

प व ल - ३	
१६५०८	२०२३
७	८६

**AGREEMENT FOR SALE
At "SEA QUEEN PARK"**

**Survey No.109/5, 112/6 & 112/7 at Ghot Camp,
Taloja Majkur, Tal -Pavel, Dist-Raigad.**

Kanade

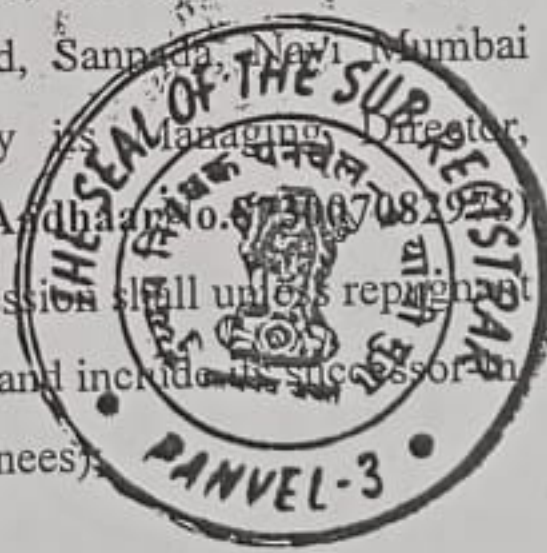
This Agreement for Sale ("Agreement") executed on this 1st day of
Sep, 2023

only

By and Between

Kanade

M/S. SEA QUEEN DEVELOPERS PVT. LTD.(CIN No: U45201 MH 2001 PTC 132749), a company incorporated under the provisions of the Companies Act, 1956 , having its registered office at First Floor, Sea Queen Heritage, 1st Floor, Plot No.6, Sector 18, off Palm Beach Road, Sarnpada, Navi Mumbai 400705(PAN NO.:AAGCS9531D), represented by its Managing Director, **MR.MANNAMPONE CHACKO SUNNY**(Aadhar No. 973107082953) hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest, executors, administrators and permitted assignees).



AND

MR. PRAKASH S. KANADE, (PAN No: AMSPK3410E), an adult Indian Inhabitant, aged about 44 years, (Aadhar No.903525615032) & **MRS. SHITAL PRAKASH KANADE**, (PAN No: AURPK5596Q), an adult Indian Inhabitant, aged about 38 years, (Aadhar No. 937133005945), residing at AL/4/10, Room No.12, Sahajeevan Apartment, Sector 16, Airoli, Navi Mumbai - 400708, hereinafter called the "Purchaser" (which expression shall unless, repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest, and permitted assignees).

Kanade *Skande*

only


गावाचे नाव : तळोजे मजकूर

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	2299000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1983828
(4) भू-मापन, पोटहिम्ना व परक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : सदनिका नं: 301 ए विंग, माळा नं: तिसरा, इमारतीचे नाव: सी इवीन पार्क, ब्लॉक नं: सुर्वेय नो 109 5 112 6 आणि 7 तळोजे मजकूर, रोड : पनवेल डिस्ट रायगड विल्टप एरिआ 39.55 चौ मि ((Survey Number : 109/5, 112/6 & 1121/7, TALOJA MAJKUR, TAL. PANVEL, DIST. RAIGAD ;))
(5) क्षेत्रफळ	1) 39.55 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. सी. इवीन डेव्हलपर्स प्रा. लि. चे संचालक श्री. एम.सी. सनी यांच्या तर्फे कु. मू. श्री. आचनकुंजू के. जी. वय:-59; पत्ता:-प्लॉट नं: शॉप क्रमांक ४, माळा नं: पहिला, इमारतीचे नाव: सी इवीन हेरिटेज, ब्लॉक नं: प्लॉट क्रमांक ६ सेक्टर १८, रोड नं: सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAGCS9531D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. प्रकाश एस. कानडे वय:-44; पत्ता:-प्लॉट नं: खोली क्रमांक १२, माळा नं: एएल ४ १०, इमारतीचे नाव: सहजीवन अपार्टमेंट, ब्लॉक नं: 16 ऐरोली, रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AMSPK3410E 2): नाव:-सौ. शितल प्रकाश कानडे वय:-38; पत्ता:-प्लॉट नं: खोली क्रमांक १२, माळा नं: एएल ४ १०, इमारतीचे नाव: सहजीवन अपार्टमेंट, ब्लॉक नं: 16 ऐरोली, रोड नं: नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-AURPK5596Q
(9) दस्तऐवज करून दिल्याचा दिनांक	01/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	11/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16508/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	161000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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


 सह दुय्यम निबंधक वर्ग-२,
 पनवेल क्र. ३.

2521

2518

Please Tick

Saving A/C No : CSBI)	Branch FILE No.:		
CIF NO.	PAL/Take Over/NEW/Resale/Top up		
RLMS / LOS Reference No.	Tie Up No. (if applicable)		
Applicant Name : PRAKASH KANADE			
Co-Applicant Name : SHITAL KANADE			
Contact (Resi.):	Mobile : 9619797524		
Loan Amount : 25,00,000/-	Tenure : 25 years		
Interest Rate :	EMI :		
Loan Type : TERM LOAN	SBI LIFE : YES		
Hsg. Loan _____	Maxgain _____		
Realty _____	Home Top up _____		
Property Location : PANVEL			
Property Cost :			
Name of Developer / Vendor :			
RBO -	ZONE -	Branch :	(Code No)
Contact Person : PRAVIN AHIRE		Mobile No: 8082556862	
Name of RACPC Co-ordinator along with Mob No.			
	DATE		DATE
SEARCH - 1	Swipamante	21/09/2023	
SEARCH - 2			Samayna
VALUATION - 1	Vastukata		11/9/23
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob. No.			



HL TO BE PARKED AT CBD BELAPUR BRANCH

2521



SEA QUEEN DEVELOPERS PVT. LTD.

Sea Queen Heritage, Plot No. 6, Sector - 18, Palm Beach Service Road, Sanpada, Navi Mumbai - 400 705
Tel : +91 22 49639871 / 3 | marketingmumbai@nationalbuilders.in / Website : www.nationalbuilders.in

20-Sep-2023

To,

The Branch Manager
State Bank of India
RASMECC, Belapur,
Navi Mumbai.

Sub.: Permission to Mortgage, etc.

Dear Sir/Madam,

We, SEA QUEEN DEVELOPERS PVT. LTD., hereby certify that :

1) We have transferable rights to the property described below, which has been allotted by us to **Mr. Prakash S. Kanade & Mrs. Shital Prakash Kanade** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated .

Description of the property :

Flat No. / Building No. : A-301, Sea Queen Park
Plot / Sector No. : Survey No.109-5, 112-6 and 112-7,
Area /City : Taloja Majkur, Tal-Panvel, Dist. Raigad 410208.

2) That the total cost of the flat is **Rs. 22,99,000/- (Rupees Twenty Two Lakh Ninety Nine Thousand Only)**.

3) That the title to the said land and the building thereon is clear marketable and free from all encumbrances and doubts.

4) We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to State Bank of India as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5) After creation of proper mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.



Contd.. 2