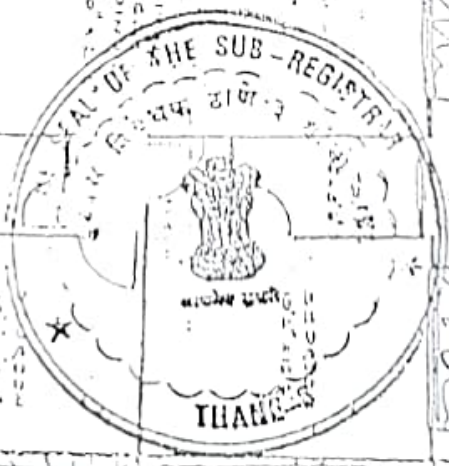


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महाराष्ट्र शासन
 राजधानी, मुंबई
 महाराष्ट्र शासन
 राजधानी, मुंबई

श्री. ... / श्रीमता. ... / श्री. ...
 दि. १३/१२/२०

श्री. ...

३९८३ / १९८२
 २०२२

नवी मुंबई येथील हॉट फ्र-२०, सेक्टर-७, कोपरखेरी, नवी मुंबई
 या जागेचे मालक मे. अर्जुन वॉरर जी-३०५-डी-सोतापती, गांधी
 जानेवरील काँग्रेस दि. २८/०६/२२ रोजी पुर्वे दिले आहे. त्यावाकता
 दाखला संश्लेषण कायदाप्रमाणे मे. अर्जुन वॉरर यांना दि. २९/०७/२२ रोजी
 वास्तुविशारदास ७२-वाक अर्जात अर्ज मागेवळताना त्यांनी
 नियंत्रण विभागासहित मसुदासहित अर्ज मागेवळताना त्यांनी
 प्रमाणपत्र दि. २३/१२/२२ रोजी पुर्वे दिले आहे. त्यामुळे
 तपशील दाखलीसुद्धा आहे.



रजिस्ट्रारसमोर दि. १३/१२/२०२२ रोजी पुर्वे दिले आहे.

Handwritten signatures and notes



१९४३० / १३ / २२
 २०२२

एन न - ३
 दि. १९४९८ / २०२३
 ५३ / १९०

SCHEDULE OF THE FLAT

Flat bearing No. 2, on Fifth Floor, in building ARCHANA SOURABH of ARCHANA SOURABH CO-OPERATIVE HOUSING SOCIETY LIMITED standing on Plot No. 20, Sector 7, Koparkhairane, Navi Mumbai, Taluka & District Thane admeasuring about 1320 sq. ft. Built-up Area (1650 sq. ft. Super Built-up Area) together with the area of balcony and or loft, and / or terrace, i.e. carpet area plus the facilities and proportionate area of common area, facilities appurtenant to the premises, passages, walls, staircase, loft, terrace and the recessed space below window sills in the said building as shown on the plan hereto attached and marked thereon surrounded by red coloured boundary line together with undivided interest in the restricted common area and facilities and exclusive interest in Stilt Car Parking No. 06 (as shown on the plan hereto attached and marked thereon surrounded by red coloured boundary line) of the building ARCHANA SOURABH of ARCHANA SOURABH CO-OPERATIVE HOUSING SOCIETY LIMITED standing on Plot No. 20, Sector 7, Koparkhairane, Navi Mumbai, Taluka & District Thane (Ground + 6 upper floors).



८११-३
२२/१२/२०२३
२२ / १२ / २०

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

SIGNED AND DELIVERED by the

Within named 'OWNER'

MR. KALLARAKKAL OUSEPH ANTONY

K. O. Antony



In the presence of...

by the PURCHASER and the SELLER
Certificate.

13. The SELLER confirms that he has agreed to sell the said Premises including all furniture and fixtures, electronic appliances (except the 18 items been discussed and identified and covered in the MOU) and the SELLER agrees to hand over the said premises in as and where in condition to the PURCHASERS at the time of Possession.

14. This Agreement shall be subject to the provisions contained in the Maharashtra Co-operative Society Act, 1960 or any amendment for the time



277-3
277/9494C/12023
9C SCHEDULE OF THE LAND

piece and parcel of land known as Plot No. 20, in Sector 7, Koparkhairane, Navi Mumbai, containing by admeasuring 1105.32 sq. mtrs. Or thereabouts within the Registration District and Sub-District of Thane and bounded as follows:-

On or towards the North	:	Plot No. 30
On or towards the South	:	3,60 mtrs. wide road
On or towards the East	:	Plot No. 19
On or towards the West	:	Plot No. 21 S.W. Drain

K. O. Akhary

S. K. R. 200
[Signature]

AND

MR SANJAY KUMAR RUIA, aged 55 years having PAN No. ABTPR9828B and Aadhar No. 7024 0808 5709, AND MRS BHAVNA SANJAY RUIA, aged 42 years having PAN No. ADQPR6372P and Aadhar No. 5862 6014 2304, both adults, Indian Inhabitants, residing at D-201, Citi Square CHS Limited, Plot No. 95, Sector 7, Koparkhairane, Navi Mumbai 400709, hereinafter for brevity's sake called and referred to as the 'THE PURCHASERS' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include all their heirs, nominees, executors, administrators, successors and permitted assigns), of the SECOND PART,

WHEREAS the City and Industrial Development Corporation of Maharashtra Limited, is a Government Company within the meaning of the Companies Act



1956 (Hereafter referred to as "The Corporation") having its office at 1st Floor, Nariman Point, Mumbai 400021.
E / 20

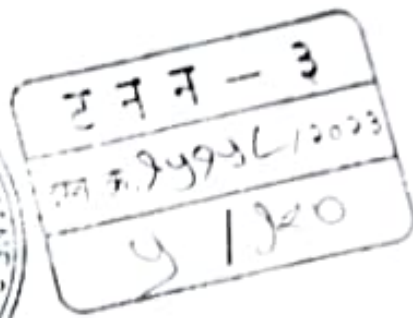
WHEREAS the Corporation has been declared as a New Town Development Authority, under the Provision of Sub-Section (3-A of Section 113 of the Maharashtra Regional and Town Planning Act, 1956 (Maharashtra Act No. XXXVIII of 1966) (herein after referred to as "The Said Act") in the exercise of its power of the area designed as site for New Town under Sub-Section (1) of Section 113 of the said Act,

AND WHEREAS the State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made in that behalf as per the Provisions of Section 113 of the Act.

K. O. [Signature]

K. R. [Signature]

[Signature]



AGREEMENT FOR SALE

(PART-PAYMENT)

K.O. Antony
B.K.R. 00

3rd
day of

THIS AGREEMENT made and entered into at Navi Mumbai, on this 3rd day of August, 2023,

BETWEEN

MR. KALLARAKKAL OUSEPH ANTONY, aged 85 years, Occupation: Business, an adult, Indian Inhabitant, having PAN No. AGOPK8315L and Aadhar No. 9691 2596 3547, residing at Flat No. 502, Archana Saurabh CHS Limited, Plot No. 20, Sector 7, Koparkhairane, Navi Mumbai 400709, hereinafter for brevity's sake called and referred to as the 'THE OWNER' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include all his legal heirs, nominees, executors, administrators, successors and assigns), of the FIRST PART.

K.O. Antony

B.K.R. 00

B.K.R. 00



04/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्ता क्रमांक : 15158/2023

नोंदणी :

Regn 63m

गावाचे नाव : कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) नोंदवट	24800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलेखपट्टाकार आकारणी देणे की पट्टेदार ते मगूद करावे)	19610652.6
(4) शुभमना, प्रौढहिस्सा व घरवासांक (असल्यास)	1) पालिवेणे गाव: नवी मुंबई गावाचा द्वार पार्क, इतर माहिती: इटॅनिका कमरांक 502, पाचवा मजला, अर्चना सौरभ सी एच एस लिमिटेड, प्लॉट नं. 20, सेक्टर -7 कोपरखैरणे नवी मुंबई क्षेत्राकाल 1320 चौ. फूट विलेखाप (1650 चौ. फूट सुपर विलेखाप एरिया) (Plot Number : 20, SECTOR NUMBER : 17 :)
(5) क्षेत्रफल	1) 1650 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तावेज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिकादिचे नाव व पत्ता.	1): नाव:-कल्लारककुल जेसेफ अँटनी - - वय:-85, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 402, पाचवा मजला, अर्चना सौरभ सी एच एस लिमिटेड, प्लॉट नं. 20, सेक्टर -7 कोपरखैरणे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-
(8) दस्तावेज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिकादिचे नाव व पत्ता	1): नाव:-सजय कुमार रुईया - - वय:-55, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 402, सिटी एक्स क्वारर सी एच एस लिमिटेड, प्लॉट नं. 24, सेक्टर 19, कोपरखैरणे नवी मुंबई 400709, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ABTPR9929B 2): नाव:-आदित्य सजय रुईया - - वय:-48, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 402, सिटी एक्स क्वारर सी एच एस लिमिटेड, प्लॉट नं. 25, सेक्टर 19, कोपरखैरणे नवी मुंबई 400709, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AQQPR63722
(9) दस्तावेज करून दिल्याचा दिनांक	03/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	04/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	15158/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1488000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

श्री. जी. पी. खोत
सह दुय्यम निबंधक वर्ग - २
ठाणे क.३

वर्कनामाची विधारात घेतलेला तपशील:-

शुल्क शुल्क आकारताना निवडलेला अनुक्रमांक :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

