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398/17443

Tuesday, September 26, 2023

12:26 PM

पावती

John C.

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 19515 दिनांक: 26/09/2023

गावाचे नाव: तळोजा पाचनंद

दस्तऐवजाचा अनुक्रमांक: पवल3-17443-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: संदिप आनंदराव झोरे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:45 PM ह्या वेळेस मिळेल.

Sub Registrar
Sub Registrar Panvel 3

बाजार मूल्य: रु.2743755.63 /-

मोबदला रु.3500000/-

भरलेले मुद्रांक शुल्क : रु. 245000/-

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923260502425 दिनांक: 26/09/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008588017202324E दिनांक: 26/09/2023

वँकेचे नाव व पत्ता:

SAE



26/09/2023

सूची क्र.2

दुय्यम निबंधक मह दु.नि.पनवेल 3

दस्त क्रमांक : 17443/2023

नोंदणी :

Regn:63m

गावाचे नाव : तळोजा पाचनंद

(1) विलेखाचा पत्र	करारनामा
(2) मोबदला	3500000
(3) बाजारभावाप्रमाणे (पट्टेदाराने देत) की पट्टेदार ते नमुद करावे)	2743755.63
(4) भू-मापन, फोटोहिन्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका नं.602, सहावा मजला, शुभम रेसिडेन्सी सीएचएस लिमिटेड, प्लॉट नं.03, सेक्टर 14, तळोजा - पाचनंद पोस्ट-तळोजा, ता.पनवेल, जि-रायगड, जिईएस क्षेत्र-33.972 चौ.मी कारपेट एरिया, स्टील्ट पार्किंग नं.13((Plot Number : - ; SECTOR NUMBER : - ;))
(5) क्षेत्रफळ	1) 33.972 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:-आशिष अशोक वाघमारे - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्रमांक ६०२, सहावा मजला, शुभम रेसिडेन्सी सीएचएस लि., प्लॉट क्र. 03, सेक्टर 14, तळोजा - पाचनंद, पोस्ट. तळोजा, तालुका पनवेल, जि. रायगड, ब्लॉक नं: --, रोड नं: -, महाराष्ट्र, राईगार: (०:). पिन कोड:-410208 पॅन नं:-ABBPW9802C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-संदिप आनंदराव झोरे - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्रमांक 301, तिसरा मजला, मयूर अपार्टमेंट, साई बाबा मंदिर जवळ, सेक्टर 19 कोपरखैरणे नवी मुंबई, ब्लॉक नं: --, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AALPZ3159Q
(9) दस्तऐवज करून दिल्याचा दिनांक	26/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17443/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	245000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

यांकनामाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

26 September 2023, 11:48:33 AM

Valuation ID 202309262488

पवल3

मूल्यांकनाचे वर्ष 2023
जिल्हा रायगड
मूल्य विभाग तालुका : पनवेल
उप मूल्य विभाग 3.14-सिडको सेक्टर क्र.14
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
17300	64100	73800	80100	73800	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण-	उद्ववाहन सुविधा -	मिळकतीचा वापर-	मिळकतीचे वय -	मजला -	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
40.766चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा वापर-	0 TO 2वर्षे	5th to 10th Floor	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
			मिळकतीचे वय -				बांधकामाचा दर-	Rs.25289/-
			मजला -					

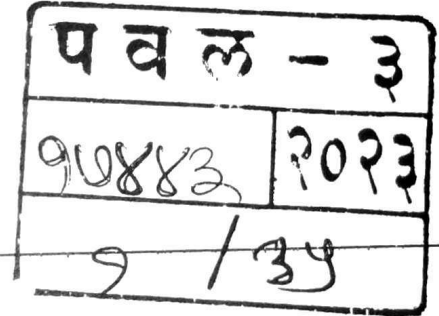
Sale Type - First Sale

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

मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.67305/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((67305-17300) * (100 / 100)) + 17300)
= Rs.67305/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 67305 * 40.766
= Rs.2743755.63/-



Applicable Rules = 3, 9, 18, 19

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 + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 2743755.63 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2743756/-
= □ सत्तावीस लाख त्रेचाळीस हजार सात शे छप्पन्न /-

Home

Print



CHALLAN
MTR Form Number-6



GRN MH008588017202324E

BARCODE

Date 26/09/2023-10 46 25

Form ID 25.2

Department Inspector General Of Registration

Stamp Duty

Type of Payment Registration Fee

Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR

Location RAIGAD

Year 2023-2024 One Time

Account Head Details

Amount In Rs.

0030046401 Stamp Duty

245000.00

0030063301 Registration Fee

30000.00

Flat/Block No.

FLAT NO. 602, 6TH FLOOR, SHUBHAM

Premises/Building

RESIDENCY CHS LTD., PLOT NO. 03

Road/Street

SECTOR-14, TALOJA-PANCHNAND, TALOJA, PANVEL, DIST. RAIGAD

Area/Locality

NAVI MUMBAI

Town/City/District

PIN

4 1 0 2 0 8

Remarks (If Any)

SecondPartyName=ASHISH A WAGHMARE-

Amount In

Two Lakh Seventy Five Thousand Rupees Only

Words

2,75,000.00

Total

Payment Details

IDBI BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details

Bank CIN

Ref. No.

69103332023092612296

2830251354

Cheque/DD No.

Bank Date

RBI Date

26/09/2023-10:49:58

Not Verified with RBI

Name of Bank

Bank-Branch

IDBI BANK

Name of Branch

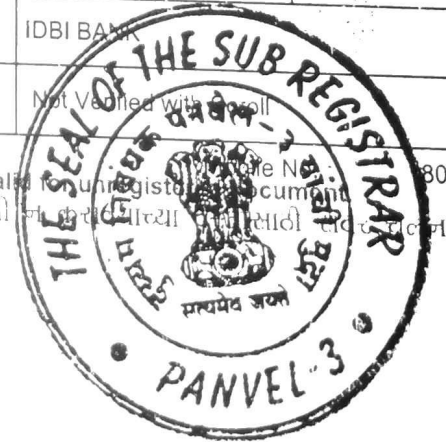
Scroll No. , Date

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 documents. 8000000000

दर पलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करताच्या दस्तासाठी लागू नाही.



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AGREEMENT FOR SALE

THIS INDENTURE OF AGREEMENT FOR SALE is made and executed and entered into at Taloja, Tal. Panvel, Dist. Raigad on this 26th day of September, 2023 BETWEEN **MR. ASHISH ASHOK WAGHMARE, (PAN No.ABBPW9802C) (AADHAR NO. 4228 6758 8676)** aged- 38 years, Indian Inhabitant, residing at **Flat No. 602, on the 6th floor, in the building known as ' SHUBHAM RESIDENCY CHS. LTD., plot no. 03, in Sector 14, Taloja - Panchnand, Post. Taloja, Taluka Panvel, Dist. Raigad.** Hereinafter referred to as **THE TRANSFEROR/S/ SELLER/S** (which expression shall unless repugnant to the context and meaning thereof shall mean and include his legal heirs, administrators and the Assigns) **THE PARTY OF FIRST PART;**

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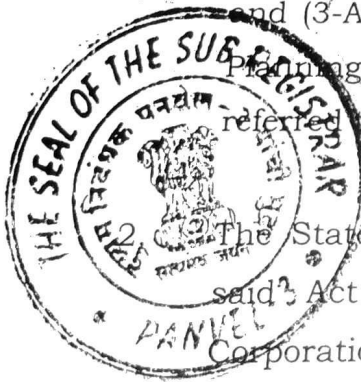
AND

MR. SANDIP ANANDRAO ZORE, (PAN NO. AALPZ3159Q), (AA NO. 6587 6903 7603) aged - 42 years, Indian Inhabitant, residing at Flat No. 301, 3rd Floor, Mayur Apartment, Near Sai Baba Mandir, 19C, Koparkhairane, Navi Mumbai 400709. Hereinafter referred to as **THE TRANSFEREE/ PURCHASER**, (which expression shall be construed in its ordinary and natural meaning and in its plain and literal sense and in their legal heirs, administrators and the Assigns) **THE PART SECOND PART;**

WHEREAS:-

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The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the Companies Act, 1956 (I of 1956) and having its registered office at 'Nirmal' 2nd Floor, Nariman Point, Mumbai - 400021 (hereinafter referred to as "THE CORPORATION") is the Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-section (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "THE SAID ACT."



The State Government has pursuant to Section 113(A) of the said Act required lands and vested such lands in the Corporation for development and disposal.

3. The Corporation laid down plots in Taloja on such piece of land so acquired by the State Government and subsequently vested in the Corporation for being leased to its intending Lessee.
4. Whereas by an **agreement to lease dated 11.07.2006** registered at the office of Sub- Registrar of Panvel 3 with Receipt No.211006 dated 14.07.2006 (Document Serial

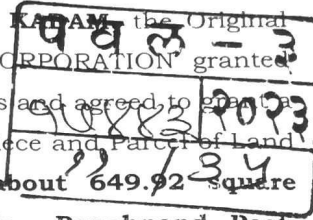
Panvel 3- 50
INDUSTRIAL
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Licensees
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Panvel 3- 5083- 2006) entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, " THE CORPORATION" of the ONE PART and (1) Shri. RAVINDRA RAMKRUSHNA KADAM and (2) Smt. SUSHILA RAMKRUSHNA KADAM, the Original Licensees of the OTHER PART, the CORPORATION granted a Licence in favour of the original Licensees and agreed to grant a Lease for a term of 60 years of all that Piece and Parcel of Land bearing Plot No. 03, admeasuring about 649.92 square Meters, situate at Sector 14, at Taloja - Panchnand, Post: Taloja , Taluka Panvel, District - Riagad, allotted under 12.5% Gaothan Expansion Scheme (CIDCO File No. : TALOJA -447) hereinafter referred to as ("THE SAID PLOT) in consideration of a premium of Rs.11,050/- (RUPEES ELEVEN THOUSAND FIFTY ONLY) subject to the observance of the terms and conditions mentioned therein. In pursuance of the said Agreement, the Original Licensees have paid the entire amount of premium to the Corporation and the Corporation has handed over the vacant and peaceful physical possession of the said plot to the Original Licensees.



5. Whereas by a Tripartite Agreement dated 07.01.2010, duly registered at the office of Joint Sub- Registrar of Panvel 2 under Receipt No. 241 dated 07.01.2010 (Document Serial No. URAN - 00231- 2010) entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (therein referred to as "the CORPORATION" of the FIRST PART and (1) Shri. RAVINDRA RAMKRUSHNA KADAM and (2) Smt. SUSHILA RAMKRUSHNA KADAM (hereinafter referred to as the Original Licensees) of the SECOND PART and M/s. JENISH ENTERPRISES a Proprietorship Firm represented through its sole Proprietor : Shri. AMRUTLALA DAMJI SHANKHALA (hereinafter referred to as the New Licensee) of the THIRD PART, the original Licensees have agreed to transfer, assign and convey all rights, title, interest and benefits in the said plot

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to **M/s. JENISH ENTERPRISES** subject to the terms and conditions mentioned therein. In pursuance of the Tripartite Agreement, the Original Licensees have handed over the vacant and peaceful physical possession of the said Plot to the New Licensee.

6. Whereas by its **Final Transfer Order bearing Ref. No. CIDCO Estate / 12.5% / Taloja (Panchnand)/447/2010 dated 25.1.2010**, the CORPORATION has transferred all leasehold rights, title, interest and benefits in the said **plot in favor of** **M/s. JENISH ENTERPRISES.**

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Whereas by a **Tripartite Agreement dated 17.02.2011** registered at the office of joint Sub- Registrar of Panaji under Receipt No.1666 dated 17.02.2011 (Document No. URAN -01635- 2011) entered into between the **CITY INDUSTRIAL DEVELOPMENT CORPORATION MAHARASHTRA LIMITED** (hereinafter referred to as "CORPORATION") of the **FIRST PART** and **M/s. JENISH ENTERPRISES** a **Proprietorship Firm** represented through its sole Proprietor : **Shri. AMRUTLAL DAMII SHANKHAR** (hereinafter referred to as the New Licensee) of the **SECOND PART** and **M/s. CONSCAPE REALTY PRIVATE LIMITED** company incorporated under the Companies Act, 1956 represented by its **Director : Mr. SAMEER BARBER** (hereinafter referred to as the Subsequent New Licensee) of the **THIRD PART**, the New Licensee has agreed to transfer, assign and convey all rights, title, interest and benefits in the said Plot to **M/s. CONSCAPE REALTY PRIVATE LIMITED** subject to the terms and conditions mentioned therein. In pursuance of said Tripartite Agreement , the New Licensee has handed over the vacant and peaceful physical possession of the said Plot to the **Subsequent New Licensees.**



8. Whereas by its **Final Transfer Order bearing Ref. No. CIDCO/Estate/12.5%/Taloja(panchnand/447/2011/dated 25.02.2011** the CORPORATION has transferred all leasehold

rights, title, interest and benefits in the said Plot to **M/s. CONSCAPE REALTY PRIVATE LIMITED**

9. WHEREAS **CIDCO/BP/ANAND LIMITED** for Plot subject to

10. Whereas the **ARCHITECTS** Architect, and for the preparation of the building and of the building

11. Whereas the plot as described in the multi storeyed per the approved additions, from time to time Planning A

12. AND WHEREAS rights to d

13. AND WHEREAS **HOUSING Act. No.NBOF**

14. AND WHEREAS **LIMITED admeas**

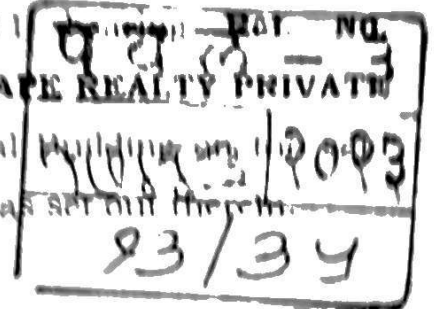
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rights, title, interest and benefits in the said Plot in favour of
M/s. CONSCAPE REALTY PRIVATE LIMITED

10. WHEREAS CIDCO LTD Has issued COMMENCEMENT
CERTIFICATE dated 7th June 2011
CIDCO/SP ATPO/439 to M/s. CONSCAPE REALTY PRIVATE
LIMITED for construction of Residential
Plot subject to the terms and conditions as set out therein.



11. Whereas the DEVELOPERS have appointed AMIT N. PATTI,
ARCHITECTS, an Architect registered with the Council of
Architects, and STRUCTURAL CONCEPTS, a Structural Engineer
for the preparation of the structural design and drawings of the
building and the Builders accept the professional supervisions
of the Architect and the Structural Engineer till the completion
of the building.

12. Whereas the DEVELOPERS proposed to construct on the said
plot as described in the FIRST SCHEDULE a
multi storey building known as "SHUBHAM RESIDENCY"
per the approved plans referred therein have such
additions, modifications, revisions, alterations, if any,
from time to time as may be approved by the Corporation /
Planning Authorities



11. AND WHEREAS the DEVELOPERS have sole and exclusive
rights to dispose of the Flats in the proposed building.

13. AND WHEREAS the SHUBHAM RESIDENCY CO-OPERATIVE
HOUSING SOCIETY LTD. has formed the society under MCS.
Act. 1960 registration bearing
No.NBOH./CIDCO/HSG/(T.C.)/9280/JTR/YEAR 2022-2023.

14. AND WHEREAS the M/s. CONSCAPE REALTY PRIVATE
LIMITED has sold the said Flat No. 602, on the 6th floor,
admeasuring about 33.972 Square meters carpet area, in

13/2/21

[Signature]

the building known as ' SHUBHAM RESIDENCY CHS. to be constructed on plot no. 03, admeasuring about 6 sq. meters., situated at Sector 14, Taloja - Panch Post. Taloja, Taluka Panvel, Dist. Raigad. (12.5% (CIDCO FILE NO. 447) to the MR. ASHISH A WAGHMARE executing the Agreement for sale dated 28th da September, 2012, bearing No. PVL-2/9029/2012.

15. The Vendor MR. ASHISH A WAGHMARE is absolutely

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and possessed of or otherwise well and sufficiently entitled to the said Apartment Flat No. 602, on the 6th floor, admeasuring about 33.972 Square meters carpet area in the building known as ' SHUBHAM RESIDENCY CHS. LTD. to be constructed on plot no. 03, admeasuring about 649.92 sq. meters., situated at Sector 14, Taloja - Panch Post. Taloja, Taluka Panvel, Dist. Raigad. (12.5% (CIDCO FILE NO. 447). along with stilt parking No.

The Vendor has agreed to sell the said apartment together with the Electricity fitting, sanitary fittings and built up fixtures to the Vendees in consideration of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) to the Purchaser.



That the Transferor has agreed to the terms and conditions of the transfer of the said apartment for the aforesaid consideration amount in favour of the Transferees. The terms and conditions has recorded are as under:-

THEREFORE, THIS INDENTURE WITNESSETH AS UNDER;

- 1) That the Transferor is ready to transfer his tenement Flat No. 602 on the 6th floor, admeasuring about 33.972 Square meters carpet area, in the building known as ' SHUBHAM RESIDENCY CHS. LTD., to be constructed on plot no. 03, admeasuring about 649.92 sq. meters., situated at Sector 14, Taloja Panchnand, Post. Taloja, Taluka Panvel, Dist. Raigad. (12.

GES). (CIDCO FILE NO. 447) to the MR. ASHISH A WAGHMARE executing the Agreement for sale dated 28th da September, 2012, bearing No. PVL-2/9029/2012. the Transferee and consideration amount (Rupees Only).

- a. The Transferee shall pay the consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) drawn on the Transferor's Bank.
- b. The Transferee shall pay the consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) drawn on the Transferor's Bank.
- c. The Transferee shall pay the consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) drawn on the Transferor's Bank.

The transferee shall confirm the transfer of the said apartment to the Purchaser.

The consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) paid to the Purchaser on the date of the execution of this indenture.

- 2) The Transferee shall pay the consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) drawn on the Transferor's Bank.

12/11/12

[Signature]

1000

GES). (CIDCO FILE NO. 447). along with stilt parking No. 19. to
 the Transferee as agreed abovementioned for the total
 consideration amount of **Rs.35,00,000/- (Rupees Thirty Five**
Lakhs Only).

पानवेल - ३	
9/11/2023	2023
(Rupees Thirty	Five
१५ / ३५	

- The Transferee has paid part payment of **Rs.1,00,000/- (Rupees One Lakh Only)** bearing **cheque No. 644704**, drawn on State Bank of India, **dated 11/09/2023** to the Transferor at the time of signing of this Agreement.
- The Transferee has paid part payment of **Rs.4,00,000/- (Rupees Four Lakhs Only)** bearing **cheque No. 644705**, drawn on State Bank of India, **dated 21/09/2023** to the Transferor at the time of signing of the Agreement.
- The Transferee has agreed to pay balance full and final amount of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** to the Transferor on or before 60 days from the date of registration of Agreement for sale by availing loan from the Bank.

The transferors hereby admit, confirms that they have duly received the advance and part payment of the Purchaser/Transferee hereto.



The Balance FULL AND FINAL amount of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** will be paid by availing loan on or before 60 days from the date of registration of this Agreement for sale.

- The Society Transfer charges shall be borne by the Transferor and transferee equally and Transfer shall get Society and CIDCO Transfer NOC. from the Society and CIDCO and Purchaser shall pay mortgage fees, Stamp duty and registration charges, CIDCO transfer charges and any other incidental charges.

[Handwritten signature]

[Handwritten signature]

IN
RESPECT
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THE TRA

MR. ASH

In the pre

- 1.
- 2.

SIGNED
THE TRA

MR. SAN
In the pr

- 1.
- 2.

11) The Transferors hereby declares that notwithstanding deed, matter or things, whatsoever by the Transferors person or persons lawfully or equitably claiming by, from through the Transferor and notwithstanding any act, deed, or things done, committed or omitted or knowingly or will subjected to the contrary, the Transferor have full and absolute and authority to sell convey, transfer and assign the share right in respect of the said flat and the said shares Transferee and to handover the vacant and peaceful possession the said flat to the Transferee. The Transferors further declare that they have not or had anyone on their behalf done any act, or omission whereby the Transferor may be prevented assigning or transferring the said flat or the said shares. Transferors hereby declare that the Transferee on being put actual physical vacant and peaceful possession of the said flat Transferee shall and will at all times thereafter peacefully equitably use, occupy and possess and enjoy the said flat every part thereof without any let, hindrance, interruption, disturbance, claims or demands in whatsoever forms from Transferors or for any reason or account whatsoever subject to the observance and performance of the provisions of the MCS Rule and Bye-laws of the said society and the local laws for time being in force in that behalf.

पवल - 3	
90883	2023
71/34	



SCHEDULE OF FLAT

Flat No. 602, on the 6th floor, admeasuring about 33.972 sq meters carpet area, in the building known as ' SHUBH RESIDENCY CHS. LTD., to be constructed on plot no. admeasuring about 649.92 sq. meters., situated at Sector 14, Tal - Panchnand, Post. Talaja, Taluka Panvel, Dist. Raigad. (12.5% G (CIDCO FILE NO. 447) along with stilt parking No. 13.

पत्रक - ३

IN WITNESS WHEREOF I have hereunto set my hand and seal this _____ day of _____ 20____

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED THE TRANSFEROR/ SELLER

MR. ASHISH ASHOK WAGHMAPE



In the presence of

[Handwritten signature]

MR. SANDIP ANANDRAO ZOPE



MR. SANDIP ANANDRAO ZOPE

In the presence of

[Handwritten signature]

[Handwritten signature]



प व ल - ३
 90883 2023
 HAVE PUT THEIR
 20/3/24
 YEAR MENTIONED

IN WITNESS WHEREOF THE PARTIES
 RESPECTIVEHANDS ON THE DAY AND
 HEREINABOVE.

**SIGNED SEALED AND DELIVED BY THE WITHIN NAMED;
 THE TRANSFEROR/ SELLER**

MR. ASHISH ASHOK WAGHMARE

Handwritten signature



In the presence of

1. *[Signature]*
2. *[Signature]*

**SIGNED SEALED AND DELIVED BY THE WITHIN NAMED;
 THE TRANSFEREES/ PURCHASER**

MR. SANDIP ANANDRAO ZORE

In the presence of

1. *[Signature]*
2. *[Signature]*

Handwritten signature



.972 sq
 SHUBH
 ot no.

RECEIPT

RECEIVED SUM OF RUPEES from the "TRANSFEREE/PURCHASER", a sum of **Rs.5,00,000/- (Rupees Five Lakhs Only)** as the earnest amount for the Sale of Flat No. 602, on the 6th floor, admeasuring about 33.972 square meters carpet area, in the building known as SHUBHAM RESIDENCY CHS. LTD., to be constructed on plot no. 03, admeasuring about 649.92 sq. meters., situated at Sector 14, Taloja - Panchnand, Post. Taloja, Taluka Panvel, Dist. Raigad. (12.5% GES). (CIDCO FILE NO. 447) along with stilt parking No. 13. The details of payment as under:-

अ - ३
७४४३ २०२३
२०/३५

- a. The Transferee has paid part payment of **Rs.1,00,000/- (Rupees One Lakh Only)** bearing cheque No. 644704, drawn on State Bank of India, dated 11/09/2023 to the Transferor at the time of signing of this Agreement.
- b. The Transferee has paid part payment of **Rs.4,00,000/- (Rupees Four Lakhs Only)** bearing cheque No. 644705, drawn on State Bank of India, dated 21/09/2023 to the Transferor at the time of signing of the Agreement.

I, say received **Rs.5,00,000/- (Rupees Five Lakhs Only)**.

mmw

MR. ASHISH ASHOK WAGHMARE
(Seller)



WITNESSES :-



दुधम निबंधक: सह दु.नि.पनवेल १

दस्तावेज क्र. व वर्ष: १०२१/२०१२

नॉदणी क्र. म

Form September 28 2012

सूची क्र. दोन INDEX NO. II

... 43 38 AM

गावाचे नाव: लळोजे पांवनंद

प व ल - ३	
१०४४३	२०२३
२१/३५	

(1) विलेखाचा प्रकार, मोतदल्याचे स्वरूप करारनामा
 न बाजारभाव (गोडेपट्ट्याच्या
 बाबतीत पट्ट्याकार आकारणी देतो
 की पट्टेदार तै नमूद करावे) मोतदल्या रू 1,459,000.00
 वा.मा. रू 1,391,500.00

(2) भू-मापन, पोट्टिरसा व घरकर्मक (1) वर्णन: सदानिका क.६०२.शाखा मजला **शुभम् रेडींग-री **प्लॉट नं.०३, रोड नं. १४, १४/१४
 (असल्यास) पाघनाद, ता पनवेल, जि रायगड

(3) क्षेत्रफळ (1) क्षेत्र ३३.९७२ चौ.मी करपट.

(4) आकारणी किंवा जुडी देण्यात (1)
 असले तक्का

(5) दस्तऐवज करून देण्या-या (1) म.तौन्यान्वयक रिजल्टी प्रा नि वे टावरकटर समोर करणं याव दतीने अख म्पुन खुलास
 पक्षकाराचे व संपूर्ण पत्ता नाव किंवा वि.वाटकर - न; घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: -
 दिवाणी न्यायालयाचा हुकुमनामा पोट्टेवसाहत: जां.१२, सिटी टॉवर, प्लॉट नं.६५, से १६, सी बी टी, बेलापूर; शहर/गाव: - तालुका:
 किंवा आदेश असल्यास, प्रतियादीचे न; पिन: - पॅन नंबर: AAFCO२२३०६०.

(6) दस्तऐवज करून घेण्या-या (1) आशिष ए.वाघमारे - न; घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: -
 पक्षकाराचे नाव व संपूर्ण पत्ता किंवा पेट/वसाहत: आर एन एन २१०/१, अपटेनगर, माझगव्य कॉलनी कोल्हापूर; शहर/गाव: -
 दिवाणी न्यायालयाचा हुकुमनामा त.नुका: -पिन: - पॅन नंबर: ABBPW६६०२०.

(7) टिप्पणी करून दिल्याचा २८/०९/२०१२
 (८) नोंदणीचा २८/०९/२०१२
 (९) अनुक्रमक, खंड व पृष्ठ ५०२९ /२०१२

(१०) बाजारभावाप्रमाणे मुद्रांक शुल्क रू ७२६५०.००

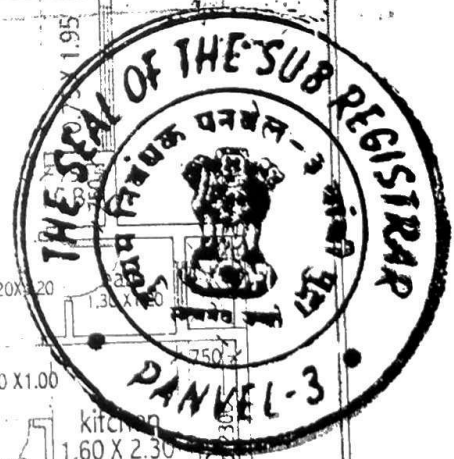
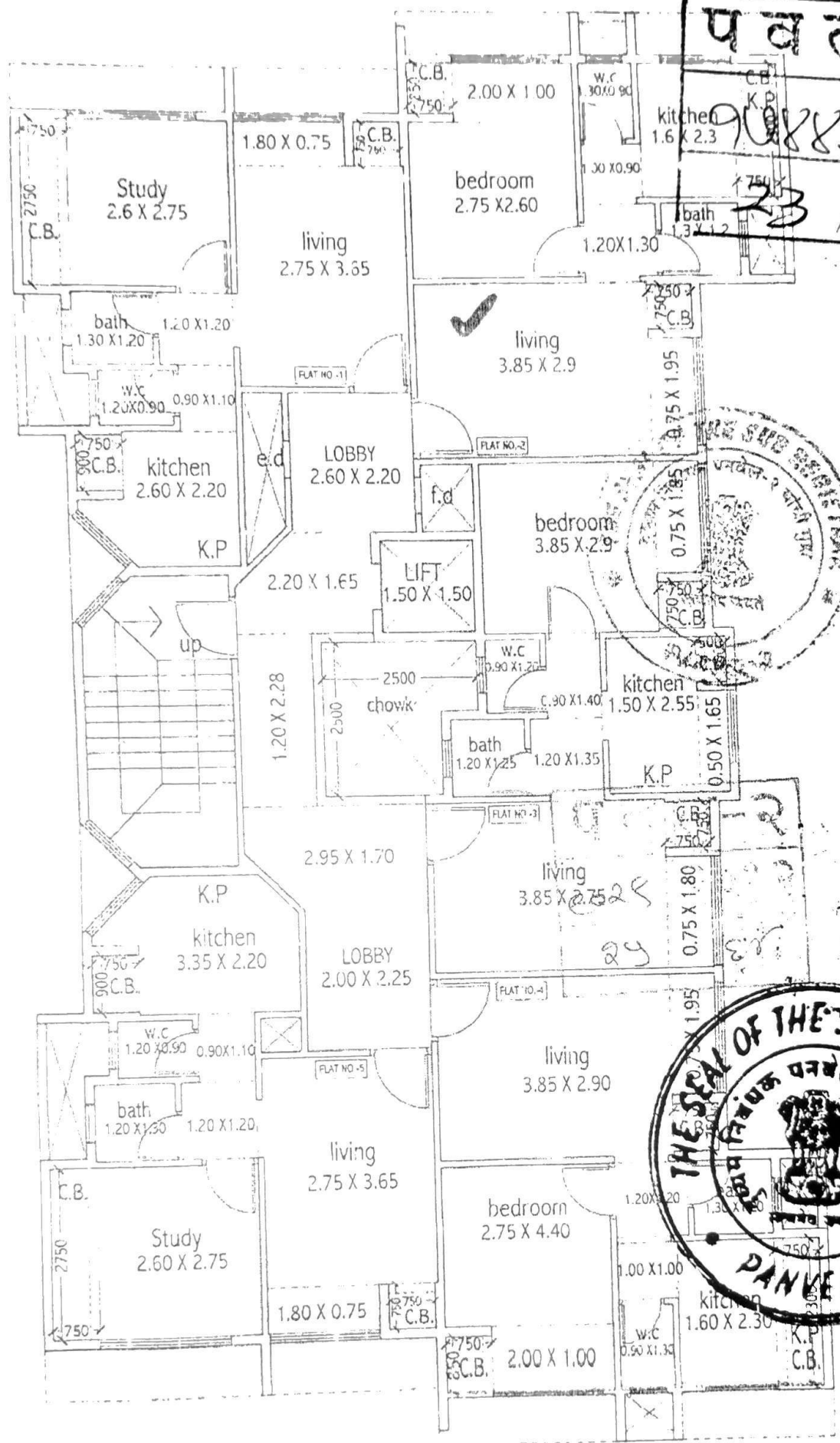
(११) बाजारभावाप्रमाणे नोंदणी रू १४५५०.००

(१२) शेर



(Signature)
 सहदुधम निबंधक, धर्ग २
 (पनवेल-२)

पवेल - ३
 १०४४३ २०२३
 २३/३५



Handwritten signature/initials

6TH FLOOR PLAN

PROJECT BY:
 CONSCAPE REALTY
 PVT LTD

PROPOSED RESIDENTIAL BUILDING
 ON PLOT NO - 3, SECTOR - 14, TALOJA, NAVI MUMBAI

AMIT N. PATIL ARCHITECTS
 308, 3RD FLOOR, BAWA TOWER,
 SECTOR-17, VASHI, NAVI MUMBAI
 TEL: 022-69007332

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
City and Industrial Development Corporation, CBD Belapur,
Navi Mumbai - 400 612
PHONE: 00-91-22-6791 8100
00-91-22-6791 8166
FAX: 00-91-22-6791 8166
प व ल - ३
90882 2023
Date: 17 July 2014

Ref. No.

CIDCO/BP-5836/TPO(NM&K)/2014/663 = ---

Unique Code No. 2 0 1 1 0 2 0 2 1 0 2 0 5 5 6 0 1

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building of Gr.+07 floors Resi. BUA= 973.454 Sq.mtrs Total BUA= 973.454 Sq.mtrs., No. of Units Resi.-32] on Plot No.03, Sector-14 at Taloja (12.5% scheme) of Navi Mumbai completed under the supervision of Architect Amit N.Patil has been inspected on 05/06/2014 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 07/06/2011 and that the development is fit for the use for which it has been carried out.

Manjula
10/7/14
(Manjula Nayak)
Town Planning Officer(BP)
Navi Mumbai & Khopta





सर्वेक्षण

पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION

कराचे बिल(नमुना ४८) (PROPERTY TAX BILL)



महाराष्ट्र महानगरपालिका अधिनियम २०११ प्रकरण ८ कडून निघण ३१ अन्वये मागणी क्रम

बिल दिनांक : ०१/०४/२०२३

नोंट- TP

१/०४/२०२३ ते ३१/०३/२०२४ या वर्षासाठी

मुद्रांकित बिल दिनांक :

पत्र क्रमांक, मुबंन क्र, जुना मा. क्र, इमारत क्र, मालमत्ता क्र, बिल /दुकान / फ्लॉट क्र, बिल क्र, मालमत्ता क्र, मो. क्र

Stamp area with handwritten details: पनवेल ३, १/०४/२३, २०२३, ३६/३५, १०२३, ११३

Table with columns: मालमत्ता, करचे विवरण रुपये, करवाणी, (अ) जागू मागणी, (ब) जागू मागणी, (क) मालमत्ता, मालमत्ता, मालमत्ता

1) करणाऱ्या भवनादेश, गेवळ, सार्व, विल NEFT/ RTGS द्वारे प्रमाण मसुदा (अ) - उपनिर्देशात... 2) करणाऱ्या भवनादेश, गेवळ, सार्व, विल NEFT/ RTGS द्वारे प्रमाण मसुदा (अ) - उपनिर्देशात...

०७/०९/२०२३ | १२:०७:४०PM

- विशेष सुविधेअंतर्गत अधिक २% सुट
1) कृताबा घरणा www.panvelmc.org या संकेतस्थळावर Online घरल्या
2) सौर ऊर्जा अंतर्गत सुविधा (solar energy)
3) जलसंचयन सुविधा (Rain water harvesting facility)
4) कचरा विसर्गीकरण करणे सुविधा (Garbage segregation facility)
5) कचरा प्रक्रिया सुविधा (Garbage Processing facility)



PMC TAX
PANVEL MUNICIPAL CORPORATION TAX APP
(Download On Play Store OR App Store)

Online Pay Bill On
www.panvelmc.org

Onlines Payment Help Center -
Toll Free No - 1800-5320-340

Cheque/D.D/Pay Order Please drawn in favour of "PANVEL MUNICIPAL CORPORATION" "पनवेल महानगरपालिका"

Handwritten signature and stamp: (गणेश भेटे) उपायुक्त पनवेल महानगरपालिका

Ajay Shamrao Pawar
 DOB: 15/07/1991
 Male

8444 5335 0027

मेरा आधार, मेरी पहचान

[Handwritten Signature]

भारत सरकार
 GOVERNMENT OF INDIA

SHAMRAO PAWAR
 15/07/1991
 P8264K

पत्र -
 90883 20
 39/3

भारत सरकार
 Government of India

संदीप आनंदराव झोरे
 Sandip Anandarao Zore
 जन्म तारीख/DOB: 30/06/1982
 पुरुष/ MALE

6587 6903 7603
 VID : 9134 3186 8179 8169

माझी आधार, माझी ओळख

[Handwritten Signature]

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

ZORE SANDIP ANANDARAO
 ANANDARAO KONDIBA ZORE
 30/06/1982

Permanent Account Number
 AALPZ3159Q

Signature



भारत सरकार
 Government of India

आशिष अशोक वाघमारे
 Ashish Ashok Waghmare
 जन्म तारीख / DOB: 06/09/1985
 पुरुष / MALE
 Mobile No.: 8452841632

4228 6758 8676
 VID : 9153 8292 6871 8524

माझी आधार, माझी ओळख

[Handwritten Signature]

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा सख्या कार्ड
 Permanent Account Number Card
 ABBPW9802C

नाम / Name:
 ASHISH ASHOK WAGHMARE

पिता/माता/पति / Father's Name:
 ASHOK WAGHMARE

जन्म तारीख / DOB:
 06/09/1985

Signature