

529/16721

पावती

Original/Duplicate

Saturday, October 28, 2023

नोंदणी क्र.: 39M

1:50 PM

Regn.: 39M

पावती क्र.: 18308 दिनांक: 28/10/2023

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल5-16721-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: दिव्या दिगंबर सोलकर --

नोंदणी फी

रु. 24750.00

दस्त हाताळणी फी

रु. 700.00

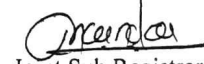
पृष्ठांची संख्या: 35

एकूण:

रु. 25450.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:09 PM ह्या वेळेस मिळेल.



Joint Sub Registrar Panvel 5

बाजार मुल्य: रु. 2349073 /-

मोबदला रु. 2475000/-

भरलेले मुद्रांक शुल्क : रु. 148500/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023287703110 दिनांक: 28/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 24750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010027712202324E दिनांक: 28/10/2023

बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी  
DIVYA SOIKAR

मुळदस्तावेज परत मिळाला.

सह दुय्य

ल प. (वर्ग-२)

10/28/2023



29/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 16721/2023

नोंदणी :

Regn.63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2475000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारण देतो की पट्टेदार ते नमुद करावे)	2349073
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन ;, इतर माहिती: प्रभावक्षेत्र-27.1,दर-82500/-प्रती चौ.मी. सदनिका क्र.503,पाचवा मजला,बिल्डिंग क्र.6,उन्नती यु.एल-1,उन्नती हौसिंग स्कीम,श्री गणेश को.ऑप.हौसिंग सोसायटी लिमिटेड,प्लॉट क्र.2,सेक्टर 19 ए,उलवे,ता.पनवेल,जि.रायगड. क्षेत्र 324.210 चौ.फूट.बिल्टअप( ( SECTOR NUMBER : 19-A ; ) )
(5) क्षेत्रफळ	1) 324.210 चौ.फूट
(6) आकारणी किवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सतिश मनोहर शिंदे - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.डी -२०२, कल्पतरू आर्केड, प्लॉट क्र.२३०, से.४, नवीन पनवेल, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाऱ्(००). पिन कोड:-410206 पॅन नं:-AOPPS4639J 2): नाव:-विजया सतिश शिंदे - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.डी -२०२, कल्पतरू आर्केड, प्लॉट क्र.२३०, से.४, नवीन पनवेल, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाऱ्(००). पिन कोड:-410206 पॅन नं:-CHHPS6081F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिव्या दिगंबर सोलकर - - वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर.एम.३, एन.जी.माने चाळ, बामणवाडा हिल, एम.सी.छगला मार्ग, विलेपार्ले ईस्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400099 पॅन नं:-NXQPS9364R 2): नाव:-दिगंबर महादेव सोलकर - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर.एम.३, एन.जी.माने चाळ, बामणवाडा हिल, एम.सी.छगला मार्ग, विलेपार्ले ईस्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400099 पॅन नं:-CYDPS5632R
(9) दस्तऐवज करून दिल्याचा दिनांक	28/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	28/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16721/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	148500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24750
(14) शेरा	

मुल्याकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

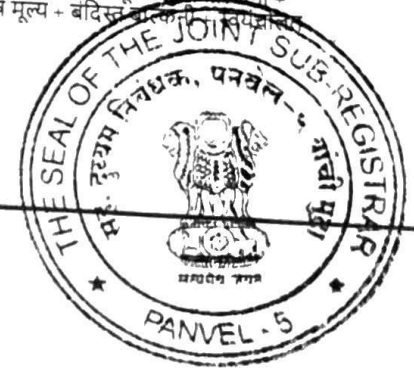
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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

*Opender*  
सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

Registration summary (नोंदणी पूवे गोषवारा)

Registration ID	20231028381	मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)	28 October 2023, 01:22:49 PM पवल 5
सालाचे वर्ष	2023	रायगड	
पत्राचे नांव	पनवेल	उलवे, गव्हाण, खारकोपर	
पत्राचे नांव	27	27 I	
मूल्य विभाग	Influence Area		
सर्व्हे नंबर / न. भू. क्रमांक :	मोजमापनाचे एकक चौ. मीटर		
वर्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. 100	मिळकतीचा वापर - निवासी सदनिका मिळकतीचे वय - 10 वर्षे मजला - 5th to 10th Floor		
व क्षेत्राची माहिती	30.131 चौ. मीटर	मिळकतीचा प्रकार - बांधीव	मूल्यदर/बांधकामाचा दर - Rs.82500/-
क्षेत्राचे क्षेत्र -	1-आर सी सी	मिळकतीचे वय - 10 वर्षे	
गमाचे वर्गीकरण -	आहे	मजला - 5th to 10th Floor	
हान सुविधा -			
Type - Resale	First Sale Date - 10/07/2015		
Resale of built up Property constructed after circular dt.02/01/2018			
यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) =(82500 * (90 / 100)) = Rs.74250/-		
मजला निहाय घट/वाढ	= 1.05 of 74250 = Rs.77962/-		
अधिकारी 3.19.18			
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 77962 * 30.131 = Rs.2349073.022/-		
अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाळकती + वरील गच्चीचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त वाहनाचे मूल्य/खुली बाळकती + वाहनतळ = A - B + C + D + E + F + G + H + I + J = 2349073.022 - 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2349073/- = २ तेवीस लाख एकोणपन्नास हजार त्र्याहत्तर /-		

पवल - ५  
७६६२५ २०२३  
९ / ३५



Home Print

$$86625 - 23270 = 63355$$

$$10\% \text{ घटाश}$$

$$= 57019 + 23270 = 80290 \times 30.13$$

$$= 2419122/-$$

manoh



CHALLAN  
MTR Form Number-6



GRN	MH010027712202324E	BARCODE			Date	25/10/2023-17:35:19	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				PNL3_PANVEL 3 JOINT SUB REGISTRAR				
Location				RAIGAD				
Year				2023-2024 One Time				
Account Head Details			Amount In Rs.		Payer Details			
300464C1 Stamp Duty			148500.00		TAX ID / TAN (If Any)			
30063301 Registration Fee			24750.00		PAN No.(If Applicable)		NXQPS9364R	
Full Name				DIVYA DIGAMBAR SOLKAR AND DIGAMBAR MAHADEV SOLKAR				
Flat/Block No.				FLAT NO 503 5TH FLOOR BUILDING NO 6				
Premises/Building				SHREE GANESH CHSL UNNATI-UL-1				
Road/Street				UNNATI HOUSING SCHEME PLOT NO 2 SECTOR NO 19A ULWE NAVI MUMBAI				
Area/Locality				TAL-PANVEL DIST-RAIGAD				
Town/City/District								
PIN				4 1 0 2 0 6				
Remarks (If Any)				PAN2=AOPPS4639J--SecondPartyName=SATISH MANOHAR SHINDE AND VIJAYA SATISH SHINDE-CAE=447500				
Amount In				One Lakh Seventy Three Thousand Two Hundred Fifty				
Words				Rupees Only				
Total				1,73,250.00				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No				Bank CIN		Ref. No.		
Name of Bank				Bank Date		RBI Date		
Name of Branch				Bank-Branch		Scroll No. , Date		

पवल - ५  
१६/१०/२०२३  
७६७२९



Department ID: 0870750076  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
३३ चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी तसेच चालन लागू नाही.

Vivek,  
Danda

DIVYA SOLKAR

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Ulwe Navi Mumbai, Tal.Panvel, Dist.Raigad, on this 28<sup>th</sup> day of October 2023. DIVYA SOLKAR

BETWEEN

MR. SATISH MANOHAR SHINDE (PAN NO.AOPPS4639J) (Aadhar Card No.9849 8827 6883) AND MRS.VIJAYA SATISH SHINDE (PAN NO.CHHPS6081F) (Aadhar Card No.3131 7408 2590) both Indian Inhabitant and having address at Flat No.D-202, Kalpataru Arcade, Plot No.230, Sector-4, New Panvel, Tal.Panvel, Dist.Raigad, (hereinafter referred as 'THE TRANSFEROR / SELLER' which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, attorney and assigns) of the **ONE PART**.

AND

MRS. DIVYA DIGAMBAR SOLKAR (PAN NO.NXQPS9364R) (Aadhar Card No.9009 9355 9727) AND MR. DIGAMBAR MAHADEV SOLKAR (PAN NO.CYDPS5632R) (Aadhar Card No.4940 1769 3657) both Indian Inhabitant and having address at RM 3, N.G. Mane Chawl, Bamanwada Hill, Chhagala Marg, Vile Parle (East) Mumbai -400 099, hereinafter referred as "THE TRANSFEREE / PURCHASER" which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their executors, administrators and assigns) of the **SECOND PART**.

WHEREAS:-

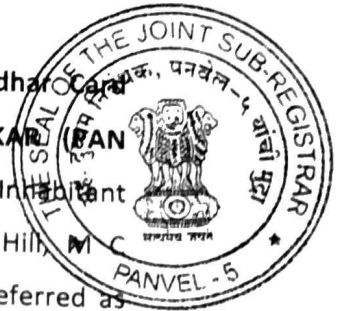
*Value*

*Shinde*

DIVYA SOLKAR

*Shinde*

पवेल - ५	
२८/१०/२३	२०२३
९/१३५	





The City And Industrial Development Corporation of Maharashtra Ltd., a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "THE CIDCO Ltd") having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai, 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of Sub-Section (3-A) of Section 113 of The Maharashtra Regional And Town Planning Act, 1956, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "The SAID ACT") for the New Town of Navi Mumbai. The area designated as site for New Town Under Sub-Sec. (1) and 3 (A) of section 113 of the Said Act.

AND WHEREAS The State Government has acquired land within the

delineated area of Navi Mumbai and vested the same in the Corporation by an order duly made on behalf of the provision of Section 113 (A) of the said

AND WHEREAS the CIDCO Ltd. has developed the said land and

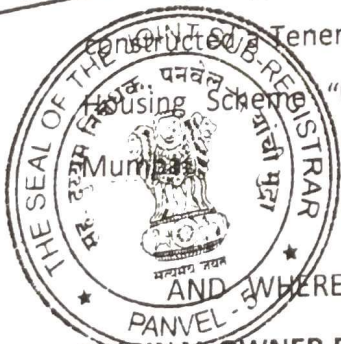
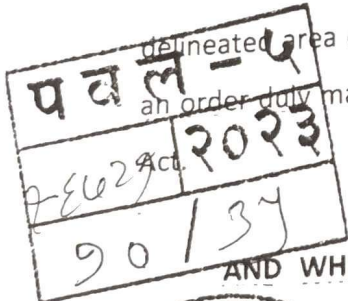
constructed Tenements/Flats on portion thereof and designated as Unnati Housing Scheme "UNNATI-UL-1", type Apartment / Flat at Ulwe, Navi

AND WHEREAS MR. MAHENDRA GANPAT SAWANT (FIRST AND ORIGINAL OWNER FROM CIDCO LTD.) have been allotted the Flat No.503 on the Fifth Floor, in building No.6, in Unnati Housing Scheme, Plot No.2, "UNNATI-UL-1", Sector-19-A, Ulwe, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring about 324.210 Sq. Ft. Built up Area as per allotment letter bearing Ref. No.20008164, Customer No.20363 dated 29<sup>th</sup> February 2012.

AND WHEREAS by a the 19<sup>th</sup> December 2012, between the CITY AND MAHARASHTRA LIMITED, A 1956, having its registered Mumbai-400 021 (hereinaf **MR. MAHENDRA GANPAT** OTHER PART the CI **MR. MAHENDRA GANPAT** Flat No.503 on the Fifth Plot No.2, "UNNATI-UL- Dist.Raigad, admeasuring of the land situated lying Mumbai (hereinafter f PREMISES") together with said Flat and the said registered at Sub-Regi Agreement dated 08<sup>th</sup> J Receipt No.8059.

AND WHEREAS **SAWANT** in terms of consideration of Rs.6 Hundred Thirty Six O

AND WHERE **MR. MAHENDRA G** the said flat premise

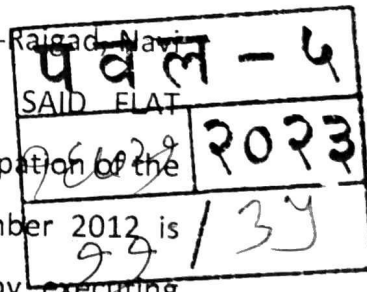


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AND WHEREAS by an Agreement made at C.B.D., Navi Mumbai, on the 19<sup>th</sup> December 2012, (hereinafter referred as THE SAID AGREEMENT) between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, A Company incorporated under the Companies Act-1956, having its registered Office at 2nd Floor, Nirmal Nariman Point, Mumbai-400 021 (hereinafter referred as "THE CIDCO") of the ONE PART and **MR. MAHENDRA GANPAT SAWANT (First And Original Flat Owner)** of the OTHER PART the CIDCO Ltd. agreed to sell & transfer and **MR. MAHENDRA GANPAT SAWANT** has agreed to purchase and acquire **Flat No.503 on the Fifth Floor, in building No.6, in Unnati Housing Scheme, Plot No.2, "UNNATI-UL-1", Sector-19-A, Ulwe, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring about 324.210 Sq. Ft. Built up Area** of the lay-out of the land situated lying and being at Ulwe, Tal-Panvel, District-Raigad, Navi Mumbai (hereinafter for brevity's sake referred as "THE SAID FLAT PREMISES") together with permanent and absolute right of occupation of the said Flat and the said Agreement for Sale dated 19<sup>th</sup> December 2012 is registered at Sub-Registrar office Panvel-4 on 10/06/2015 by executing Agreement dated 08<sup>th</sup> June 2015 under document no.PAVAL-4/7234/2015 & Receipt No.8059.



AND WHEREAS THE ORIGINAL OWNER i. e. **MR. MAHENDRA GANPAT SAWANT** in terms of the said Agreement paid to the CIDCO Ltd., the entire consideration of **Rs.6,72,736/- (Rs.Six Lakh Seventy Two Thousand Seven Hundred Thirty Six Only)**.

AND WHEREAS the Corporation have handed over possession to **MR. MAHENDRA GANPAT SAWANT** (first and original owner) in respect of the said flat premises.

DIVYA SOIKAR

*Subi*

*Donke*

SOIKAR

*[Signature]*

AND WHEREAS ORIGINAL OWNER MR. MAHENDRA GANPAT SAWANT, had sold and transferred the said Flat Premises to and in favour of present flat owner MR. SATISH MANOHAR SHINDE AND MRS. VIJAYA SATISH SHINDE, vide Agreement for Re-sale dated 12<sup>th</sup> June 2015 and the said Agreement for Re-Sale is registered at Sub-Registrar office Panvel-4 on 12<sup>th</sup> June 2015 under document No.PAVAL-4/7332/2015 and Receipt No.8170 and thereafter both the parties also executed Conveyance Deed Dated 10<sup>th</sup> July 2015 and the said Conveyance Deed is registered at Sub-Registrar office Panvel-4 on 10<sup>th</sup> July 2015 under document No.PAVAL-4/8622/2015 and Receipt No.9600.

AND WHEREAS accordingly the Corporation / CIDCO Ltd. had transferred the said Flat Premises in the name of present flat owner MR. SATISH MANOHAR SHINDE AND MRS. VIJAYA SATISH SHINDE (hereinafter referred to as the said Transferor / Seller ) vide its Final Transfer Order bearing no.CIDCO / ESTATE - III / 2015 / 2550 Dated 17/07/2015.

पवल - ६  
२०२३  
१२/७/२०१५

AND WHEREAS the Transferor / Seller is in possession of the said Flat Premises



AND WHEREAS THE TRANSFEROR / SELLER i. e. MR. SATISH MANOHAR SHINDE AND MRS. VIJAYA SATISH SHINDE and other purchasers of residential premises have formed themselves into a Co-operative Housing Society known as SHREE GANESH CO-OPERATIVE HOUSING SOCIETY LTD., a society duly registered under the provisions of Maharashtra Co-operative Societies Act 1960, under its Registration No.NBOM / CIDCO / HSG (TC) / 7124 / JTR / 2017-2018 (hereinafter referred to as "THE SAID SOCIETY").

*Vijaya Shinde*

DIVYA SOIKAR

*Vijaya Shinde*

AND WHEREAS the said Society, a Societies Act 1960. member of said Soci distinctive numbers dated 17<sup>th</sup> March 2015 said Share Certificate

AND WHEREAS the Flat and Shares rights, title and interest Society to the TRANSFEROR / SELLER liabilities on the basis of the said society towards any other amount to in their capacity as

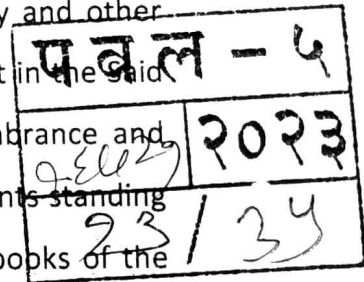
AND WHEREAS THE TRANSFEROR / SELLER purchase, acquire the The TRANSFEROR / SELLER relinquish all their right of lump sum sale price TWENTY FOUR LAKH conditions.

AND WHEREAS the parties writing the terms and



AND WHEREAS the TRANSFEROR/ SELLER is the bonafide member of the said Society, a society registered under the Maharashtra Co-operative Societies Act 1960. THE TRANSFEROR / SELLER herein also become the member of said Society and holding 10 (Ten) shares of Rs.50/- each bearing distinctive numbers from 7281 to 7290 under the **Share Certificate No.729** dated 17<sup>th</sup> March 2019 by the said Society (hereinafter referred to as "**the said Share Certificate**").

AND WHEREAS the TRANSFEROR / SELLER is desirous of transferring the Flat and Shares in the society together with the Occupancy and other rights, title and interest incidental rights, benefits in the Said Flat in the said Society to the TRANSFEREE / PURCHASER free from all encumbrance and liabilities on the basis of "**AS IS WHERE IS**" along with the amounts standing to the credit of the TRANSFEROR / SELLER on this day in the books of the said society towards the deposit, stocks, bounds, sinking fund, dividends and any other amount to which the TRANSFEROR / SELLER is legitimately entitled to in their capacity as the member of the said society.



AND WHEREAS TRANSFEREE/PURCHASER have approached to the TRANSFEROR / SELLER and have shown their keen interest, desire to purchase, acquire the ownership and membership in the said Flat and shares. The TRANSFEROR / SELLER herein have agreed to sale, transfer, release, relinquish all their right, title, interest in the said Flat Premises. The payment of lump sum sale price, consideration amount of **Rs.24,75,000/- (RUPEES TWENTY FOUR LAKH SEVENTY FIVE THOUSAND ONLY)** on the terms & conditions.

AND WHEREAS the parties hereto are desirous of recording and reducing into writing the terms and conditions of the agreement for transfer of flat

12) The Transferee/Purchaser agree and bind themselves to pay regularly every month maintenance bill, water charges of each month's to the Society, in their proportionate whatever being fixed by the society from time to time.

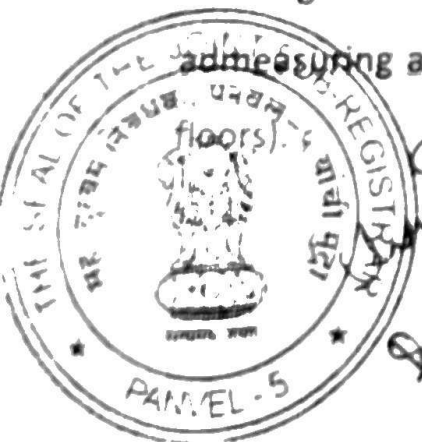
13) The fees for the transfer of said Flat and Shares in record of said society, will be paid equally by Transferee/Purchaser & Transferor / Seller and on payment of the same Transferor/ Seller shall obtain No Objection, No Dues Certificate from the said society towards the sale and transfer of said Flat and Shares.

14) The Stamp Duty and Registration Charges on these present shall be borne and paid by the Transferee/Purchaser alone.

### SCHEDULE OF FLAT

पवल - ५	
२५५७७	२०२३
१८/३३	

Flat No.503 on the Fifth Floor, in building No.6, "SHREE GANESH CO-OPERATIVE HOUSING SOCIETY LTD.", Plot No.2, "UNNATI-UL-1" Unnati Housing Scheme, Sector-19-A, Ulwe, Navi Mumbai, Tal.Panvel, Dist.Raigad, measuring about 324.210 Sq. Ft. Built up Area (ground plus seven upper



DIVYA SOIKAR

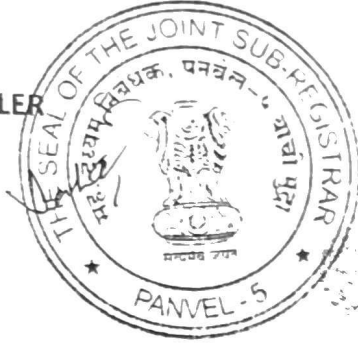
11 पवेल - ५  
2023

WITNESS WHEREOF the parties have set and subscribed his respective hand and seal to this writing on the day and the year first hereinabove mentioned.

SIGNED SEALED & DELIVERED

By the within named TRANSFEROR / SELLER

MR. SATISH MANOHAR SHINDE  
(PAN NO.AOPPS4639J)  
(Aadhar Card No.9849 8827 6883)



MRS. VIJAYA SATISH SHINDE  
(PAN NO.CHHPS6081F)  
(Aadhar Card No.3131 7408 2590)

*Shinde*



WITNESS :

1. Sanjay H. Rajant
2. Eknath B. Kamble

*Rajant*

*Kamble*

SIGNED SEALED & DELIVERED

By The Within Named TRANSFEREE / PURCHASER

MRS. DIVYA DIGAMBAR SOLKAR DIVYA SOLKAR  
(PAN NO.NXQPS9364R)  
(Aadhar Card No.9009 9355 9727)

MR. DIGAMBAR MAHADEV SOLKAR  
(PAN NO.CYDPS5632R)  
(Aadhar Card No.4940 1769 3657)

*Solkar*

WITNESS :

1. Sanjay H. Rajant
2. Eknath B. Kamble

*Rajant*

*Kamble*



**RECEIPT**

Received the sum of **Rs.1,00,000/- (RUPEES ONE LAKH ONLY)** from the Transferee/Purchaser **MRS. DIVYA DIGAMBAR SOLKAR AND MR. DIGAMBAR**

<b>प व ल</b>	
१६०२९	२०२३
२०	२५

**MAHADEV SOLKAR**, towards the advance and part Payment against the total sale price of **Rs.24,75,000/- (RUPEES TWENTY FOUR LAKH SEVENTY FIVE THOUSAND ONLY)** to be paid to the Seller /Transferor by the Purchaser in respect of the sale and transfer of Flat No.503 on the Fifth Floor, in building No.6, "SHREE GANESH CO-OPERATIVE HOUSING SOCIETY LTD.", Plot No.2,

"UNNATI-UL-1" Unnati Housing Scheme, Sector-19-A, Ulwe, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring about 324.210 Sq. Ft. Built up Area the property mentioned.

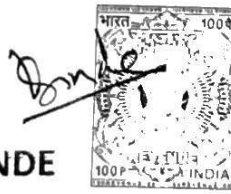


**WE SAY RECEIVED Rs.1,00,000/- (RUPEES ONE LAKH ONLY)**

Ch. No.	Date	Bank & Branch	Amount
225233	15/10/2023	Axis Bank Limited Vileparle (W) Mumbai Maharashtra Branch	Rs.1,00,000/-



**MR. SATISH MANOHAR SHINDE**



**MRS.VIJAYA SATISH SHINDE**

**TRANSFEROR / SELLER**

Witness:-

- Sanjay H. Rajput
- Ek Nath B. Kamble

*Sanjay*  
*Ek Nath*

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n:39M  
7/2015



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**REGD. OFFICE:**

\*NIRMAL\*, 2nd Floor, Narlman Point,  
Mumbai - 400 021.  
PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
FAX : +91-22-2202 2509 / 6650 0933

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE : +91-22-6791 8100  
FAX : +91-22-6791 8166

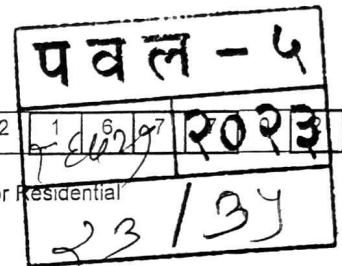
Ref. No.

Date : = 7 NOV 2012

CIDCO/BP-9523/ATPO(NM & K)/2012/

1132--

To,  
The Executive Engineer (UL-III),  
CIDCO Ltd., CBD Belapur, Navi Mumbai.



Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	6	7	2023
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential  
Building on Plot No.2, in Sector-19-A at Ulwe, Navi Mumbai.

Ref :- 1) Architect's letter dated 09/05/2012 & 05/10/2012

**ORDER OF ASSESSMENT FOR CONSTRUCTION & OTHER WORKERS WELFARE CESS**  
(AS PER BUILDING & OTHER CONSTRUCTION WORKERS WELFARE CESS ACT, 1996)

- Name of Assessee :- The Executive Engineer (UL-III)
- Location :- Plot No.2, Sector-19A at Ulwe, Navi Mumbai
- Land use :- Residential
- Plot area :- 30034.00 Sq. mtrs
- Permissible FSI :- 1.50
- GROSS BUA FOR ASSESSEMENT :- 48557.80 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. :- 48557.80 Sq.mtrs. X 12000 =Rs.582693600/-
- B) AMOUNT OF CESS :- Rs.582693600/- X 1% = Rs.5826936.00
- Construction & Other Workers Welfare Cess charges paid of Rs.58,26,936/- vide Challan No. 217189, dtd.05/10/2012



Yours faithfully,

(R. B. Patil)  
Addl. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)

✓ C.C.TO:- M/s. B. G. Shirke Construction Tech. Pvt. Ltd.,  
72,76, Mundhwa, Pune 411 036



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE : +91-22-6791 8100  
FAX : +91-22-6791 8166

Date: = 7 NOV 2012

REGD. OFFICE:  
"NARVAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
FAX : +91-22-2202 2509 / 6650 0933  
CIDCO/BP-9523/ATPO(NM & K)/2012/1132-3  
Ref. No.

Unique Code No. 2 0 1 2 0 3 0 2 1 0 2 1 6 7 7 0 2

To,  
The Executive Engineer (UL-III),  
CIDCO Ltd., CBD Belapur, Navi Mumbai.

Sub :- Part Occupancy Certificate for Residential Building at Plot No.2, in Sector-19-A at  
Ulwe, Navi Mumbai.

- Ref :-
- 1) Architect's letter dated 09/05/2012 & 05/10/2012
  - 2) DCC NOC issued by EE(Ulwe-III) vide letter No. CIDCO/EE(UL-III)/2012/DCC-01/478, dtd.30/01/2012
  - 3) Final fire NOC issued by Fire Officer, CIDCO vide letter No. CIDCO/FIRE/KLM/2662/2012, dtd.31/03/2012
  - 4) Environment Clearance NOC issued by Environment Department Government of Maharashtra, vide file No.SEAC-2010/CR 349/TC-2, dtd.11/11/2010
  - 5) Height Clearance NOC issued by AAI vide letter N.BT-1/NOCC/CS/MU/10/NM/1001/1498-100, dtd.11/08/2010

पवल - ५  
Dear Sir,  
20/11/12  
20/11/12

Please find enclosed herewith the necessary Part Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawings duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to the Estate Officer, CIDCO for their record. However, if the said premises is to be transferred to the members of the society the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.



Yours faithfully,

*(Signature)*  
6/11

(R. B. Ratil)  
Addl. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)

C.C.TO:- M/s. B. G. Shirke Construction Tech Pvt. Ltd.,  
72,76, Mundhwa, Pune 411 036

CUC/ CHO / Grampanchayat / EE(Ulwe) / M(TS-III)

-: ७  
नोंदणी क्रमांक : एन.बी.ओ.ए  
या ए  
गृहनिर्माण संस्था  
हे संस्था महाराष्ट्र  
(सन १९६१ चा  
अन्वये नोंदण्यात  
उपरनिर्दिष्ट  
सहकारी संस्थेचे नि  
संस्थेचे वर्गीकरण  
भाडेकरु - सह  
कार्यालयीन मोहर  
*(Signature)*  
खी मुंबई  
दिनांक: ०५/ ०१/ १२



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

**HEAD OFFICE:**

 CIDCO Bhavan, CBD Belapur,  
 Navi Mumbai - 400 614.

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 Mumbai - 400 021.

**PHONE (Reception)** +91-22-6650 0900 / 6650 0928

**FAX** +91-22-2202 2509 / 6650 0933

Date : = 7 NOV 2012

Ref. No.

CIDCO/BP-9523/ATPO(NM &amp; K)/2012/

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 1832

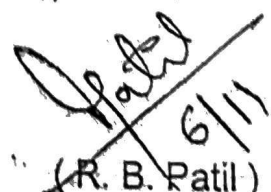
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## PART OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building {UL-I type (Gr+7) structure, having BUA 19015.84 Sq. Mt., UL-II type (Gr+7) structure, having BUA 18644.1 Sq. Mt., Association offices, having BUA 61.32 Sq. Mt. (out of which 30 Sq. Mt is free FSI) - Total BUA=37691.28 Sq. Mt. (No. of Residential Units-1344, No of association offices -2)}, at Plot No 2, in Sector-19A, at Ulwe of Navi Mumbai completed under supervision of M/s. B. G. Shirke Construction Tech. Pvt. Ltd., has been inspected 30/05/2012, 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 22/10/2009, and that the development is fit for the use

 पबल - 4  
 which has been carried out.

98/29	2023
28/34	



(R. B. Patil)

 Addl. Town Planning Officer(BP)  
 (Navi Mumbai & Khopta)


153

**CIDCO**

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LTD.**

Office of the MM-II,  
3rd floor, Raigad Bhavan  
CBD Belapur,  
Navi Mumbai 400614  
Date : 19/12/12

TAKING OVER POSSESSION BY THE ALLOTTEE

TYPE : UNNATI--UL1 Aptt No : 503  
Building No : 6 Sector 19 A Ulwe

1 Date of Allotment : 29.02.2012  
2 Name of Hire/Outright Purchaser : Mr. MAHENDRA GANPAT SAWANT  
3 Date of execution of Agreement : 19/12/12

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29/02/12	2023
<i>[Signature]</i>	

Asstt. Marketing Officer  
**CIDCO Ltd**

The Executive Engineer  
Ulwe



POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No 503 in building no 6 Type UNNATI--UL1 on the day of 19/12/12 after proper inspection of the fittings and fixtures provided therein.

Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on.

Received Lock No \_\_\_\_\_ with duplicate key

*[Signature]*  
(Signature of allottee)

Name : Mr. MAHENDRA GANPAT SAWANT

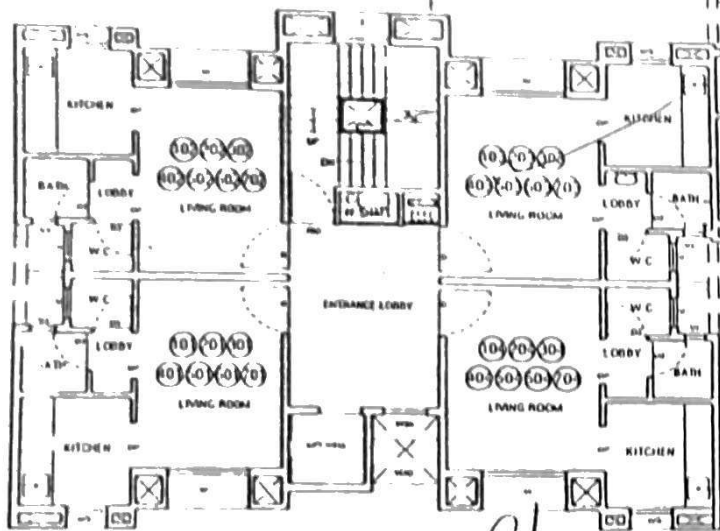
Copy to : i) M S E D C  
ii) Secretary of the Society



BLDG. NO. A3, A6, A9, A19, A21, A22



BLDG. NO. A1, A4, A7, A10, A17, A19, A20



TYPICAL FLOOR PLAN  
(1ST TO 7TH FLOOR)

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, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA, IN THE JURISDICTION THE BUILDINGS ARE LOCATED AND THAT THE SAID PLANS AND THE DIMENSIONS OF THE APARTMENT AREA AS BUILT.

I SOLEMNLY AFFIRM THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SOLEMNLY AFFIRMED AT NAVI MUMBAI  
THIS 1ST DAY OF OCTOBER 2012

ARCHITECT  
S D KHADILKAR  
B G SIMRUKI CONSTRUCTION TECHNOLOGY PVT LTD  
72/16, SARVODAYA, VIKHAR, 411030

Project Marketing Officer  
CIPCO Ltd

CARPET AREA STATEMENT	
LIVING	- 11 08 50M
KITCHEN	- 04 50 50M
BATH	- 01 48 50M
WC	- 01 20 50M
LOBBY	- 00 92 50M
OP	- 00 18 50M
D2	- 00 15 50M
CARPET AREA OF FLAT = 19 51 50M	
3 UP AREA OF FLAT = 210 00 50 FT	
3 UP AREA OF FLAT = 30 09 50M	
= 321 00 50 FT	

Checked and Found  
Correct  
(S.D.K.)



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

FOR FLAT NO. 203  
OF BUILDING NO. 18



No. of Shares TEN

# SHREE GANESH CO-OP. HOUSING SOCIETY LTD.

Reg. No. : NBOM / CIDCO / HSG/(TC)/7124/JTR/YEAR 2017-2018

Plot No. 02, Sector - 19A, Ulwe, Navi Mumbai - 410 206.

(Registered Under the Maharashtra Co.-Operative Societies Act, 1960)

## Share Certificate

Share Certificate No. 729

Date : 17/03/2019

This Is To Certify That Shri. / Smt. Satish Manohar Shinde  
& Vijaya Satish Shinde

2	21
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Holding Flat No. UL-I/06/503 is the Registered Holder of Ten Fully paid up Shares of  
Rs. Fifty each Numbered from 7281 to 7290 both inclusive in SHREE GANESH  
CO-OP. HOUSING SOCIETY LTD. Subject to the Bye-laws of the said Society. Given under  
the common seal of SHREE GANESH CO-OP. HOUSING SOCIETY LTD.



On The 17 Day of 03 Year 2019

Chairman

Secretary

Authorised  
M. C. Member

P.T.O.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVI. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
NXQP80364R

डिवादा सोलकार  
DIVYA SOIKAR

राज्य/राज्यपालिका/संघ/नगरपालिका/नगरपालिका  
State/State Palika/Sang/Nagarpalika/Nagarpalika

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVI. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
CYDPS5632R

डिवादा सोलकार  
DIGAMBAR MAHADEV SOIKAR

राज्य/राज्यपालिका/संघ/नगरपालिका/नगरपालिका  
State/State Palika/Sang/Nagarpalika/Nagarpalika

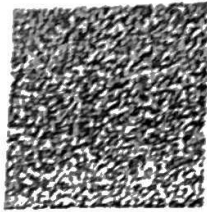
DIVYA SOIKAR

पवल - ५

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१२/३५

Enrollment No. 2722/40057/47545



आपका आधार क्रमांक / Your Aadhaar No. :

9009 9355 9727

मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India

आधार  
Aadhaar

Issue Date 05/10/2013

Divya Digambar Solkar  
DOB: 07/12/1968  
Female

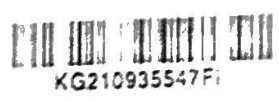
9009 9355 9727

मेरा आधार, मेरी पहचान

Enrollment No 2722/45421

Digambar Mahadev Solkar  
C/O Digambar Mahadev Solkar  
R/W-3, H G Mane Chawl  
Bamanwada Hall, M C Chagala Marg  
Vile Parle East,  
VTC Mumbai, PO Sahar P and T Colony  
Sub District Andheri District Mumbai Suburb  
State Maharashtra, PIN Code 400099.  
Mobile 8879178981

21093554



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आपका आधार क्रमांक / Your Aadhaar No. :

4940 1769 3657

मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India

आधार  
Aadhaar

Issue Date 17/07/2013

Digambar Mahadev Solkar  
DOB: 21/07/1961  
Male

4940 1769 3657

मेरा आधार, मेरी पहचान