

Receipt (pavti)

398/.9071

Friday, October 27, 2023

1:46 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 21377 दिनांक: 27/10/2023

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-19071-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अजय नंदकुमार चव्हाण --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:05 PM ह्या वेळेस मिळेल.


Sub Registrar Panel 3

बाजार मुल्य: रु. 2488392/-

मोवदला रु. 3950000/-

भरलेले मुद्रांक शुल्क : रु. 276500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023277308327 दिनांक: 27/10/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010131311202324E दिनांक: 27/10/2023

बँकेचे नाव व पत्ता:





7/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 19071/2023

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

1) वित्तेखाचा प्रकार	करारनामा
2) मोबदला	3950000
3) बाजारभाव (भाडेपट्टयाच्या व्यतिरिक्त पट्टाकार आकारणी देतो की पट्टेदार ते मुद करावे)	2488392
4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र.101, पहिला मजला, बिल्डिंग क्र.एल-19, एल.आय.जी.टार्ईप, स्वप्रपूर्ती ह्रीसिंग स्कीम, प्लॉट क्र.2, सेक्टर 36, खारघर, ता.पनवेल, जि.रायगड. क्षेत्र 38.760 चौ.मी. कारपेट ((Plot Number : 2 ; SECTOR NUMBER : 36 ;))
5) क्षेत्रफळ	1) 38.760 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:-संजय प्रकाश खरात - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम क्र.९३४/४, महात्मा फुलेवाडी, कोरबा मिठागर, बरकत अलीदरगा मार्ग, वडाळा ईस्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-CJHPK8583Q 2): नाव:-दीपिका संजय खरात - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम क्र.९३४/४, महात्मा फुलेवाडी, कोरबा मिठागर, बरकत अलीदरगा मार्ग, वडाळा ईस्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-BPWPG3762H
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अजय नंदकुमार चव्हाण - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम क्र.१२, बिल्डिंग क्र.१, पोलिस ऑफिसर्स क्वार्टर्स कार्टर रोड, बांद्रा वेस्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-AJGPC6483L 2): नाव:-श्रेहल अजय चव्हाण - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम क्र.१२, बिल्डिंग क्र.१, पोलिस ऑफिसर्स क्वार्टर्स कार्टर रोड, बांद्रा वेस्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-BHOPD7064D
9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2023
10) दस्त नोंदणी केल्याचा दिनांक	27/10/2023
11) अनुक्रमांक, खंड व पृष्ठ	19071/2023
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	276500
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक 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 the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Number	Defect
9426202324	27/10/23
308327D	27/10/23
26202324	27/10/23

02/27/23, 1 43 1'M

मूल्यांकन पत्रक (शाही क्षेत्र - बांधीव)

मूल्यांकन पत्रक (शाही क्षेत्र - बांधीव)

27 October 2023, 01:43:50 PM
पवला

Valuation ID	202310274181	
मूल्यांकनाचे वर्ष	2023	
जिल्हा	रायगड	
मूल्य विभाग	तालुका पनवेल	
उप मूल्य विभाग	20/36 खारघर शिडको से क 16	
क्षेत्राचे नाव	A Class Palika	

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मार्क नंबर /न भू. क्रमांक				
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
14700	53500	60500	63900	60500	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	46.512 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 10 2 वर्ष	बांधकामाचा दर-	Rs 25289/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

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

मजला नित्य घट/वाढ	- 100 / 100 Apply Flat - Rs 53500/-
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	- ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर - (((53500-14700) * (100 / 100)) + 14700) - Rs 53500/-
A) मुख्य मिळकतीचे मूल्य	- वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र - 53500 * 46.512 - Rs.2488392/-

प व ल - ३
१००६९ २०२३
१ / ३२

Applicable Rules	- 3, 9, 18, 19
एकत्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडन-हार्डन मजला क्षेत्र मूल्य + लगतच्या मजलीचे मूल्य/खुली बाळकती, + वरील मजलीचे मूल्य + बाँदिल वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बाँदिल बाळकती + स्वयंचालित वाहनतळ - A + B + C + D + E + F + G + H + I + J - 2488392 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 - Rs.2488392/- - २ चोवीस लाख अठ्ठाऐशी हजार तीन शे ब्याणव /-

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0/27/23, 1:43 PM

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID) 202310274181

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

27 October 2023, 01:35:50 PM

पवल3

मूल्यांकनाचे वर्ष 2023
जिल्हा रायगड
मूल्य विभाग तालुका : पनवेल
उप मूल्य विभाग 20/36-खारघर सिडको से.क्र.36
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
14700	53500	60500	65900	60500	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्भवान सुविधा -	मिळकतीचा वापर-	मिळकतीचे वय -	मिळकतीचा प्रकार-	बांधीव
46.512 चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा वापर-	मिळकतीचे वय -	बांधकामाचा दर-	बांधीव
			मजला -	0 TO 2वर्षे		Rs.25289/-
				1st To 4th Floor		

Sale Type - First Sale

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

मजला निहाय घट/वाढ = 100 / 100 Apply to flat = Rs.53500/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((53500-14700) * (100 / 100)) + 14700
= Rs.53500/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

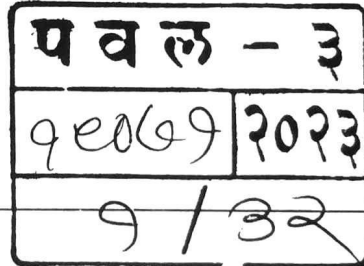
= 53500 * 46.512

= Rs.2488392/-

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
= 2488392 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2488392/-
= २ चोवीस लाख अठ्ठायाऐंशी हजार तीन शें व्याणव /-



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CHALLAN
MTR Form Number-6



MH010131311202324E		BARCODE	Date	27/10/2023-12:38:36	Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Mode of Payment	Stamp Duty	TAX ID / TAN (If Any)				
	Registration Fee	PAN No.(If Applicable)	AJGPC6483L			
Payee Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name	AJAY NANDKUMAR CHAVAN AND SNEHAL AJAY CHAVAN		
	Station	RAIGAD	Flat/Block No.	FLAT NO 101 1ST FLOOR BUILDING NO L-19		
Year	2023-2024 One Time		Premises/Building	SWAPNAPOORTI HOUSING SCHEME		
Account Head Details		Amount In Rs.	Road/Street	LIG TYPE PLOT NO 2 SECTOR NO 36 KHARGHAR NAVI MUMBAI		
30046401	Stamp Duty	276500.00	Area/Locality	TAL-PANVEL DIST-RAIGAD		
30063301	Registration Fee	30000.00	Town/City/District			
			PIN	410210		
			Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>पवल - ३</p> <p>90091093</p> <p>3/32</p> </div>		
			PAN2=CJHPK8583Q-Second Party Name=SANJAY PPAKASH KHARAT AND DEEPIKA SANJAY KHARAT-CA=3970000			
			Amount In	Three Lakh Six Thousand Five Hundred Rupees Only		
			Words			
Total		3,06,500.00				
Payment Details		IDBI BANK				
Cheque-DD Details		Bank CIN	Ref. No.	59033300271990885452502		
		Bank Date	RBI Date	27/10/2023 27/10/2023 Not Verified with RBI		
Cheque/DD No.		Bank-Branch	IDBI BANK PANVEL-3			
Name of Bank		Scroll No. , Date	Not verified with scroll			
Name of Branch		Mobile No. :		9870291026		

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

[Handwritten Signature]
[Handwritten Signature]

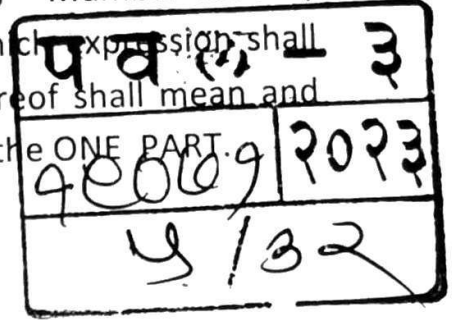
[Handwritten Signature]
[Handwritten Signature]

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Kharghar, Navi Mumbai Tal.Panvel, Dist.Raigad, on this 22th day of **October 2023**.

BETWEEN

MR.SANJAY PRAKASH KHARAT (PAN NO.CJHPK8583Q) (Aadhar Card No.9306 5375 5932) AND MRS. DEEPIKA SANJAY KHARAT (PAN NO.BPWPG3762H) (Aadhar Card No. 7743 2347 3800) both adult, Indian Inhabitant and residing at Room No.934/4, Mahatma Phulewadi, Korba Mithagar, Barkat Alidarga Marg, Wadala (East), Mumbai-400037, Maharashtra (hereinafter referred as "THE SELLER " which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators & assigns) of the



AND

MR. AJAY NANDKUMAR CHAVAN (PAN NO.AJGPC6483L) (Aadhar Card No.4279 9246 8854) & MRS.SNEHAL AJAY CHAVAN (PAN NO.BHOPD7064D) (Aadhar Card No.2224 5445 8265) both adult, Indian Inhabitant and having address at Room No.12, Building No.1, Police Officers Quarters ^{Center} Road, Bandra (West), Mumbai-400050 (hereinafter referred as "THE PURCHASER" which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their executors, administrators & assigns) of the OTHER PART.

WHEREAS :-

The Corporation is the New Town Development Authority, which are designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power under Sub Sections (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the MRTP Act.)



The State Government in pursuance to section 113 (A) of the MRTP Act, is acquiring lands described there in and is vesting such lands with the Corporation for development and disposal. The State Government has under

section 114 A of the MRTP Act, acquired privately held lands in the Corporation for purpose of development and disposal.

Further the Corporation has been confirmed with power and authority under section 118 of the MRTP Act and dispose of the lands so vested in it by lease subject to rules, regulation & direction of the State.

AND WHEREAS the CIDCO Ltd. has developed the said land and constructed a Tenements/Flats on portion thereof and designated as Housing Scheme known as "SWAPNAPOORTI", "LIG" type Apartment / Flat at Kharghar, Navi Mumbai.

AND WHEREAS MR. GANESH SHANTARAM GHADIGAONKAR (FIRST AND ORIGINAL OWNER FROM CIDCO LTD.) have been allotted the Flat No. 101 on the First Floor, in building No.L-19, constructed on Plot No.2, complex known as "SWAPNAPOORTI Housing Scheme", "LIG" Type, Sector-36, Kharghar, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring about 38.760 Sq. Mtrs. Carpet area as per allotment letter Ref. No.20011067/20036349 dated 07/12/2015.

पब्लिक - थर्ड
9C
10036349 dated 07/12/2015

AND WHEREAS by an Agreement For Sale dated 26th February 2018 made at C.B.D., Navi Mumbai, (hereinafter referred as THE SAID AGREEMENT) between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, A Company incorporated under the Companies Act-1956, having its registered Office at 2nd Floor, Nirmal Building, Navi Mumbai-400 021 (hereinafter referred as "THE CIDCO") of the one part and MR. GANESH SHANTARAM GHADIGAONKAR of the OTHER part, agreed to sell & transfer and MR. GANESH SHANTARAM GHADIGAONKAR, has agreed to purchase & acquire Flat No. 101 on the First Floor, in building No.L-19, constructed on Plot No.2, complex known as "SWAPNAPOORTI Housing Scheme", "LIG" Type, Sector-36, Kharghar, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring about 38.760 Sq. Mtrs. Carpet area of the lay-out of the land situated lying and being at Kharghar, Navi Mumbai, Tal-Panvel, District-Raigad, (hereinafter for brevity's sake referred as "THE SAID FLAT PREMISES") together with permanent and absolute right of occupation of the said Flat premises. And the said Agreement is registered at Sub-Registrar office Panvel-4 on 27th February 2018 under document No.PAVAL-4/2547/2018 & Receipt No.3624.




D. Kharat

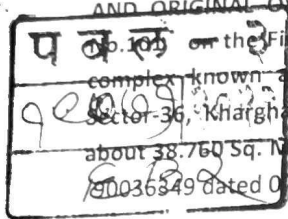

A. Chavan

section 113 A of the MRTP Act, acquired privately held lands in the Corporation for purpose of development and disposal.

Further the Corporation has been confirmed with power and authority under section 118 of the MRTP Act and dispose of the lands so vested in it by lease subject to rules, regulation & direction of the State.

AND WHEREAS the CIDCO Ltd. has developed the said land and constructed a Tenements/Flats on portion thereof and designated as Housing Scheme known as "SWAPNAPOORTI", "LIG" type Apartment / Flat at Kharghar, Navi Mumbai.

AND WHEREAS MR. GANESH SHANTARAM GHADIGAONKAR (FIRST AND ORIGINAL OWNER FROM CIDCO LTD.) have been allotted the Flat No. 103 on the First Floor, in building No.L-19, constructed on Plot No.2, complex known as "SWAPNAPOORTI Housing Scheme", "LIG" Type, Sector-36, Kharghar, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring about 38.760 Sq. Mtrs. Carpet area as per allotment letter Ref. No.20011067/0036549 dated 07/12/2015.



AND WHEREAS by an Agreement For Sale dated 26th February 2018 made at C.B.D., Navi Mumbai, (hereinafter referred as THE SAID AGREEMENT) between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, A Company incorporated under the Companies Act-1956, having its registered Office at 2nd Floor, Nirmal Building, 400 021 (hereinafter referred as "THE CIDCO") of the ONE PART and MR. GANESH SHANTARAM GHADIGAONKAR of the OTHER PART the CIDCO Ltd., agreed to sell & transfer and MR. GANESH SHANTARAM GHADIGAONKAR, has agreed to purchase & acquire Flat No. 103 on the First Floor, in building No.L-19, constructed on Plot No.2, complex known as "SWAPNAPOORTI Housing Scheme", "LIG" Type, Sector-36, Kharghar, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring about 38.760 Sq. Mtrs. Carpet area of the lay-out of the land situated lying and being at Kharghar, Navi Mumbai, Tal-Panvel, District-Raigad, (hereinafter for brevity's sake referred as "THE SAID FLAT PREMISES") together with permanent and absolute right of occupation of the said Flat premises. And the said Agreement is registered at Sub-Registrar office Panvel-4 on 27th February 2018 under document No.PAVAL-4/2547/2018 & Receipt No.3624.




D. Kharat


D. Kharat


D. Kharat

AND WHEREAS ORIGINAL OWNER GHADIGAONKAR in terms of the said agreement entire total consideration of Rs.25,75,124/- Five Thousand One Hundred Twenty Four On

AND WHEREAS ORIGINAL OWNER GHADIGAONKAR, had sold and transferred in favour of present flat owner MR. SANJAY PRAKASH in terms of the said Agreement for Re-sale dated 28th May 2018 Sale is registered at Sub-Registrar office Panvel-4 under document No.PAVAL-5/6196/2018 and Receipt No.3624. And the parties also executed Conveyance Deed in favour of said Conveyance Deed is registered at Sub-Registrar office Panvel-4 on August 2018 under document No.PAVAL-5/6196/2018 No.12140.

AND WHEREAS accordingly the said flat premises were transferred the said Flat Premises in the name of MRS. DEEPIKA SANJAY KHARAT vide its Final Transfer order bearing No.8000001833 / 1796 Dated 28/08/2018.

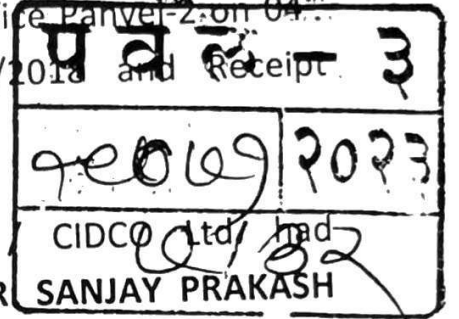
And thereafter MR.SANJAY PRAKASH has transferred the rights, title and interest of the said Flat Premises in the name of MRS. DEEPIKA SANJAY KHARAT, by executing a Gift Deed and the Gift Deed is registered at Sub-Registrar office Panvel-4 on 25/02/2020 vide Document No.PAVAL-2/2020 No.12140.

AND WHEREAS accordingly the said flat premises were transferred the said Flat in the name of MRS. DEEPIKA SANJAY KHARAT, vide its Final Transfer order bearing No.8000001833 / 1796 Dated 28/08/2018. And the parties also executed Conveyance Deed in favour of said Conveyance Deed is registered at Sub-Registrar office Panvel-4 on August 2018 under document No.PAVAL-5/6196/2018 No.12140.

AND WHEREAS THE Seller has agreed to sell and transfer the said Flat Premises to the PURCHASER have agreed to Purchase and acquire the said Flat together with the permanent and absolute right of occupation of the said Flat premises. And the said Agreement is registered at Sub-Registrar office Panvel-4 on 27th February 2018 under document No.PAVAL-4/2547/2018 & Receipt No.3624.

AND WHEREAS ORIGINAL OWNER MR. GANESH SHANTARAM GHADIGAONKAR in terms of the said agreement paid to the CIDCO Ltd., the entire total consideration of Rs.25,75,124/- (Rs. Twenty Five Lakh Seventy Five Thousand One Hundred Twenty Four Only) as total flat cost.

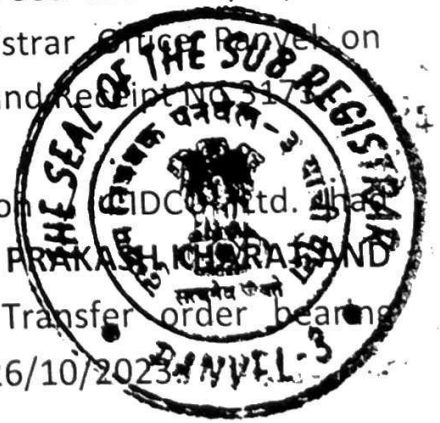
AND WHEREAS ORIGINAL OWNER MR. GANESH SHANTARAM GHADIGAONKAR, had sold and transferred the said Flat Premises to and in favour of present flat owner MR. SANJAY PRAKASH KHARAT, vide Agreement for Re-sale dated 28th May 2018 and the said Agreement for Re-Sale is registered at Sub-Registrar office Panvel-5 on 28th May 2018 under document No.PAVAL-5/6196/2018 and Receipt No.6566 and thereafter both the parties also executed Conveyance Deed Dated 04th August 2018 and the said Conveyance Deed is registered at Sub-Registrar office Panvel-2 on 04th August 2018 under document No.PAVAL-2 /10461/2018 and Receipt No.12140.



AND WHEREAS accordingly the Corporation transferred the said Flat Premises in the name of MR. KHARAT vide its Final Transfer order bearing no.CIDCO / ESTATE - 3 / 2018 / 8000001833 / 1796 Dated 28/08/2018.

And thereafter MR.SANJAY PRAKASH KHARAT, has gifted his 50% rights, title and interest of the said Flat Premises to and in favour of his wife MRS. DEEPIKA SANJAY KHARAT, by executing Gift Deed dated 25/02/2020 and the Gift Deed is registered at the Sub-Registrar Office Panvel on 25/02/2020 vide Document No.PAVAL-2/2724/2020 and Receipt No.317.

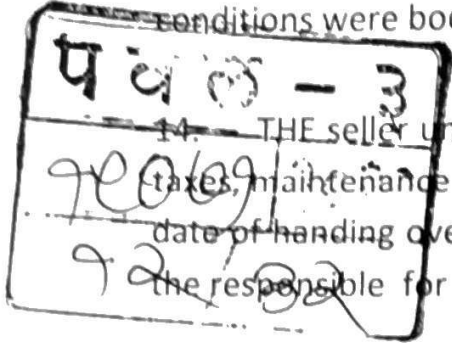
AND WHEREAS accordingly the Corporation transferred the said Flat in the name of MR. SANJAY PRAKASH KHARAT AND MRS. DEEPIKA SANJAY KHARAT, vide its Final Transfer order bearing no.CIDCO / ESTATE - 3 / 2023 / 8000226844 Dated 26/10/2023.



AND WHEREAS THE Seller has agreed to sell and transfer and the PURCHASER have agreed to Purchase and acquire his rights, title in the said Flat together with the permanent and absolute right of use and occupation of the said Flat Premises.

12. THE SAID AGREEMENT and all other relevant papers and receipt of payments made by the Seller shall be deliver by him to the PURCHASER on the execution of these presents.

13. SAVE AND EXCEPT AS aforesaid all the terms and conditions of the said Agreements shall be binding on the PURCHASER as if all the terms and conditions were bodily incorporated in this Agreement.



14. THE seller undertakes to pay all outgoing amount by way of municipal taxes, maintenance charges, services charges all the dues and demand till the date of handing over possession to the Purchaser and the Purchaser shall be the responsible for such payments effective from the date of possession.

15. THE SELLER hereby agree & declare that said Premises is free from all encumbrances and/or liabilities and that he is entitled to sell, assign & transfer the said premises to the PURCHASER and that he has not done any act whereby he is prevented from transferring or selling the said premises. The Seller further agrees that he has not created any liability against the same.

SCHEDULE OF FLAT

Flat No.101 on the First Floor, in building No.L-19, constructed on Plot No.2 for the purpose as "SWAPNAPOORTI Housing Scheme", "LIG" Type, Sector-36, Thargbar, New Mumbai, Tal.Panvel, Dist.Raigad, admeasuring about 88.70 Sq. Ft. carpet area.



Dskharal

Aradh

Behavan

IN THE WITNESS WHEREOF the parties hereto have signed their respective hands hereunto and to a duplicate hereof the day and the first hereunto written.

प व ल - ३	
१००६	१२०२३
१३ / ३२	

SIGNED AND DELIVERED by the within named SELLER

MR.SANJAY PRAKASH KHARAT
 (PAN NO.CJHPK8583Q)
 (Aadhar Card No.9306 5375 5932)

Phant

MRS. DEEPIKA SANJAY KHARAT
 (PAN NO.BPWPG3762H)
 (Aadhar Card No. 7743 2347 3800)

Deekharat

in the presence of.....

- 1) Sanjay H. Rajind
- 2) Kunal M Bhalchka

Rajind
H.

SIGNED SEALED AND DELIVERED by the within named PURCHASER

MR. AJAY NANDKUMAR CHAVAN
 (PAN NO.AJGPC6483L)
 (Aadhar Card No.4279 9246 8854)

Chavan

MRS.SNEHAL AJAY CHAVAN
 (PAN NO.BHOPD7064D)
 (Aadhar Card No.2224 5445 8265)

Snehal Chavan

in the presence of.....

- 1) Sanjay H. Rajind
- 2) Kunal M Bhalchka

Rajind
H.



प व ल - ३	
१९०७१	२०२३
१९/३२	

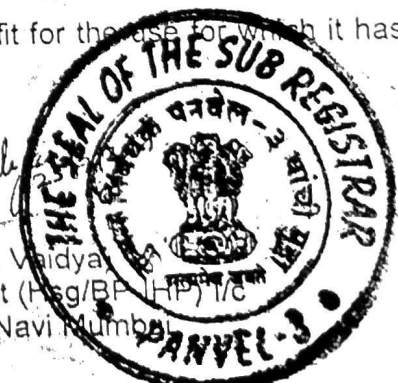
CIDCO/Sr. Arch (Hsg/BP-IHP)/2017/ 000003

25 JUL 2017

OCCUPANCY CERTIFICATE

I hereby certify that, the development for Full Occupancy Certificate for 54 Nos. of Residential cum Commercial Buildings in Phase-I of Mass Housing Scheme in Sector-36, Plot No.-02, Kharghar, Navi Mumbai, with Residential BUA= 107766.59 Sq.Mtrs. (No. of Units:-2622(LIG) + 968 (EWS), Total= 3590 Nos) and Commercial BUA = 1763.88 Sq.Mtrs., (No. of Units - Shops- 76 Nos.+ Stalls- 8 Nos., Total = 84 Nos.) is completed under the supervision of M/s B. G. Shirke Constn. Tech. Pvt. Ltd, 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 issued vide letter No. CIDCO/BP-12295/TPO (NM&K)/2016/1862, dtd.01/06/2016 and that the development is fit for the use for which it has been carried out.

T. J. Vaidya
 (T. J. Vaidya)
 Sr. Architect (Hsg/BP-IHP) /c
 CIDCO, Navi Mumbai



ANNEXURE :-

CARPET AREA STATEMENT (TYPICAL)		
1	LIVING ROOM	11.28 SQ.M.
2	KITCHEN	7.58 SQ.M.
3	OPENING (LIV. & KIT.)	0.30 SQ.M.
4	OPENING (KIT. & PASS.)	0.09 SQ.M.
5	BED ROOM	8.47 SQ.M.
6	LOBBY	1.44 SQ.M.
7	BATH	1.80 SQ.M.
8	W.C.	1.89 SQ.M.
9	OT	0.09 SQ.M.
10	OT	0.15 SQ.M.
11	CB (LIVING ROOM)	0.69 SQ.M.
12	CB (BED ROOM)	0.87 SQ.M.
	CARPET AREA OF FLAT	34.14 SQ.M.
	WALL TERRACE	9.17 SQ.M.
	TOTAL CARPET	43.31 SQ.M.

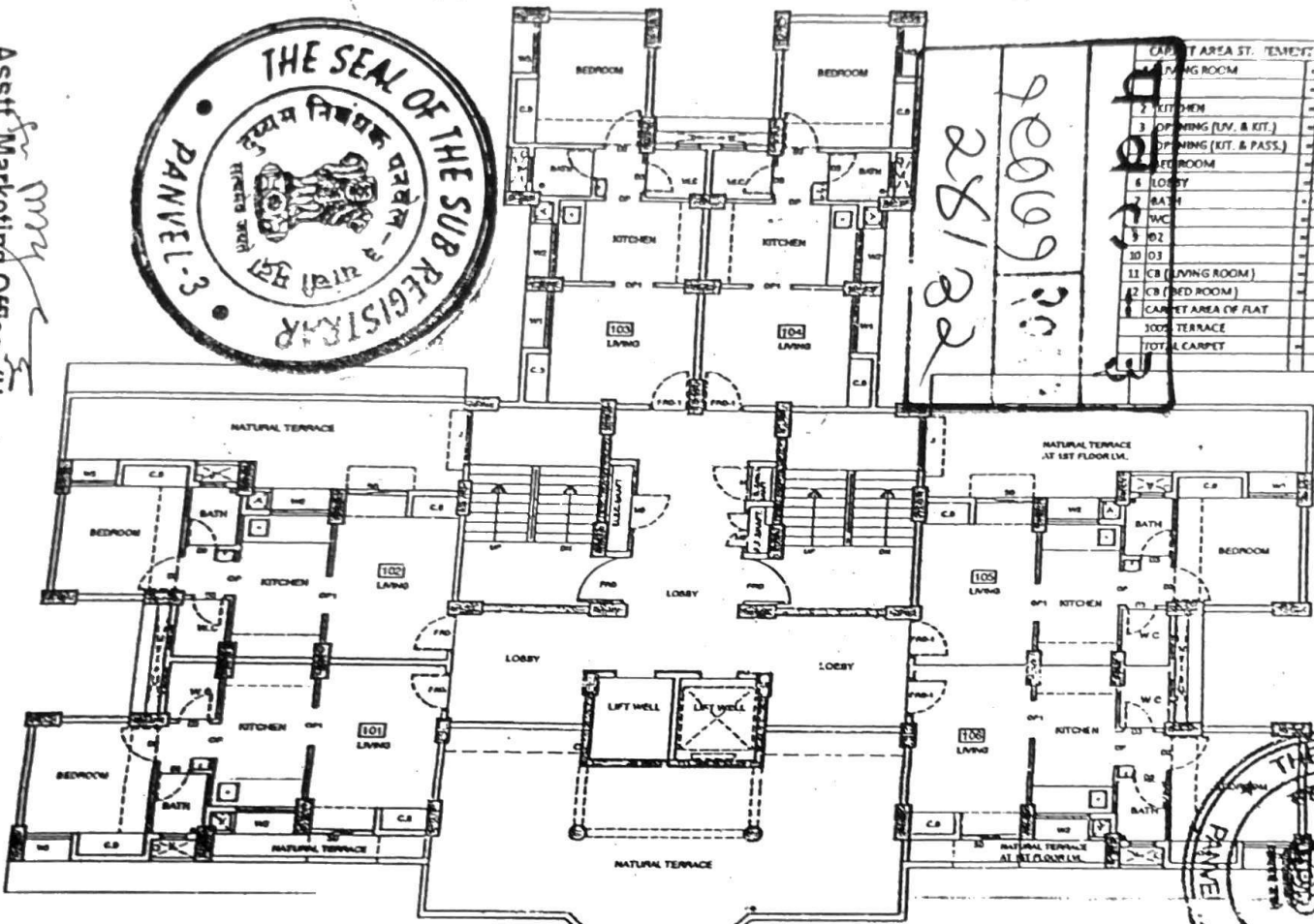
CARPET AREA STATEMENT (TYPICAL)		
1	LIVING ROOM	11.28 SQ.M.
2	KITCHEN	7.58 SQ.M.
3	OPENING (LIV. & KIT.)	0.30 SQ.M.
4	OPENING (KIT. & PASS.)	0.09 SQ.M.
5	BED ROOM	8.47 SQ.M.
6	LOBBY	1.44 SQ.M.
7	BATH	1.80 SQ.M.
8	W.C.	1.89 SQ.M.
9	OT	0.09 SQ.M.
10	OT	0.15 SQ.M.
11	CB (LIVING ROOM)	0.69 SQ.M.
12	CB (BED ROOM)	0.87 SQ.M.
	CARPET AREA OF FLAT	34.14 SQ.M.
	WALL TERRACE	9.17 SQ.M.
	TOTAL CARPET	43.31 SQ.M.

CARPET AREA ST. STATEMENT (TYPICAL)		
1	LIVING ROOM	11.28 SQ.M.
2	KITCHEN	7.58 SQ.M.
3	OPENING (LIV. & KIT.)	0.30 SQ.M.
4	OPENING (KIT. & PASS.)	0.09 SQ.M.
5	BED ROOM	8.47 SQ.M.
6	LOBBY	1.44 SQ.M.
7	BATH	1.80 SQ.M.
8	W.C.	1.89 SQ.M.
9	OT	0.09 SQ.M.
10	OT	0.15 SQ.M.
11	CB (LIVING ROOM)	0.69 SQ.M.
12	CB (BED ROOM)	0.87 SQ.M.
	CARPET AREA OF FLAT	34.14 SQ.M.
	WALL TERRACE	9.17 SQ.M.
	TOTAL CARPET	43.31 SQ.M.

28/12/2016
2009/2016



Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.



1ST FLOOR PLAN

I, ARCHITECT S.D. KHADILKAR, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE FLOOR PLAN SHOWN ALONGSIDE AND APPROVED BY THE LOCAL AUTHORITY NAMELY CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD WITHIN WHOSE JURISDICTION THE BUILDING IS LOCATED AND THAT THE SAID PLANS CORRECTLY SHOW THE DIMENSIONS OF THE APARTMENT AS BUILT. I AFFIRM THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



2009/2016
1-2

BLDG. NO. - L3, L4, L19, L20

FOR FLAT NO. - 101
OF BUILDING NO. - L-19

CHECKED & FOUND CORRECT.

T. J. VADYA

SR. ARCHITECT, (HSG)/CIDCO LTD.

ARCHITECT
S.D. KHADILKAR
B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
72-76 MUNDHGA, PUNE - 411036.

SOLEMLY AFFIRMED AT NAVI MUMBAI
THIS 22ND DAY OF NOV. - 2016

- NOTES :-
- 1) THE CONCLUDED AGREEMENT IS FOR THE BUILT UP AREA
 - 2) FOR THE SAKE OF CONVENIENCE APPROXIMATE CARPET AREA IS INDICATED & ANY MARGINAL VARIATION IN THE CARPET AREA DOES NOT VIOLATE THE CONCLUDED AGREEMENT.

MASS HOUSING SCHEME LIG-EWS TYPE HOUSE
AT SECTOR - NO. 36, KHARGHAR, NAVI MUMBAI

BUILDING TYPE
LIG - COMM+RESI.

CIDCO

CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
CIDCO BHAVAN, C.B.D., BELAPUR NAVI, MUMBAI - 400 614.

BHIRKE®

B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
72-76 MUNDHGA, PUNE - 411036

नमूना ६ / Form E
महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
बृहन्मुंबई महा-नगरपालिका

MUNICIPAL CORPORATION OF GREATER MUMBAI

विवाह नोंदणीचे प्रमाणपत्र

CERTIFICATE OF REGISTRATION OF MARRIAGE

(कलम 6(1) (इ) आणि नियम 5)
(See Section 6(1) and Rule 5)

पान - ३
१२०६१/२०१३
२५/३२

विवाह नोंदणी क्र.
Marriage Registration No

50200713

पति
Name

FN

पतिचे नाव
Name of Husband

Mr. SANJAY PRAKASH KHARAT

रहणारे
Residing at

934/4, BARKAT ALI DARGAH MARG, MAHATMA PHULE WADI WADALA (E), KORBA MITHAGAR, MUMBAI, 400037, Maharashtra, India.

पत्नीचे नाव
Name of Wife

Ms. DEEPIKA BHAGWAN GADADE

रहणारे
Residing at

ANURADHA BLDG., 104, POKHARANE ROAD NO.1, VARTAK NAGAR, KORES NAKSHATRA, THANE, 400606, Maharashtra, India.

विवाह दिनांक /
Solemnized on date

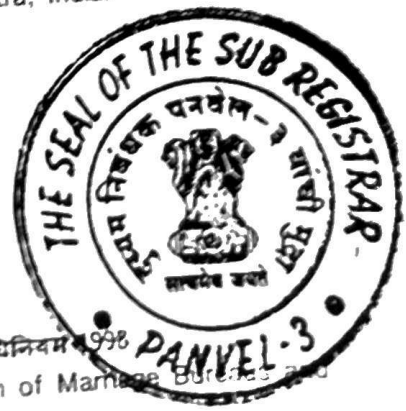
20.11.2019

यथे विधि उपनयन झाला
Place Of Marriage

DIGAMBAR MATH, PANDHARPUR SOLAPUR ROAD, JUNE PAT, PANDHARPUR, 413304, Maharashtra, India.

जे मी मांडवकडून नोंदणी करण्यात आली आहे.
Is registered by me on

17.02.2020



महाराष्ट्र विवाह नोंदणी विनियम आणि विवाह नोंदणी अधिनियम १९९८
under the Maharashtra regulation of Marriage Bureaus and Registration of Marriages Act 1998

ठिकाण /
Place : Mumbai

दिनांक /
Date 28.02.2020



Nishant Patil

विवाह निबंधक /
Registrar Of Marriage, Mumbai



25/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 2724/2020

नोदणी :

Regn: 63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1070000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल इतर वर्णन :, इतर माहिती: सदनिका क्र. 101, पहिला मजला, बिल्डींग नं. एल-19, टाईप-एल. आय. जी., "स्वप्रपूर्ती हीसिंग स्कीम", सेक्टर नं. 36, मौजे खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्र 38.760 चौ.मी. कारपेट + 3.569 चौ.मी. टेरेस पैकी क्षेत्र 19.38 चौ.मी. कारपेट + 1.784 चौ.मी. टेरेस या मिळकतीचे विनामोबदला बक्षिसपत्र. ((SECTOR NUMBER : 36 ;))
(5) क्षेत्रफळ	1) 19.38 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:- बक्षिस देणार-श्री. संजय प्रकाश खरात . वय:-31; पत्ता:- प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: रूम नं. 934/34, महात्मा फुले वाडी, कोरबा मिठागर, बरकत अली मार्ग, वडाळा-पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-CJHPK8583Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- बक्षिस घेणार-मिसेस दीपिका संजय खरात . वय:-26; पत्ता:- ., ., ., ., रूम नं. 934/34, महात्मा फुले वाडी, कोरबा मिठागर, बरकत अली मार्ग, वडाळा-पूर्व, मुंबई, वडाला ट्रक टर्मिनल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400037 पॅन नं:-BPWPG3762H
(9) दस्तऐवज करून दिल्याचा दिनांक	25/02/2020
(10) दस्त नोंदणी केल्याचा दिनांक	25/02/2020
(11) अनुक्रमांक, खंड व पृष्ठ	2724/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	10900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
If Gift is of Agricultural or Residential property and is in favor of Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

सह दुय्यम निबंधक धर्ग-2
(पनवेल-२)

Other Receipt (इतर पावती)

Valuation ID	202002253779	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)				25 February 2020, 02:51:17 PM
मूल्यांकनाचे वर्ष	2019					पवळ 2
जिल्हा	रायगड					
मुल्य विभाग	तालुका पनवेल मौजा : पनवेल (पनवेल महानगरपालिका)					
उप मुल्य विभाग	20/36-खारघर सिडको से.क्र.36					
क्षेत्राचे नाव	A Class Palika					सर्व्हे नंबर /न. भू. क्रमांक
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
4700	44600	50400	59700	50400	चौ मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	23 256 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे तय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 44600/-	
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मुल्यदर						
= (वार्षिक मुल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ						
= (44600 * (100 / 100)) * 100 / 100						
= Rs.44600/-						
A) मुख्य मिळकतीचे मुल्य						
= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र						
= 44600 * 23 256						
= Rs 1037217 6/-						
F) लगतच्या गच्चीचे क्षेत्र						
= 1 78 चौ मीटर						
= 1 78 * (44600 * 40/100)						
= Rs.31755 2/-						
एकत्रित अंतिम मुल्य						
= मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझॅनॉईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य - इमारती भावतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाल्कनी						

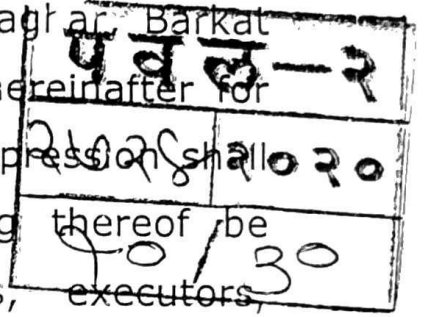
GIFT DEED

(WITHOUT CONSIDERATION)

This **GIFT DEED** made at **Panvel** on this **25th** day of **February** in the Christian year - **2020**.

BETWEEN

MR. SANJAY PRAKASH KHARAT, Age **31** years, (**PAN No. CJHPK8583Q**), Indian inhabitant, Residing At:- Room No. 934/34, Mahatma Phule Wadi, Korba Mithaghar, Barkat Ali Marg, Wadala (W.), Mumbai - 400037; (hereinafter for brevity's sake called "**THE DONOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **ONE PART**.



AND

MRS. DEEPIKA SANJAY KHARAT, Age **26** years, (**PAN No. BPWPG3762H**), Indian inhabitant, Residing At:- Room No. 934/34, Mahatma Phule Wadi, Korba Mithaghar, Barkat Ali Marg, Wadala (W.), Mumbai - 400037; (hereinafter for brevity's sake called "**THE DONEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.



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De/charal-

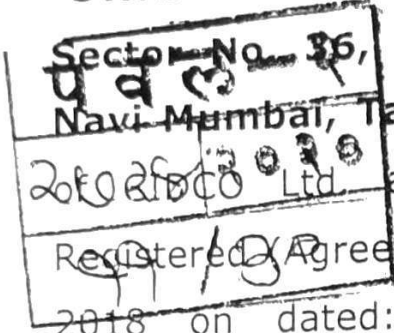
WHEREAS :-

The Donor had purchased the **Flat No. 101** on **1st Floor** in **Building No. L-19, Type- "LIG"**, Admeasuring about **38.760 Sq.Mtrs. Carpet Area & Terrace Area 3.569 Sq.Mtrs.,** in the Building/Project known as **"SWAPNAPOORTI HOUSING SCHEME"**, constructed at **Navli Mumbai, Tal. Panvel, Dist. Raigad,** within the limits and/or Panvel Municipal Corporation, by **Registered (Agreement for Sale) Document No. PVL-5-6196-2018** on dated:- **28/05/2018** & Registered Document (Conveyance Deed of Apartment for Residential Premises) No. **PVL-10461-2018** on dated:- **04/08/2018** at Panvel Sub-Registrar Office, Panvel, containing situated in the above said Building in the Jurisdiction of Registration Sub-District of Panvel, District Raigad from **MR. GANESH SHANTARAM GHADIGAONKAR,** R/o. Tejukaya Mention, Dr. Ambedkar Road, Building No. 11, Room No. 34, Lalbaug, Mumbai - 400012.

AND WHEREAS MR. GANESH SHANTARAM GHADIGAONKAR had purchased the said Flat from **CIDCO LTD.** vide an Agreement for Sale, Reg. Sr. No. **PVL-4-2547-2018** on Dated:- **27/02/2018.**

AND WHEREAS The Donor out of natural love and affection for the Donee, who is his **Wife**, is desirous of gifting **50% Share** to the Donee, the said premises which the Donee has agreed to accept as is evidenced by her being a party to and signing these presents.

AND WHEREAS The Donee has agreed to accept this said Gift of the said premises as aforesaid from the Donor absolutely subject to the terms and conditions of the said Deed and annexure hereinbefore referred.



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AND WHEREAS For the sake of Stamp Duty and registration, these presents the said property hereby granted, conveyed, assigned and assured.

AND WHEREAS The Donor has delivered the possession of the said premises to the Donee with undivided interest or before the execution of these presents.

प न ल - २
१२/३०

1) NOW THIS INDENTURE WITNESSETH that in pursuance of the premises and out of natural love and affection of the Donor for the Donee, the Donor doth hereby grant, convey, assign and assure unto the Donee a share forever **50% Share of Flat No. 101** on **1st Floor** in **Building No. L-19, Type- "LIG"**, Admeasuring about **38.760 Sq.Mtrs. Carpet Area & Terrace Area 569 Sq.Mtrs. out of Admeasuring about 19.38 Sq.Mtrs. Carpet Area & Terrace Area 1.784 Sq.Mtrs.**, in the Building/Project known as **"SWAPNAPOORTI HOUSING SCHEME"**, constructed at **Sector No. 36**, being situated and lying at **KHARGHAR, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, together with the Donor's of the undivided interest appurtenant to the said family unit as and to the common areas and facilities of the said land and building as were specified in the hereinbefore recited Declaration and all the estate, right, title and interest property and possession whatsoever at law or any part thereof to have and to held all and singular the said premises hereby granted, conveyed, assigned and assured or expressed as to be as heretable and transferable immoveable property within the meaning of any law for the time being in force and subject to the Provisions of the said hereinbefore recited declaration and being the Bye-laws of the



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5) All the terms and conditions of the bank's agreement will be applicable to this agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF FLAT)

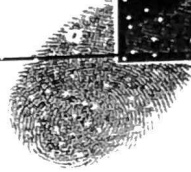
All that piece and parcel of 50% Share of Flat No. 101 on 1st Floor in Building No. L-19, Type- "LIG", Admeasuring about 38.760 Sq.Mtrs. Carpet Area & Terrace Area 3.569 Sq.Mtrs. out of Admeasuring about 19.38 Sq.Mtrs. Carpet Area & Terrace Area 1.784 Sq.Mtrs., in the Building/Project known as "SWAPNAPOORTI HOUSING SCHEME", constructed at Sector No. 36, being situated and lying at KHARGHAR, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation.

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



SIGNED AND DELIVERED BY THE WITHIN-NAMED "DONOR"
MR. SANJAY PRAKASH KHARAT
(HUSBAND OF THE DONEE)

[Handwritten signature]



SIGNED AND DELIVERED BY THE WITHIN-NAMED "DONEE"
MRS. DEEPIKA SANJAY KHARAT
(WIFE OF THE DONOR)

[Handwritten signature]



IN THE PRESENCE OF

1] *[Handwritten signature]*
Bhagwan Krishna Gadade

2] *[Handwritten signature]*
Bhagyashree Bhagwan Gadade

POSSESSION LETTER

I the undersigned- **MR. SANJAY PRAKASH KHARAT**, Age **31** years, Indian inhabitant, Residing At:- Room No. 934/34, Mahatma Phule Wadi, Korba Mithaghar, Barkat Ali Marg, Wadala (W.), Mumbai - 400037; have donate the **50%** Share of Flat No. **101** on **1st Floor** in **Building No. L-19**, Type- "**LIG**", Admeasuring about **38.760 Sq.Mtrs. Carpet Area & Terrace Area 3.569 Sq.Mtrs.** out of Admeasuring about **19.38 Sq.Mtrs. Carpet Area & Terrace Area 1.784 Sq.Mtrs.**, in the Building/Project known as "**SWAPNAPOORTI HOUSING SCHEME**", constructed at **Sector No. 36**, being situated and lying at **KHARGHAR**, Navi Mumbai, **Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation to **MRS. DEEPIKA SANJAY KHARAT**, Age **26** years, Indian inhabitant, Residing At:- Room No. 934/34, Mahatma Phule Wadi, Korba Mithaghar, Barkat Ali Marg, Wadala (W.), Mumbai - 400037; wide **GIFT DEED** and handover physical vacant possession of the above said **FLAT** to **MRS. DEEPIKA**

SANJAY KHARAT.

2028/2020
94/30

SIGNATURE/S



MR. SANJAY PRAKASH KHARAT

(DONOR)

[Handwritten Signature]

[Handwritten Signature: Dskharat]

MRS. DEEPIKA SANJAY KHARAT



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - J99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Beiapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

NOC for Transfer

Ref. No. CIDCO/ESTATE-3/2018/8000001833 | 1438

Date : 26.07.2018

To,
MR. GANESH SHANTARAM GHADIGAONKAR
TEJUKAYA MANSION, DR. AMBEDKAR ROAD, BUILDING NO. 11, R.NO. 34
LALBAG, MUMBAI 400013

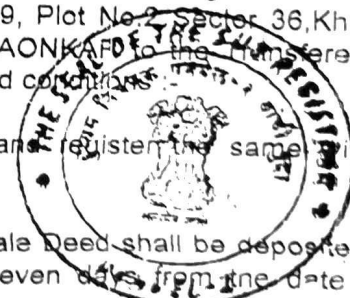
Subject : Your Request for Transfer of CIDCO Builtup Premises
Reference : Application number 8000001833 (NMKG03600000002019010101)
In respect of property Flat No.101, SWAPNAPOORTI/0L19, Plot No. 2, Sector
36, Kharghar, Navi Mumbai

Sir/Madam,

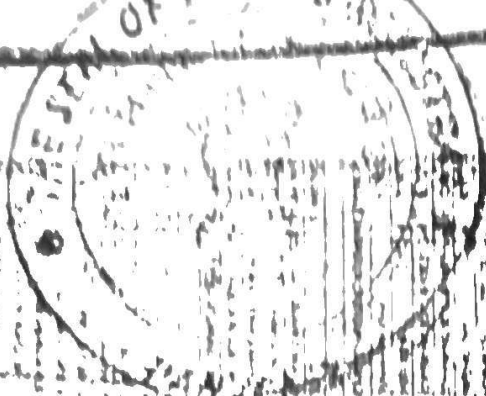
Since you have paid a sum of Rs.58,410.00 /- (including GST Rs.8,010.00/-) being the transfer charges our Corporation is pleased to permit you to transfer and assign the rights and benefits you derive in respect of Flat No. 101, SWAPNAPOORTI/0L19, Plot No.2, Sector 36, Kharghar from the Transferor MR. GANESH SHANTARAM GHADIGAONKAR to the transferee MR. SANJAY PRAKASH KHARAT subject to the following terms and conditions:

- You shall execute the Deed of Assignment/Sale Deed and register the same with the Sub-Registrar of Assurances on or before 24.10.2018.
- Certified true copy of the registered Deed of Assignment/Sale Deed shall be deposited with the Estate Officer of the Corporation within the period of seven days from the date of its registration.
- You shall obtain any other permission, as may be required by any other statutory authorities.
- The Conveyance Deed / Deed of Assignment shall contain the following covenant -
The Transferee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Corporation. Which permission shall not be refused if the Transferee performs or is willing to perform the following conditions, that is to say -

- The Transferee pays to the Corporation, the necessary Transfer Charges.



f-2



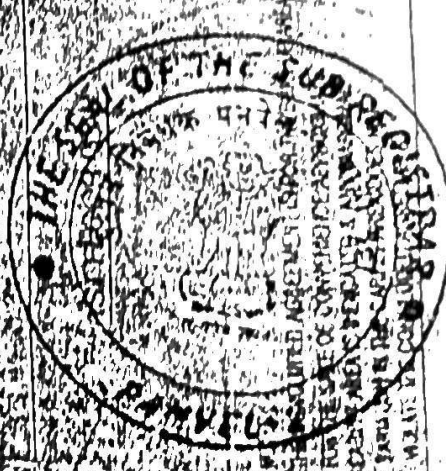
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BLDG. NO. - L3, L4, L5
DECORATED IRON CORNET

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L.A. MADIA
SS. MUMBAI (INDIA) 400 001

FLAT NO. - 101
BUILDING NO. - L-19



BHIFAKE

CIDCO

BUILDING TYPE
LIG - COMM+RESI.

HOUSE
MASS HOUSING SCHEME LIG-EWS TYPE HOUSE
AT SECTOR - NO. 36, KHARGHAR, NAVI MUMBAI

OFFICE OF THE CHIEF ENGINEER
CITY DEVELOPMENT DEPARTMENT
MUMBAI

Marketing Officer (Hsq)
CIDCO Ltd.