs Built up area+ 18.12 Sq.Mtrs terrace area.** in building known as **KOHINOOR ENCLAVE** and in registered society known as **KOHINOOR ENCLAVE CO-OP. HSG. SOC. LTD.** constructed on the said **Plot No.18 Sector - 10, Kamothe, Tal. Pannel, Dist. Raigad.**

Cheque/CASH/NEFT.	Date	Bank Name	Amount (Rs.)
			50,000/-
RTGS	26/07/2023	PUNJAB NATIONAL BANK	2,00,000/-
Will be Paid after availing the Loan From Bank or any financial institution within 45 working days from the date of this Agreement to Sale (Part Payment).			50,00,000/-
Rupees SIXTY TWO LAKH Only			62,00,000/-

I SAY RECEIVED.

Rs. 2,50,000/-

1] MR.SACHIT PRABHAKAR AMBWAD

2]MRS.BHARTI SACHIT AMBWAD

THE VENDOR

IN THE PRESENCE OF.....

- 1.
- 2.