

AMT-3

RESALE

Please Tick

Saving A/C No : 20147653589		Branch FILE No.:	
CIF NO. :		Tie up no. (if applicable)	
LOS Reference No. :		PAL/Take Over/NEW/Resale/Top up	
Applicant Name : MR. SAGAR DIUP GAIKWAD			
Co-Applicant Name :			
Contract (Resi.) :		Mobile : 9773660100	
Loan Amount : 45,00,000/-		Tenure : 15 Years.	
Interest Rate :		EMI :	
Loan Type : HOME LOAN		SBI LIFE :	
Hsg. Loan <u>TERM LOAN.</u>		Maxgain _____	
Realty _____		Home Top up _____	
Property Location : SAI PRASAD ENCLAVE CHS LTD. KAMOTHE			
Property Cost :			
Name of Developer / Vendor : MR. MR NILESH SAMBHAJI			
RBO - PEN ZONE - EAST Branch : RASAYAM.		(Code No) 2172	
Contact Person :		Mobile No.	
Name of RACPC Co-ordinator along with Mob No: AMIT PATEL			
	DATE		DATE
SEARCH - 1	Ashwini Khamat 4/9/23	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob No. : AMIT PATEL			



RASMECCC - PANVEL
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH



GARGI ENTERPRISES

GARGI ENTERPRISES

Seller Name: - MR. NILESH SAMBHAJI JANKAR

Purchase Name:- MR. SAGAR DILIP GAIKWAD

**Property Details:- FLAT NO. A-205, 5 FLOOR, SAI PRASAD
ENCLAVE C.H.S. LTD., PLOT NO. 27,
SECTOR 07, KAMOTHE, NAVI MUMBAI**

Document Type: - AGREEMENT FOR SALE

Mr. Mahendra D. Girase

Proprietor of Gargi Enterprises

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

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

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

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

529/13770

Saturday, August 26, 2023

1:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 15137 दिनांक: 26/08/2023

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल5-13770-2023

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल ऑफ प्लॅट

सादर करणाऱ्याचे नाव: सागर दिलीप गायकवाड - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

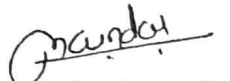
पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:57 PM ह्या वेळेस मिळेल.


Joint Sub Registrar Panvel 5

बाजार मुल्य: रु.4747298.4 /-

मोबदला रु.4990000/-

भरलेले मुद्रांक शुल्क : रु. 349300/-

सह दुय्यम निबंधक घर्ग-२,
(पनवेल-५)

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823263200209 दिनांक: 26/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007196809202324E दिनांक: 26/08/2023

बँकेचे नाव व पत्ता:


स्वाभरी

पुण्यस्तावेज परत मिळाला,


द्वितीयक

सह दुय्यम निबंधक, पनवेल-५, (दरम-२)



26/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 13770/2023

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1) वित्तखाचा प्रकार	ऑफिस टू सेल ऑफ प्लॉट
(2) मोबदला	4990000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4747298.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र.15अ/07,दर रु.87,100/- प्रति चौ.मी. सदनिका क्र. ए-205,दुसरा मजला,साई प्रसाद इनक्लेव्ह को ऑप हौसिंग सोसायटी लि.,प्लॉट नं. 27,सेक्टर 07,कामोठे नवी मुंबई ता. पनवेल जि.रायगड क्षेत्र 51.68 चौ. मी. बांधीव(556.11 चौ. फूट बांधीव)व 43.06 चौ. मी. कारपेट(463.43 चौ. फूट कारपेट)+7.06 चौ. मी. टेरेस(76 चौ. फूट टेरेस)((Plot Number : 27 ; SECTOR NUMBER : 07 ;))
(5) क्षेत्रफळ	1) 463.43 चौ.फूट
(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:-निलेश संभाजी जानकर - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ए-205, साई प्रसाद इनक्लेव्ह को ऑप हौसिंग सोसायटी लि., प्लॉट नं. 27, सेक्टर 07, कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-BACPJ4090A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सागर दिलीप गायकवाड - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ए-303, शिवनेरी कॉम्प्लेक्स को ऑप हौसिंग सोसायटी लि., प्लॉट नं. 12, सेक्टर 05, कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-BEFPG4240A
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/08/2023
(11) अनुक्रमांक,खंड व पृष्ठ	13770/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	349300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

[Signature]
सह दुय्यम निबंधक वर्ग-२.
(पनवेल-५)

Pre-Registration summary (नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20230826441	26 August 2023 17:55:01 PST			
मूल्यांकनाचे वर्ष	2023	सर्व्हे नंबर न भू क्रमांक :			
जिल्हा	रायगड				
मूल्या विभाग	तालुका : पनवेल				
उप मूल्या विभाग	15अ/7-कामोठे शिडको से.क्र.7				
क्षेत्राचे नाव	A Class Palika				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	गोखमापनाचे मूल्य दर
31300	87100	98500	109400	98500	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	51.68 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 (0) वर्षे	बांधकामाचा दर-	Rs. 25189/-
उद्भवाने सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - Resale	First Sale Date - 08/09/2006				
Sale Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate = Rs.87100/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((87100-31300) * (100 / 100)) + 31300) = Rs.87100/-				
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 87100 * 51.68 = Rs.4501328/-				
लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	7.06 चौ. मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 7.06 * (87100 * 40/100) = Rs.245970.4/-				
Applicable Rules	= 3, 9, 18, 19, 14				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4501328 + 0 + 0 + 0 + 0 + 245970.4 + 0 + 0 + 0 + 0 = Rs.4747298/- = ₹ सत्तेचाळीस लाख सत्तेचाळीस हजार दोन शें अठ्ठ्याण्णव /-				

प व ल - ५
१३१०६० २०२३
१ / ३०

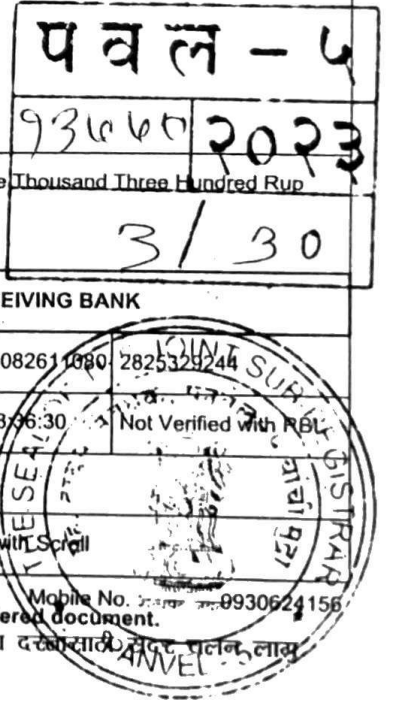




CHALLAN
MTR Form Number-6



GRN	MH007196809202324E	BARCODE			Date	26/08/2023-08:35:40		Form ID	25.2	
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	BEFPG4240A					
Location	RAIGAD			Full Name	MR SAGAR DILIP GAIKWAD					
Year	2023-2024 One Time			Flat/Block No.	FLAT NO, A-205, SAI PRASAD ENCLAVE C.H.S.					
				Premises/Building	LTD,					
Account Head Details	Amount In Rs.			Road/Street	PLOT NO. 27, SECTOR 07, KAMOTHE NAVI MUMBAI					
0030046401 Stamp Duty	349300.00			Area/Locality	TAL-PANVEL, DIST-RAIGAD					
0030063301 Registration Fee	30000.00			Town/City/District						
				PIN	4 1 0 2 0 9					
				Remarks (If Any)	PAN2=BACPJ4090A~SecondPartyName=MR NILESH SAMBAHJI JANKAR~CA=4990000~Marketval=0					
				Amount In	Three Lakh Seventy Nine Thousand Three Hundred Rup					
				Words	ees Only					
Total	3,79,300.00									
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332023082610880 2825329244				
Cheque/DD No.				Bank Date	RBI Date	26/08/2023-08:36:30 Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					



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

Mobile No. 0930624158

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

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 26th day of AUG. 2023.

M/S. SAI PRASAD ENCLAVE CO.OP. HSG.SOC. LTD.
REG. NO. N.B.O.M./CIDCO/HSG(OH)/2983/JTR/2009-2010

FLAT NO. A-205, SECOND FLOOR,
PLOT NO.27, SECTOR 07,
KAMOTHE, NAVI MUMBAI,
TAL-PANVEL, DIST.-RAIGAD
BUILDING CONSISTS: GROUND + 7 FLOORS

CARPET AREA IN SQ FT	: 463.43
CARPET AREA IN SQ MTR	: 43.06
BUILT UP AREA IN SQ. FT.	: 556.11
BUILT UP AREA IN SQ. MTR.	: 51.68
TERRACE AREA IN SQ. FT	: 76
TERRACE AREA IN SQ. MTR	: 7.06

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SALE PRICE	: RS.49,90,000/-
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STAMP DUTY	: RS. 3,49,300/-
REGISTRATION FEE	: RS. 30,000/-

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० / ३०	



BETWEEN

MR. NILESH SAMBHAJI JANKAR age 28 years, (PAN NO. BACPJ 4090 A) an adults, Indian Inhabitants, residing at Flat No, A-205, Sai Prasad Enclave C.H.S. Ltd, Plot No. 27, Sector 07, Kamothe Navi Mumbai 410 209, hereinafter for brevity's sake called and referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **One Part,**

AND

MR. SAGAR DILIP GAIKWAD age 29 years, (PAN NO. BEFPG 4240 A) an adults Indian Inhabitants, residing at Flat No, A-303, Shivneri Complex C.H.S. Ltd, Plot No. 12, Sector 05, Kamothe Navi Mumbai 410 209, hereinafter for

Continued

[Handwritten signature]

brevity's sake called and referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the SECOND PART.

DESCRIPTION OF PROPERTY

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<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
205	A	SECOND	27	07

=====

NODE

KAMOTHE, NAVI MUMBAI,
TAL-PANVEL, DIST.-RAIGAD
UNDER 12.5% SCHEME
BUILDING CONSISTS: GROUND + 7 FLOORS

CARPET AREA IN SQ FT : 463.43
 CARPET AREA IN SQ MTR : 43.06
 BUILT UP AREA IN SQ. FT. : 556.11
 BUILT UP AREA IN SQ. MTR. : 51.68
 TERRACE AREA IN SQ. FT : 76
 TERRACE AREA IN SQ. MTR : 7.06

=====

SOC: M/S. SAI PRASAD ENCLAVE CO.OP. HSG.SOC. LTD.
REG.NO.:REGN.NO.NBOM/CIDCO/HSG(OH)/2983/JTR/09-10

=====

SALE PRICE: RS.49,90,000/- (RUPEES FORTY-NINE LAKHS NINETY THOUSAND ONLY)

=====

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

WHEREAS

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

AND WHEREAS

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

AND WHEREAS

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

State	
पवेल - ५	
५३१६०	२०२३
	R / 30

AND WHEREAS

SHRI.VASUDEV MAHADEV BHOPI & 06 have been allotted a Plot of land under 12.5% scheme admeasuring about **3107.06 Sq. Mtr.** by the said corporation bearing **Plot No.27, Sector No.07, Kamothe Navi Mumbai Tal. Panvel, Dist. Raigad** for residential purpose as per letter



AND WHEREAS

By an Agreement to Lease dated **03rd Day of April 2003**, made at CBD-Belapur, Navi Mumbai between the Corporation (CIDCO) of the one part and **SHRI.VASUDEV MAHADEV BHOPI & 06**, hereinafter referred to as the Original Licensee of the second part, the said Corporation agreed to grant lease to the said Licensee under Gaothan Expansion Scheme (GES) OF 12.5% Scheme a lease of all that piece or parcel of land being **Plot No. 27, Sector 07, Kamothe, Navi Mumbai**, admeasuring **3107.06 Sq.Mtrs.**, terms and conditions mentioned therein, In pursuance whereof the corporation handed over the possession of the said plot. The Agreement to Lease is duly registered with the sub registrar of Assurances, at Panvel

AND WHEREAS

The original Licensees transferred and releases all their rights, titles, benefits, interest for Development in the above said plot in favour of **M/S. SAI PRASAD ENTERPRISES** under Development Agreement Dated **21.10.2003**, executed between **SHRI.VASUDEV MAHADEV BHOPI & 06** Original Licensees of the One Part, and **M/S. SAI PRASAD ENTERPRISES** therein referred to as DEVELOPERS of the Second Part, for the **Plot No. 27, Sector-07, Kamothe Navi Mumbai**. The said Development Agreement has been registered with the Sub registrar of Assurances Panvel was having the Development Rights in respect of the said Plot.

AND WHEREAS

City & Industrial Development Corporation of Maharashtra Ltd., has approved the plans and specifications in respect of the building on the said plot and they have granted permission vide their letter bearing No. CIDCO/EE/(BP)/ATPO/274, Dated 07/08/2003 to commence Certificate the construction of residential and commercial building on the said plot.

AND WHEREAS:

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

AND WHEREAS

पवेल-५
५३६००/२०२३
९०/३०

By executing an Agreement For sale Date 08/09/2006 the said original Licensees SHRI.VASUDEV MAHADEV BHOPI & 06, sale their Allotted flat and sold one of the flat being FLAT NO. A-205, on SECOND FLOOR to MR. NILESH SAMBHAJI JANKAR (TRANSFEROR) for proper consideration. The said agreement has been registered with the Sub Registrar of Assurances Panvel-3 by paying proper Stamp Duty and Registration Charges vide document no. PVL-03/6437/2006, Date. 08/09/2006

AND WHEREAS

The said Developers have constructed a building on the said plot of land known as "SAI PRASAD ENCLAVE" as per the plans and specifications approved by the concerned authorities and obtained the Occupancy Certificate from the CIDCO vide letter No. CIDCO/BP/ATPO/547, Dated 14/03/2007

AND WHEREAS

The members of the building have formed the Co-Operative Housing Society under the name and style of M/S. SAI PRASAD ENCLAVE CO-OP. HSG. SOC. LTD., a Society duly registered under the Maharashtra Co operative Societies Act, 1960, under REGN. NO. N.B.O.M./CIDCO/HSG(OH)/2983/JTR/2009-2010 having address at Plot No. 27, Sector No. 07, Kamothe, Navi Mumbai.

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THE TRANSFER OF...

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THE TRANSFER OF...

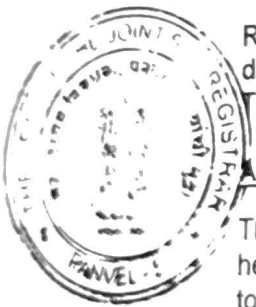
- 1. The transfer of the property...
- 2. The transfer of the property...
- 3. The transfer of the property...
- 4. The transfer of the property...
- 5. The transfer of the property...



- nature whatsoever of the said Flat. The TRANSFEROR has paid all the necessary charges till date and agrees to pay till the physical possession is given to the TRANSFEREE.
- f. The TRANSFEROR has not received any notice from CIDCO/Municipal Corporation/MSI B and any other statutory body or authorities regarding the acquisition and/or requisition of the said Flat
 - g. The TRANSFEROR has legally entitled to hold the said Flat and every part thereof and except the TRANSFEROR no other person or persons are in use, occupation and enjoyment of the said Flat or any part thereof.
 - h. The TRANSFEROR is not restricted either in the Income Tax Act or under any other statute from disposing off the said Flat or any other statute prevented from disposing stated in the Agreement.

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The TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions as stated herein in favour of the TRANSFEREE and the TRANSFEROR have all the rights, titles and interests to enter into this Agreement with the TRANSFEREE on the various terms and conditions as stated herein.



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

AND WHEREAS:

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

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

NOW THIS AGREEMENT WITNESSETH IT IS MUTUALLY AGREED AS FOLLOWS:

- 1. The TRANSFEROR has agreed to sell assign all interest and benefit in and upon Flat.

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
205	A	SECOND	27	07

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NODE

KAMOTHE, NAVI MUMBAI,
TAL-PANVE L, DIST.-RAIGAD
UNDER 12.5% SCHEME
BUILDING CONSISTS: GROUND + 7 FLOORS

CARPET AREA IN SQ FT	463.43
CARPET AREA IN SQ MTR	43.06
BUILT UP AREA IN SQ. FT.	556.11
BUILT UP AREA IN SQ. MTR.	51.68
TERRACE AREA IN SQ. FT	76
TERRACE AREA IN SQ. MTR	7.06

SOC: M/S. SAI PRASAD ENCLAVE CO.OP. HSG.SOC.LTD.
REG.NO.:REGN.NO.NBOM/CIDCO/HSG(OH)/2983/JTR/09 10

to the Party of the Second Part/TRANSFEEE which the TRANSFEEE have agreed to acquire the same and the said Shares and interest of the TRANSFEROR for a total consideration of **Rs.49,90,000/- (RUPEES FORTY NINE LAKHS NINETY THOUSAND ONLY)** inclusive of all costs, share capital and the amount to the credit of the TRANSFEROR in the books of the said Society.

2. The TRANSFEEE have agreed to pay the said consideration of **Rs.49,90,000/- (RUPEES FORTY NINE LAKHS NINETY THOUSAND ONLY)** in the following manner.

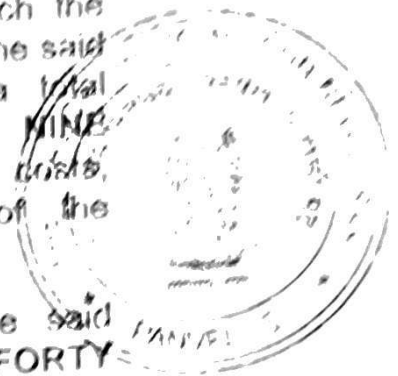
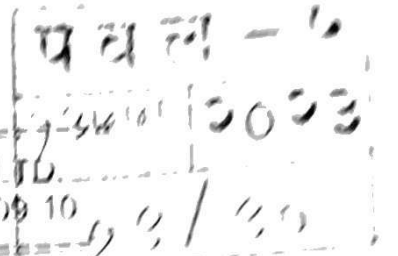
i) A sum of **Rs.4,99,000/- (RUPEES FOUR LAKHS NINETY-NINE THOUSAND ONLY)** paid before the execution of this Agreement For Sale.

ii) A sum of **RS.44,91,000/- (RUPEES FORTY-FOUR LAKHS NINETY-ONE THOUSAND ONLY)** shall be paid within **45 days**, from the date of registration of this Agreement to Sell, on raising loan from ANY CO.OP. BANK/ NATIONALIZED BANK /FINANCIAL INSTITUTIONS.

3. The TRANSFEROR shall deliver the vacant peaceful and physical possession of the said Flat of the Society to the TRANSFEEE on getting the full and final consideration of the Sale Price.

4. The TRANSFEROR hereby admits and declares that the said Flat in the Society the TRANSFEROR has full and absolute right and authority to sell the same or transfer it to any person/s.

5. The TRANSFEEE hereby agree to become the



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Transfer charges if any payable by the transferee and for recording the name of TRANSFEREE in the records shall be paid by the TRANSFEREE.

SCHEDULE OF PROPERTY

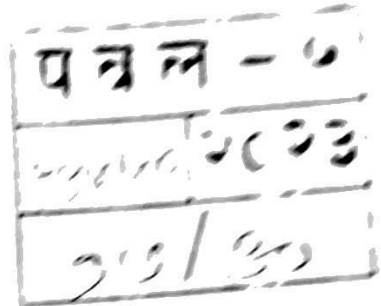
<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
205	A	SECOND	27	07

NODE

KAMOTHE, NAVI MUMBAI,
TAL-PANVEL, DIST.-RAIGAD
UNDER 12.5% SCHEME
BUILDING CONSISTS: GROUND + 7 FLOORS

CARPET AREA IN SQ FT	: 483.43
CARPET AREA IN SQ MTR	: 43.08
BUILT UP AREA IN SQ. FT.	: 558.11
BUILT UP AREA IN SQ. MTR.	: 51.88
TERRACE AREA IN SQ. FT	: 78
TERRACE AREA IN SQ. MTR	: 7.08

SOC: M/S. SAI PRASAD ENCLAVE CO OP HSG SOCIETY
REG.NO.: REGN.NO. NCBM/2000/HSG/01/REGD/15/RAIGAD



SCHEDULE OF LAND

All that piece and parcel of Land comprised and known as Plot No.27, Containing by ad measurement an area on 3107.06 Sq. Mtrs. in Sector 07, at Kamotthe Navi Mumbai, within the jurisdiction of Registration, District : Raigad, or thereabouts and bounded as follows:-

On the North by : 20 Mtr. Wide Road

On the South by : Plot No.26

On the East by : 18 Mtr. Wide Road

On the West by : Plot No.28

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands sealed, the day and the year first hereinabove written.

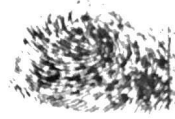
SIGNED AND DELIVERED by the Within named TRANSFEROR

MR. NILESH SAMBHAJI JANKAR

In the presence of.....

1) MR. YOGESH KANADE)

Yogesh Kanade



2) MR. MAHENDRA D. GIRASE)

Mahendra D. Girase

SIGNED AND DELIVERED by the

Within named 'TRANSFEEE'

MR. SAGAR DILIP GAIKWAD

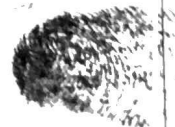
In the presence of.....

1) MR. YOGESH KANADE)

Yogesh Kanade

2) MR. MAHENDRA D. GIRASE)

Mahendra D. Girase



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Final

R E C E I P T

RECEIVED OF AND FROM the within named 'TRANSFEREE'
MR. SAGAR DILIP GAIKWAD the sum of Rs.4,99,000/-
(RUPEES FOUR LAKHS NINETY-NINE THOUSAND ONLY)
being the Part payment of the sale price of the FLAT being;

SCHEDULE OF PROPERTY

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
205	A	SECOND	27	07

NODE

KAMOTHE, NAVI MUMBAI,
TAL-PANVEL, DIST.-RAIGAD
UNDER 12.5% SCHEME
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TERRACE AREA IN SQ. MTR	: 7.06

SOC: M/S. SAI PRASAD ENCLAVE CO.OP. HSG.SOC. LTD
REG.NO.:REGN.NO.NBOM/CIDCO/HSG(OH)/2983/JTR/09-10

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१६/३०	

SCHEDULE OF PAYMENT

<u>CHEQUE.NO.</u>	<u>DATED</u>	<u>AMOUNT</u>	<u>BANK</u>
UPI	14/08/2023	50,000/-	ICICI BANK
UPI	14/08/2023	50,000/-	ICICI BANK
NEFT	24/08/2023	3,99,000/-	ICICI BANK LTD

I SAY RECEIVED

4,99,000/-

(Signature)

(MR. NILESH SAMBHAJI JANKAR)

(TRANSFEROR)

WITNESSES:

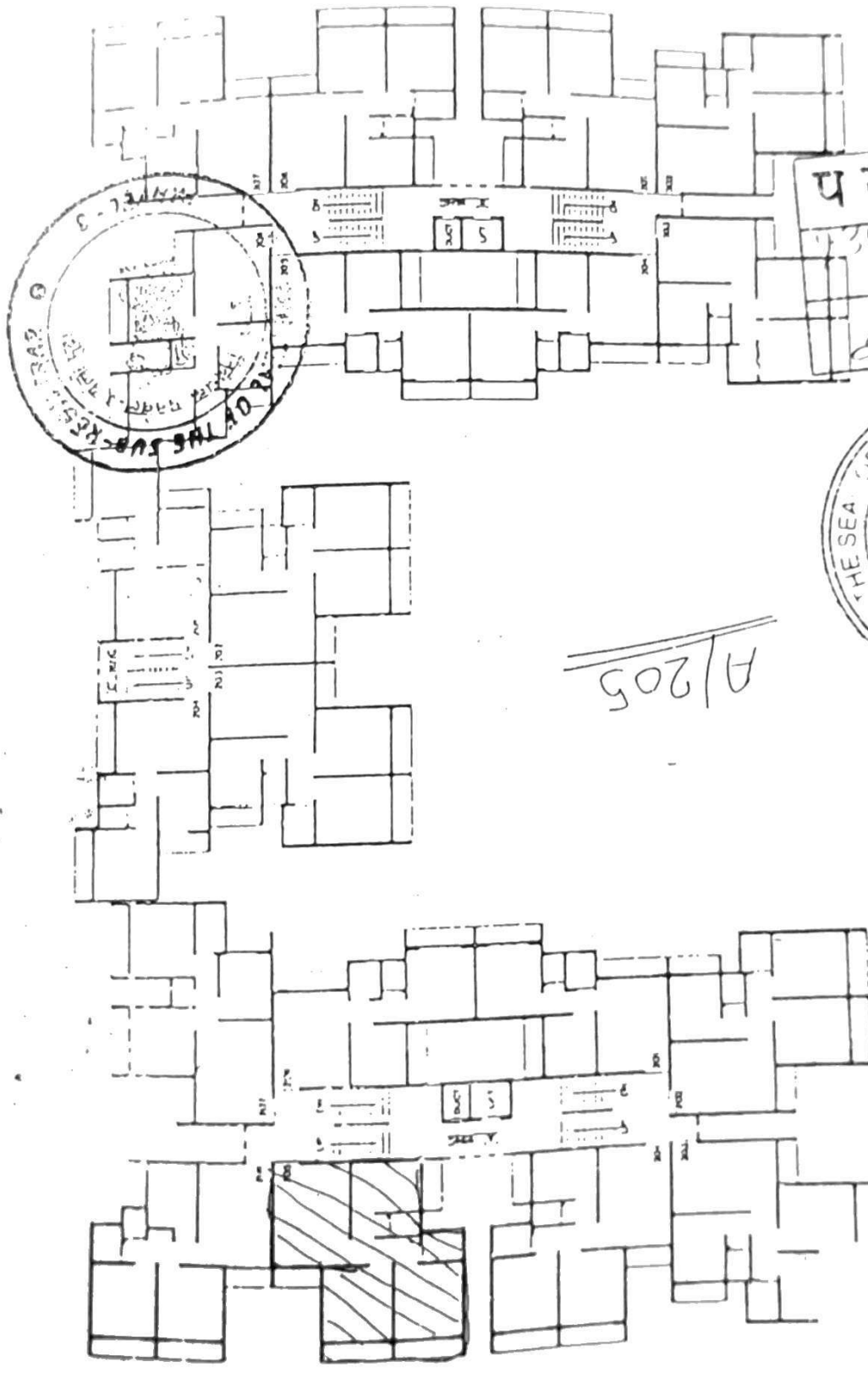
1) *(Signature)*

2) *(Signature)*

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SECOND FLOOR PLAN



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2023
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A/205

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SAI PLYSAD...
NO. NO-22101...
18.00 W WIDE ROAD

18.00 W WIDE ROAD

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शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोटणीकृत कार्यालय :
 'विपिन', दुसरा भजला, नरीपन गोंडेट
 पुणे - ४०० ०२९
 दूरध्वनी (स्वागत कक्ष) ००-९१-२२-५६५० ०९००
 ००-९१-२२-५६५० ०९२८
 फॅक्स ०० ९१-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :
 'मिडको' भवन, सी.बी.डी. नवमण्ड
 नवी मुंबई - २०० १५२
 दूरध्वनी ००-९१-२२-५५९१ ८१०८
 फॅक्स ०० ९१-२२-५५९१ ८१६६

संदर्भ क्र.: REF NO: CIDCO/BPI/ATPOI 547

दिनांक : 14-3-2007

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res. BUA=3959.46 Sq.mtrs., Comm. BUA= 699.01 Sq.mtrs. Total BUA=4658.47 Sq.mtrs. (No. of Units R-114, C-50)] on Plot no.27, Sector-07 at Kamothe (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s Sheshnath & Associates has been inspected on 07/02/2007 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 07/08/2003 and that the development is fit for the use for which it has been carried out.

पवल - ३

31/03/2007

3/3

REGISTRAR
 THE SEAM...
 PANVEL

ADDL. TOWN PLANNING OFFICER
 Navi Mumbai & Khopta

Sai Prasad Enclave coop Hsg Ltd

[Signature]
 Secretary

[Signature]
 Chairman

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बांधे अखत्यारी य
 वि. राणाड
 तातुका : पिन:
 तुकाराम जानकर
 रस्ता : ईमारतीचे नाव:
 नंबर.

पनवेल-२
 2006
 2006
 2006

5	2023	20
5	2023	20



Share Certificate No. _____

Member's Regn. No. _____

No. of Shares _____

Share Certificate

SAI PRASAD ENCLAVE CO-OPERATIVE HOUSING SOCIETY LTD.
PLOT NO. 27, SECTOR-7, KAMOTHE, NAVI MUMBAI
 (Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. _____ Divided into _____ Shares of Rs. _____ each
 Registration No. 2983 Date 15/06/2009

This is to certify that Shri/ Smt. /M/s. MR. NILESH SAMBHATT
JANKAR is the Registered Holder of 5 fully paid up shares
 of Rs. FIFTY each numbered from 816 to 820 both inclusive, in

SAI PRASAD ENCLAVE CO-OPERATIVE HSG. SOCIETY LTD., KAMOTHE
 Subject to the Bye-laws of the said Society **SAI PRASAD ENCLAVE C.H.S. LTD**

Given under the Common Seal of the said Society at _____
 this 26th day of October 2013


 Authorised
 M.C. Member


 Secretary


 Chairman



	Secretary
	Chairman
M. C. Member	Authorised M. C. Member


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAGAR DILIP GAIKWAD
DILIP ANANDRAO GAIKWAD

10/01/1994
 Permanent Account Number
BEFPG4240A

Signature



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2023
5/20


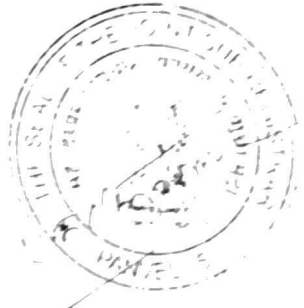
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILESH SAMBHAJI JANKAR
SAMBHAJI TUKARAM JANKAR

10/10/1994
 Permanent Account Number
BACPJ4090A



Signature

भारत सरकार
GOVERNMENT OF INDIA

विशेष संपाजी जकार
 Nilesh Sambhaji Jankar

जन्म वर्ष / Year of Birth: 1994
 पुरुष / Male

6566 6112 3313

Continued