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398/2403

पावती

Original/Duplicate

Thursday, February 04, 2021

नोंदणी क्रं. :39म

10:05 AM

Regn.:39M

पावती क्रं.: 2748 दिनांक: 04/02/2021

गावाचे नाव: तळोजा पाचनंद
दस्तऐवजाचा अनुक्रमांक: पवल3-2403-2021
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: प्रमोद श्यामदेव शर्मा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

Sub Registrar Panvel 3

सहाय्यक निबंधक वर्ग-२
पनवेल क्र-३

बाजार मुल्य: रु.2987040 /-

मोबदला रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 135000/-

1) देयकाचा प्रकार: DHC रकम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0302202113459 दिनांक: 04/02/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011111088202021E दिनांक: 04/02/2021

बँकेचे नाव व पत्ता:

Cham

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

04 February 2021 08:41:57 AM
पवल ३

प्लान नंबर	201
शहर	सांगर
प्लान प्रकार	ता.पु.न.प.वेल
प्लान क्षेत्र	श.प.शिडको सेक्टर क्र 14
प्लान वर्ग	A+ Class Panika

सर्किल नंबर / न भू क्रमांक

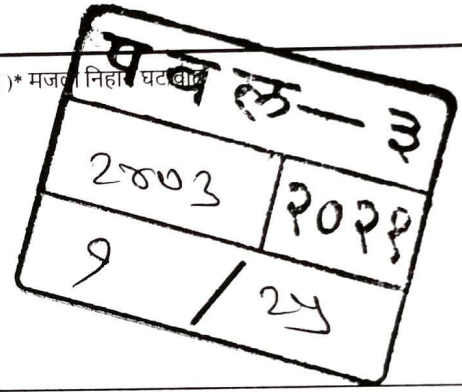
वाणिज्य मूल्य दर	मिळकतीचा मूल्य दर	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
रु. 53000	रु. 53000	64200	75100	64200	चौ मीटर

मिळकतीचे क्षेत्र	मिळकतीचा प्रकार	बांधीव
30.5 चौ. मीटर	मिळकतीचा प्रकार -	Rs 56000/-
1-3 र सो रो	मूल्य दर/बांधकामाचा दर -	
भाई		
मिळकतीचा वापर -	निवासी सदनिका	
मिळकतीचे वय -	0 TO 2 वर्षे	
मजला -	5th to 10th Floor	

Regulation of Survey & Property constructed after circular dt 02/01/2018

घसा यानुसार मि. प्रकलना प्रति चौ. मीटर मूल्य दर = (वार्षिक मूल्य दर * घसा-यानुसार टक्केवारी) * मजला निहाय घट घालणे
 = (56000 * (100 / 100)) * 105 / 100
 = Rs 58800/-

मूळ मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 58800 * 50.8
 = Rs 2987040/-



अपडेटेड रेट्स 3, 18, 19

अंशित मूल्य मूल्या
 मूळ मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बिंदिस्त व हल तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बिंदिस्त बाल्कनी
 A + B + C + D + E + F + G + H + I
 2987040 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 Rs. 2987040/-





CHALLAN
 Maharashtra

Department: Directorate General of Registration
 PAN: 030063301
 Date: 03/02/2021
 Form: 1

Registration Fee
 Type of Payment: Ordinary Collections (OP)

Office Name: PNL 3 PANVEL 3 JOINT SUB REGISTRAR
 Location: RAIGAD
 Year: 2020-2021 One Time

Full Name: PRAMOD S SHARMA

Flat/Block No. 2803 1029

Premises/Building: FLAT NO 301 5th FLOOR PEEEP RESIDENCY

Road/Street: PLOT NO 1 2 AND 2A SECTOR 1 ALGAONA A

Area/Locality: MUMBAI

Town/City/District: MUMBAI

PIN: 4 1 0 2 0 9

Remarks (If Any)

SecondPartyName=VINAY M PADOLE-CA=4500000-Marketval=0

Amount In Words: Thirty Thousand Rupees

Total: 30,000.00

Payment Details: IDBI BANK

Cheque-DD Details

Bank CIN: 6910333200132031004210859282758

Ref. No. 03/02/2021-16.51 57 Not Verified with RBI

Bank Date: 03/02/2021-16.51 57

RBI Date: 03/02/2021-16.51 57

Bank-Branch: IDBI BANK

Scroll No., Date: Not Verified with Scroll

Mobile No.: 992003585

Department ID: Not valid for unregistered document.

TE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

र चलन केवल दुयम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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Sharma

पवेल-3
 2803 1029





CHALLAN
MTR Form Number 4



GRN	BARCODE	Date	Form ID
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Department: Independent Director of Registrars		Payer Details	
Type of Payment: Repetitive Fee		TAX ID / TAN (If Any)	
Type of Payment: Ordinary Collections (QR)		PAN No. (If Applicable)	
Office Name: PNO, DANVEL SUBJOINT SUB REGISTRAR		Full Name	PRAMOD S SHARMA
Location: BANGALUR		Flat/Block No.	FLAT NO 501 5th FLOOR PREMIER RESIDENC
Year: 2020-2021 One Time		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	PLOT NO. 12 AND 21, 5th FLOOR, PREMIER RESIDENC
	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	
		Remarks (If Any)	
		SecondPartyName=VINAY M PADOLE -CA-4500000 -Market/	
		Amount In	Thirty Thousand Rupees Only
	30,000.00	Words	

पत्रक-३
२४०३/२०२१
५/२३



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref No
Cheque/DD No		Bank Date	RBI Date
Name of Bank		Bank Branch	IDBI BANK
Name of Branch		Serial No	Date

Department ID: _____ Mobile No: 9920035896
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन किंवा दुय्यम निवापक कार्यालयाने नोंदणी करवावयाची असून ती लागू आहे. नोंदणी न करता येण्याची दस्तऐवजाची सदर चलन लागू नाही.

Challan Defaced Details

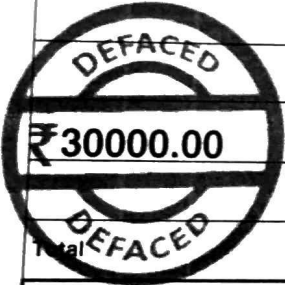
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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CHALLAN
MTR Form Number-6



GRN	MH011111088202021E	BARCODE			Date	03/02/2021-16:50:32	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	RAIGAD			Full Name	PRAMOD S SHARMA			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 501 5th FLOOR PREMIER RESIDENCY			
Account Head Details		Amount In Rs.		Premises/Building				
0030063301		30000.00		Road/Street	PLOT NO 1,2 AND 2A SECTOR 14 TILQUA NAVI			
				Area/Locality	MUMBAI			
				Town/City/District				
				PIN	0 8			
				Remarks (If Any)	SecondPartyName=VINAY M PADOLE-CA=4500000-Marketval=0			
				Amount In	Thirty Thousand/Rupees Only			
		30,000.00		Words				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	69103332021920319440659282758			
Name of Bank				Ref. No.	03/02/2021-16:51:57 Not Verified with RBI			
Name of Branch				Bank Date	RBI Date			
				Bank-Branch	IDBI BANK			
				Scroll No. , Date	100 , 04/02/2021			



Department ID :

Mobile No. : 9920035895

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-398-2403	0005177015202021	04/02/2021-08:47:07	IGR148	30000.00
Total Defacement Amount					30,000.00

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this February, 2021

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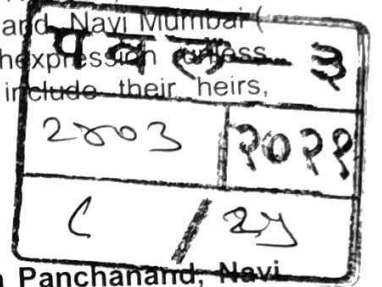
1/12/2020

Dr. Amey

BETWEEN

MR. VINAY MAROTRAO PADOLE, having PAN AZXPP6395D & AADHAR NO. 228438025070, an adult, Indian Inhabitant, residing at 401 Sunrise Shree Saisagar CHS, Plot No 80/81, Sector -19, Kharghar -410210. (hereinafter referred to as the " THE TRANSFEROR") (Which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART AND

MR. PRAMOD SHYAMDEV SHARMA, having PAN DVKPS6883P & AADHAR NO.631248945726 & an adult, Indian Inhabitants, residing at Flat No. 601, 6TH Floor, Premier Residency, Plot No 1, 2 & 2A, Sector -14, Talaja Panchanand, Navi Mumbai (hereinafter referred to as the "THE TRANSFEREES") (Which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART:



Description of Property

Flat No. 501, 5TH Floor, Plot No 1, 2 & 2A, Sector -14, Talaja Panchanand, Navi Mumbai admeasuring 42.347 Sq. Mtrs. Of Carpet area there-about in the building known as "PREMIER RESIDENCY ." standing on Plot No 1, 2 & 2A, Sector -14, Talaja Panchanand, Navi Mumbai as agreed under these presents.

SALE PRICE:Rs. 45,00,000/- (Forty Five Lacs only) (hereinafter referred to as " THE SAID FLAT").

WHEREAS :

- The City and Industrial Development Corporation of Maharashtra (hereinafter referred to as "CIDCO") is a Government undertaking (hereinafter referred to as "THE CORPORATION/CIDCO"). The Corporation is a new town development authority declared for the area designated as the site or the new town of Navi Mumbai by Government of Maharashtra in the exercise of its powers under sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the "THE SAID ACT"). The said Corporation is a established under the Companies Act 1956 (1) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai.
- The state Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec. 113 of the said Act.
- By virtue of being the Development Authority the corporation has been empowered under section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
- By and under Tripartite Agreement Dated 04/04/2007 and executed between the CIDCO and Shri Jai Harish Ashar Prop. of M/s Shubham Construction, First Developers and 1) Shri Mansukhlal Chunnilal Shah, 2) Shri Mehul Mansukhlal Shah, 3) Shri Kishor Jaychand Shah 4) Smt. Bharati Kishor Shah, 5) Smt Payal Devang Shah, Second Developers , CIDCO has granted to the Second



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Dr. Amey

Developers license to enter in respect of G E S Plot No 1. admeasuring about 752.83 sq mtr. Sector 14, Village - Taloja Node, Navi Mumbai, Taluka Panvel, District Raigad for a period of 60 years with a right to Develop the same as permissible under General Development Control Rules for New Bombay, 1975.

e) After transfer of the above said plot by Tripartite Agreement dated 04/04/2007, one of the subsequent Second Developers **Smt. Bharati Kishor Shah**, died on 28/02/2011 left behind her 1) Shri Kishor Jaychand Shah 2) Shri Gevang Kishor Shah 3) Shri Mishil Kumar Kishor Shah as her legal heirs.

f) After death of Late **Smt. Bharati Kishor Shah**, her legal heirs 1) Shri Kishor Jaychand Shah 2) Shri Gevang Kishor Shah 3) Shri Mishil Kumar Kishor Shah has applied to court Panvel for heirship certificate as they are the legal heir of late **Smt. Bharati Kishor Shah** and have filed miscellaneous application no. 371/11 before joined civil judge (J.D.) Panvel and accordingly the hon.ble joined civil judge (J.D.) Panvel passed and order dated 30/06/2007 whereby 1) Shri Kishor Jaychand Shah 2) Shri Gevang Kishor Shah 3) Shri Mishil Kumar Kishor Shah were declared as a legal heir of the said deceased and they have become entitled of a deceased share in the above said plot as per the Tripartite Agreement Dated 04/04/2007

g) After obtaining heirship certificate from the joined civil judge (J.D.) Panvel by the legal heirs of late **Smt. Bharati Kishor Shah** they have intimated to the Cidco to the change of record as per the heirship certificate issued by the court and Cidco by the letter dated 18/07/2011 intimated to the 1) Shri Kishor Jaychand Shah 2) Shri Gevang Kishor Shah 3) Shri Mishil Kumar Kishor Shah that changes have been incorporated in the records of the Cidco in respect of the shares of late **Smt. Bharati Kishor Shah**

h) Second Developers has agreed to sell, Transfer and assign in favor of **M/s. RED BRICK CORPORATION**, (hereinafter referred to as the "NEW DEVELOPERS ") all their right, title, interest in respect of the Said Plot by utilizing the FSI, including additional FSI or Global FSI as may be available on the Said Plot.

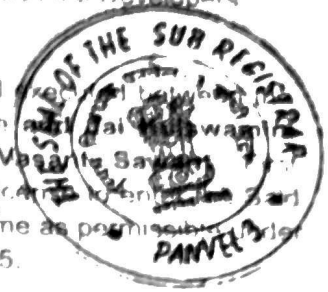
i) By and under another Tripartite Agreement Dated 09/12/2011 and executed between the CIDCO and 1) **Shri Mansukhlal Chunnilal Shah**, 2) **Shri Mehul Mansukhlal Shah**, 3) **Shri Kishor Jaychand Shah** 4) **Shri Gevang Kishor Shah** 5) **Shri Mishil Kumar Kishor Shah** 6) **Smt Payal Devang Shah**, Second Developers, and **M/s. RED BRICK CORPORATION**, New Developers, CIDCO has granted to the New Developers license to enter the Said Plot for a period of 60 years with a right to Develop the same as permissible under General Development Control Rules for New Bombay, 1975.

j) By under the Agreement to Lease dated 15/02/2008 and executed between , the CIDCO and **Shri Dattatray Dama Patil** (herein after referred to as the (Original Lessee), CIDCO has granted to the Original Lessee license to enter the Plot no 2, Sector - 14, Village - Taloja Node, Navi Mumbai, Taluka Panvel, Dist. Raigad, Navi Mumbai of 12.5% (erstwhile gaonthan expansion scheme) Scheme containing by measurement **350.08 Sq. Mtrs.** or thereabouts (hereinafter referred to as the Said Plot) for a period of 60 years with a right to Develop the same as permissible under General Development Control Regulation for New Bomabay, 1975.

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- in respect of the Said Plot by utilizing the FSI, including additional FSI or Global FSI as may be available on the Said Plot.
- FIRST DEVELOPERS**) all their right, title, interest in respect of the Said Plot by utilizing the FSI, including additional FSI or Global FSI as may be available on the Said Plot.
- ant Sawant
- l) The First Original Lessee requested the corporation to grant them the permission to transfer and assign their rights and interest in or benefits under the said Agreement lease in respect of the first plot in favor of the said First Developers.
- m) By and under Tripartite Agreement Dated 20/10/2008 and executed between CIDCO and **Shri Dattatray Dama Patil**, Original Lessee and **Jai Kulswamini Construction**, through its Proprietor **Mr Sharad Vasant Sawant**, First Developers. CIDCO has granted to the First Developers license to enter the Said Plot for a period of 60 years with a right to Develop the same as permissible under General Development Control Rules for New Bombay, 1975.
- n) First Developers has agreed to sell, Transfer and assign in favor of **M/s. RED BRICK CORPORATION**, (hereinafter referred to as the "NEW DEVELOPERS") all their right, title, interest in respect of the Said Plot by utilizing the FSI, including additional FSI or Global FSI as may be available on the Said Plot.
- o) By and under another Tripartite Agreement Dated 05/01/2011 and executed between the CIDCO and **Jai Kulswamini Construction**., through its Proprietor **Mr Sharad Vasant Sawant**, First Developers & **M/s. RED BRICK CORPORATION** , New Developers, CIDCO has granted to the New Developers license to enter the Said Plot for a period of 60 years with a right to Develop the same as permissible under General Development Control Rules for New Bombay, 1975.
- p) By under the Agreement to Lease dated 15/02/2008 and executed between , the CIDCO and 1) **Shri Dama Rama Patil** 2) **Shri Vasudev Dama Patil** (herein after referred to as the (Original Lessee), CIDCO has granted to the Original Lessee license to enter the Plot no 2A, Sector – 14, Village – Taloja Node, Navi Mumbai, Taluka Panvel, Dist. Raigad, Navi Mumbai of 12.5% (erstwhile gaonthan expansion scheme) Scheme containing by measurement **299.84 Sq. Mtrs.** or thereabouts (hereinafter referred to as the Said Plot) for a period of 60 years with a right to Develop the same as permissible under General Development Control Regulation for New Bomabay, 1975.
- q) The first Original Lessee has agreed to sell, Transfer and assign in favor of **M/s. Jai Kulswamini Construction**., through its Proprietor **Mr Sharad Vasant Sawant** (hereinafter referred to as the "FIRST DEVELOPERS ") all their right, title, interest in respect of the Said Plot by utilizing the FSI, including additional FSI or Global FSI as may be available on the Said Plot.
- r) The First Original Lessee requested the corporation to grant them the permission to transfer and assign then rights and interest in or benefits under the said Agreement lease in respect of the first plot in favor of the said First Developers.

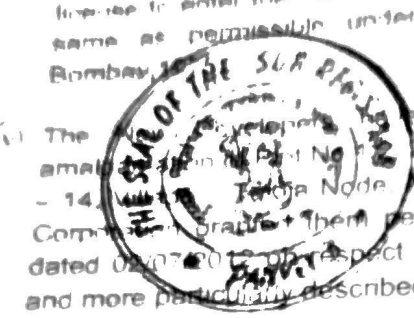
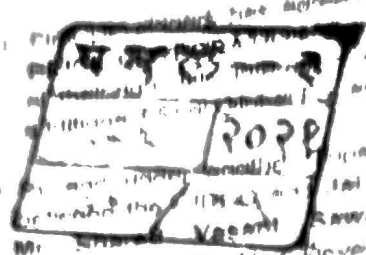


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... to be transferred and assign in favor of M/s. RED BRICK DEVELOPERS (P) LTD. (hereinafter referred to as the "NEW DEVELOPERS")

... of the said Plot by utilizing the FSI, including the same as permissible under General Development Control Rules for New Bombay, 1962.



- ... made an application before Corporation for a total admeasuring about 1402.75 sq mtrs. Sector -14, Talaja Node, Navi Mumbai, Taluka Panvel, Dist. Raigad, and the Corporation granted them permission for amalgamation of plots by their letter dated 08/07/2012 with respect of all the plots (hereinafter referred to as said plot and more particularly described in the "FOURTH SCHEDULE")
- w) The Developers have constructed the Single Building consisting of Ground + 7 with stilt / covered Parking on the ground Floor, Residential Flats on the upper Floor & Shops on the Ground Floor, as per approved plan and in accordance with Commencement Certificate issued by CIDCO Ltd., vide its letter bearing no. CIDCO/BP-11276/ATPO(NM and K) 2012/946, dated 12-10-2012.
 - x) The Developers after completion of the construction of the said building has obtained the Occupancy Certificate from CIDCO Ltd., vide its letter bearing no. CIDCO/BP-9306/11276/13002/TPO (NM & K)/2015/948 dt. 24/08/2015.
 - y) The "Said Flat No. 501, 5TH Floor, Plot No 1, 2 & 2A, Sector -14, Talaja Panchanand, Navi Mumbai admeasuring 42.347 Sq. Mtrs. Of Carpet Area have been purchased by Mr. Vinay Marotrao Padole from the said Developers vide Agreement for Sale dated 22-May-2013 Registered at Sub-registrar Office, Panvel, under document no. 5012/2013 Panvel 4
 - z) The Transferor has represented to the Transferee that he is holding the above said flat and he is desirous of disposing off his right, title and interest in the said flat and the Transferee herein have agreed to acquire all the right, title and interest of the Transferor in the said flat on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

(1) The Transferor hereby transfer and assign all his right, title and interest in the said flat being **Flat No. 501, 5TH Floor**, in "**PREMIER RESIDENCY**", subject to provision of Clause No. 2 of this Agreement. And the Transferee herein has agreed to acquire all their right, title and interest in the said flat.

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s) By and under Tripartite Agreement Dated 15/06/2008 and executed between the CIDCO and 1) **Shri Dama Rama Patil** 2) **Shri Vasudev Dama Patil**, Original Lessee and **Jai Kulswamini Construction.**, through its Proprietor **Mr Sharad Vasant Sawant**, First Developers, CIDCO has granted to the First Developers license to enter the Said Plot for a period of 60 years with a right to Develop the same as permissible under General Development Control Rules for New Bombay, 1975.

t) First Developers has agreed to sell, Transfer and assign in favor of **M/s. RED BRICK CORPORATION**, hereinafter referred to as the "**NEW DEVELOPERS**") all their right, title, interest in respect of the Said Plot by utilizing the FSI, including additional FSI or Global FSI as may be available on the Said Plot.

u) By and under another Tripartite Agreement Dated 05/01/2011 and executed between the CIDCO and **Jai Kulswamini Construction.**, through its Proprietor **Mr Sharad Vasant Sawant**, First Developers & **M/s. RED BRICK CORPORATION**, New Developers, CIDCO has granted to the New Developers license to enter the Said Plot for a period of 60 years with a right to Develop the same as permissible under General Development Control Rules for New Bombay, 1975.

v) The New Developers have made an application before Corporation for amalgamation of Plot No. 1 & 2A total admeasuring about 1402.75 sq mtrs, Sector - 14, Village - Taloja Node, Navi Mumbai, Taluka Panvel, Dist. Raigad, and the Corporation granted them permission for amalgamation of plots by their letter dated 02/07/2012 on respect of all the plots (hereinafter referred to as said plot and more particularly described in the "**FOURTH SCHEDULE**")

w) The Developers have constructed the Single Building consisting of Ground + 7 with stilt / covered Parking on the ground Floor, Residential Flats on the upper Floor & Shops on the Ground Floor, as per approved plan and in accordance with Commencement Certificate issued by CIDCO Ltd., vide its letter bearing no. CIDCO/BP-11276/ATPO(NM and K) 2012/946, dated 12-10-2012.

x) The Developers after completion of the construction of the said building has obtained the Occupancy Certificate from CIDCO Ltd., vide its letter bearing no. CIDCO/BP-9306/11276/13002/TPO (NM & K)/2015/948 dt. 24/08/2015.

y) The "Said Flat No. 501, 5TH Floor, Plot No 1, 2 & 2A, Sector -14, Taloja Panchanand, Navi Mumbai admeasuring 42.347 Sq. Mtrs. Of Carpet Area have been purchased by **Mr. Vinay Marotrao Padole** from the said Developers vide Agreement for Sale dated 22-May-2013 Registered at Sub-registrar Office, Panvel, under document no. 5012/2013 Panvel 4

z) The Transferor has represented to the Transferee that he is holding the above said flat and he is desirous of disposing off his right, title and interest in the said flat and the Transferee herein have agreed to acquire all the right, title and interest of the Transferor in the said flat on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

(1) The Transferor hereby transfer and assign all his right, title and interest in the said flat being **Flat No. 501, 5TH Floor, in "PREMIER RESIDENCY**, subject to provision of Clause No. 2 of this Agreement. And the Transferee herein has agreed to acquire all their right, title and interest in the said flat.

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Mr Sharad
Developers
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(2) The Transferor hereby transfer of the right, title and interest in the above said flat for the total consideration of **Rs 45 00 000/- (Rupees Forty Five Lacs Only)** and the transferor has agreed to pay the balance of the price of **Rs 45 00 000/- (Rupees Forty Five Lacs Only)** being the total consideration inclusive of everything in lump sum in the following manner:

- a. **Rs 10 00 000/- (Rupees Ten Lacs Only)** shall be payable by the Transferor to the Transferee on or before the execution of this agreement and part payment (The receipt whereof the said payment acknowledged by the Transferee)
- b. The balance sum of **Rs 35 00 000/- (Rupees Thirty Five Lacs Only)** will be paid by the Transferee to the Transferor on or before **28-Februray 2021** with the handover of vacant and peaceful possession of the said flat by the Transferee by the Transferor
- c. The Transfer shall be conclusive and shall take effect only upon the Payment of the entire consideration as aforesaid time is essence of the contract, and if the Transferee fail to make the said balance payments of **Rs 35,00,000/- (Rupees Thirty Five Lacs Only)** on or before **28-Februray 2021**, he is liable to pay simple interest @ 10% p.a. for number of days delayed from the aforesaid

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(3) The Transferor doth hereby declare that the said flat is free from all claims and demands whatsoever and that they are fully entitled to the same and undertakes to keep the Transferee indemnified in this regard. The Transferor also agrees to sign and execute all such transfer forms, papers and documents as may be necessary in favour of the Transferee or their successors and handover quiet, vacant and peaceful possession of the said flat on receipt of the balance full and final consideration mentioned in Clause No-2 (b) hereinabove.

(4) The Transferor shall deliver to the Transferee the vacant and peaceful possession of the said flat along with the permanent fixtures and fittings on completion of the sale i.e. on receipt of the balance full and final consideration mentioned hereinabove.

(5) The Transferor will pay and clear off the charges payable to the Society/Developers by way of Municipal Taxes and other Dues/outgoings relating to the said flat up to the date of handing over the possession to the Transferee as per the Society/ Developers bills or any other dues in respect of the said flats and hereby agree to keep the Transferee indemnified against any claim that may be made by the said Society/Developers or anyone else in respect of the said flat for the above period at a later date.

(6) The Transferee hereby agree to pay all the charges payable by way of Municipal Taxes and other dues/outgoings relating to the said flat from the date of taking over the possession of the said flat.

(7) The Transferor hereby declares and confirms that the said flat absolutely belongs to him and that he has not created any gift, pledge, lease, loan, mortgage, charge, lien or encumbrances on the said flat and that these are free from any gift, lease, loan, mortgage, charge lien, encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said flat in any Court of Law, Taxing Authority or with Municipaity or Society authorities. The Transferors further undertakes to indemnify the Transferees against any such claim laid by anyone at a later date.

(8) The Transferor subject to the payment of balance consideration hereby release, relinquish, and give up and all their rights, title and interests in favour of the

SCHEDULE OF PLOT

ALL THAT Piece or parcel of land bearing G.E. 5 Plot No. 1, 2, 2A total admeasuring about 1402.75 sq. mt. Sector 14, Village Taloja Noda, Navi Mumbai, Taluka Panvel, District Raigad, Registration Sub District Thano/Panvel and bounded as follows:

THAT IS TO SAY
ON THE NORTH BY : 15mtr wide road
ON THE SOUTH BY : Plot No. 98 and Plot No. 99
ON THE EAST BY : Plot No. 3
ON THE WEST BY : 20 mtrs. wide road

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SCHEDULE OF FLAT

Flat No. 501, 5TH Floor, Plot No 1, 2 & 2A, Sector -14, Taloja Panchanand, Navi Mumbai in the building known as "PREMIER RESIDENCY ." standing on Plot No 1, 2 & 2A, Sector -14, Taloja Panchanand, Navi Mumbai, admeasuring 42.347 Sq. Mtrs. Of Carpet area or there-about,

IN WITNESS WHEREOF the party hereto has put and subscribed their respective hands and seals the day and year first therein above mentioned:

SIGNED, SEALED AND DELIVERED
by the Within named – TRANSFEROR

MR. VINAY MAROTRAO PADOLE
(PAN : AZXPP6395D)
(AADHAR NO. : 228438025070,)

Vinay



In the presence of

- 1. SADANAND SHETTY
- 2. SIDDESH SAWANT

Sadanand
Siddesh

SCHEDULE OF PLOT

ALL THAT Piece or parcel of land bearing G E S Plot No. 1, 2, 2A total admeasuring about 1402.75 sq. mt. Sector-14, Village- Talaja Node, Navi Mumbai, Taluka Panvel, District Raigad, Registration Sub-District Thane/Panvel and bounded as under:

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78 / 20	

THAT IS TO SAY

- ON THE NORTH BY : 15mtr wide road
- ON THE SOUTH BY : Plot No. 98 and Plot No. 99
- ON THE EAST BY : Plot No. 3
- ON THE WEST BY : 20 mtrs. wide road



SCHEDULE OF FLAT

Flat No. 501, 5TH Floor, Plot No 1, 2 & 2A, Sector -14, Talaja Panchanand, Mumbai in the building known as "PREMIER RESIDENCY ." standing on Plot No 1 & 2A, Sector -14, Talaja Panchanand, Navi Mumbai, admeasuring 42.347 Sq. Mtr Carpet area or there-about,

IN WITNESS WHEREOF the party hereto has put and subscribed their respective hands and seals the day and year first therein above mentioned:

SIGNED, SEALED AND DELIVERED
by the Within named - TRANSFEROR

MR. VINAY MAROTRAO PADOLE
(PAN : AZXPP6395D)
(AADHAR NO. : 228438025070,)

Vinay



In the presence of

1. SADANAND SHINNY

2. SIDDESH

SAWANT

Sadanand

Siddesh

SIGNED, SEALED AND DELIVERED
by the Within named -- TRANSFEREE

MR. PRAMOD SHYAMDEV SHARMA
(PAN : DVKPS6883P)
(AADHAR NO.631248945726)



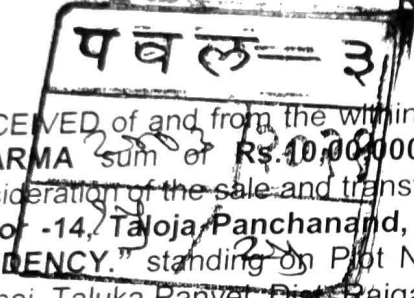
In the presence of

1. SADANAND SHIRDI

2. Siddesh (Sant)

Sadanand
Siddesh

RECEIPT



RECEIVED of and from the within named TRANSFEREE MR. PRAMOD SHYAMDEV SHARMA sum of Rs.10,00,000/- (Rupees Ten Lac only) as Part Payment/ consideration of the sale and transfer of the Flat No. 501, 5TH Floor, Plot No 1, 2 & 2A, Sector -14, Talaja Panchanand, Navi Mumbai in the building known as "PREMIER RESIDENCY." standing on Plot No 1, 2 & 2A, Sector -14, Talaja Panchanand, Navi Mumbai, Taluka Panvel, Dist. Raigad admeasuring 42.347 Sq. Mtrs. Of Carpet area..

Sr.No.	Cheque No.	Dated	DrawnOn	Amount
1.	569646	03/03/2020	State Bank of India	1,00,000/-
2.	INE	12/01/2021	State Bank of India	4,00,000/-
3.		19/01/2021	State Bank of India	1,00,000/-
4.		19/01/2021	State Bank of India	4,00,000/-



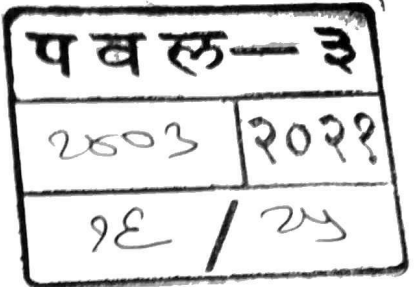
Total (Rs.) 10,00,000/-

(Rupees :Ten Lac Only)

Vinay

I, Say Received,

MR. VINAY MAROTRAO PADOLE
(Transferor)



1) तळीजा पाचनद

- (1) विविध बांधकामे
- (2) बांधकामे
- (3) बांधकामाचे भांडवल
- (4) बांधकामे
- (5) बांधकामे
- (6) बांधकामे
- (7) बांधकामे
- (8) बांधकामे
- (9) बांधकामे
- (10) बांधकामे
- (11) बांधकामे
- (12) बांधकामे
- (13) बांधकामे
- (14) बांधकामे

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2022
१६ / २५

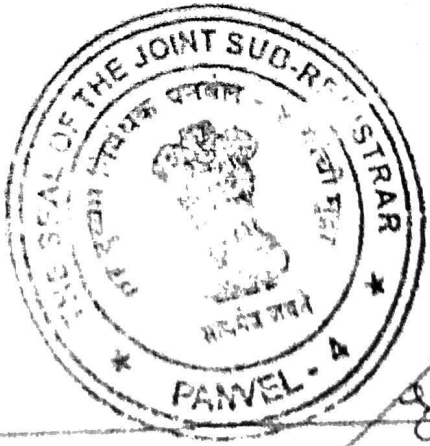
Plot Number 14 11

42 34

1) बांधकामे

2) बांधकामे

1) बांधकामे

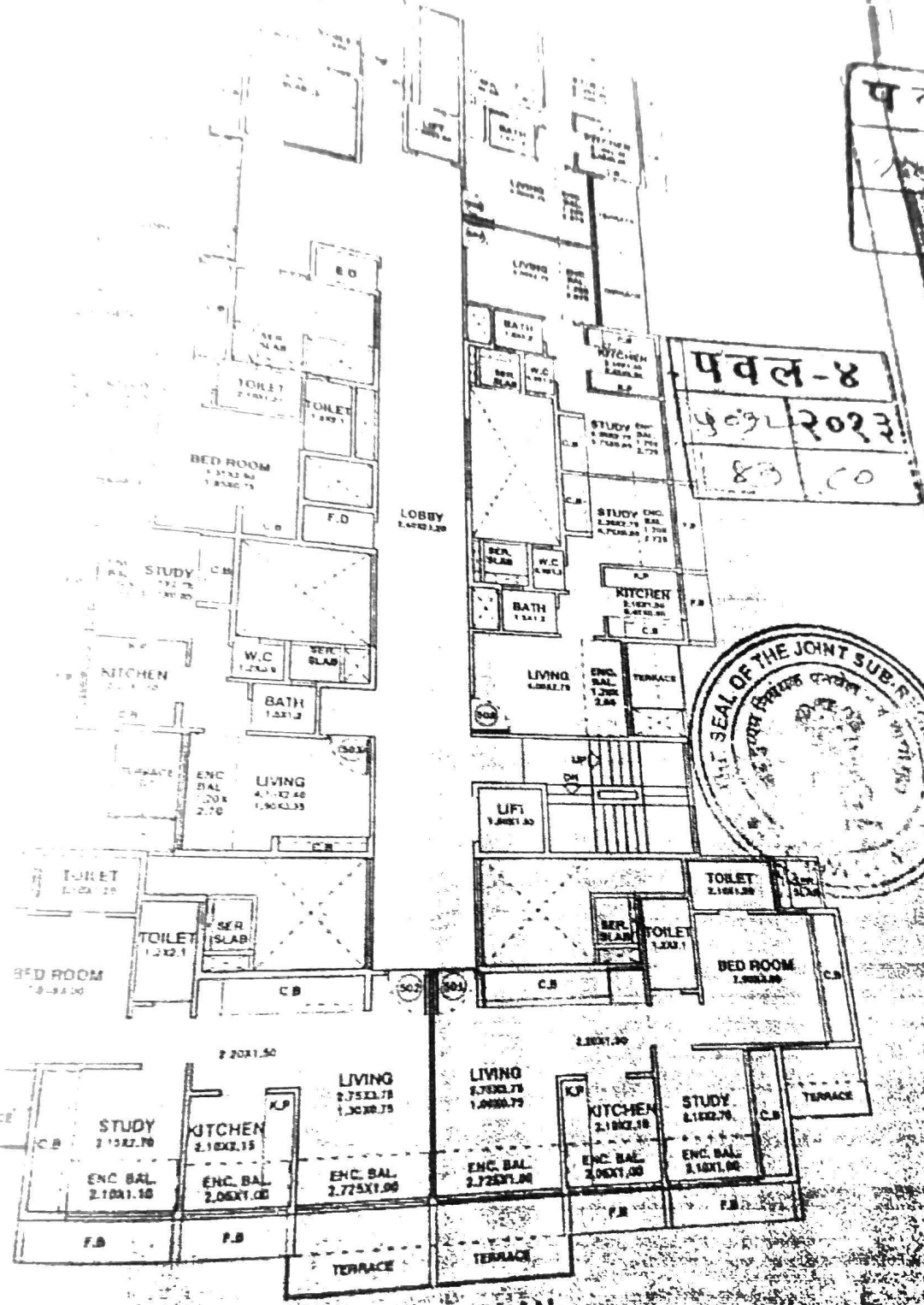


सह. दुय्यम निबंधक पनवेल

बांधकामासाठी विचारात घेतलेला

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

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प व ल - ४
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FIFTH FLOOR PLAN

BUYER'S SIGN : 1) *[Signature]*
 BUYER'S SIGN : 2) *[Signature]*

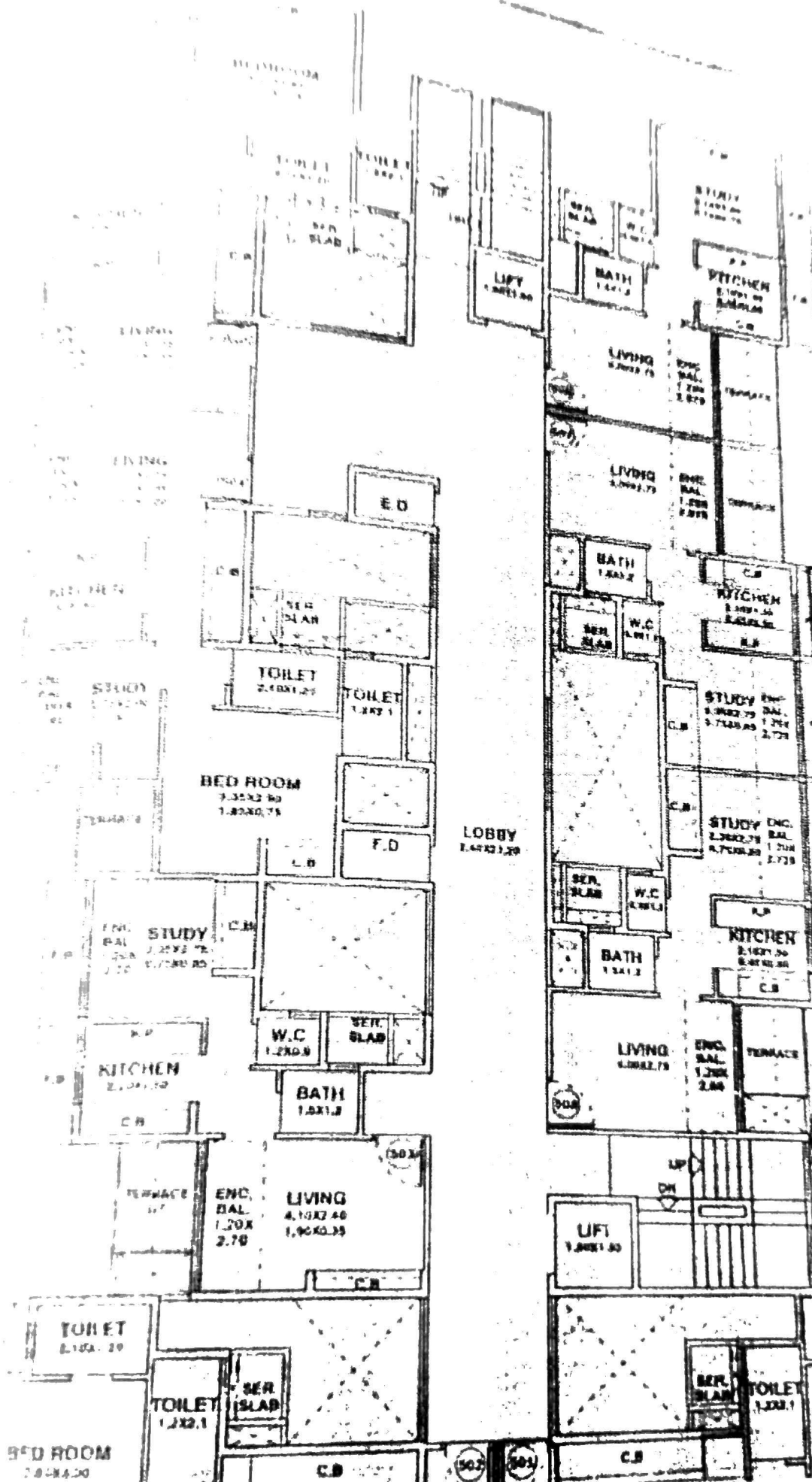
DEVELOPER'S SIGN : *[Signature]*
 NORTH ARCHITECTS

DEVELOPED BY

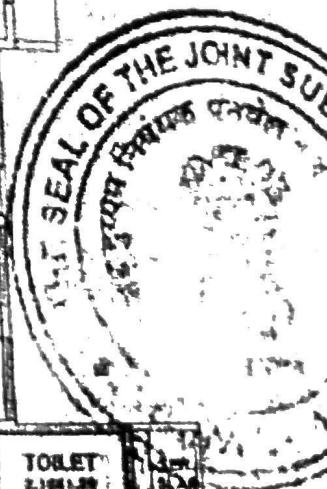
RED BRICK CORPORATION

1 COM. COMMERCIAL
 04, 07 & 2A, SECTOR-14

602 ABHIMANANDANWADI CHSE, PLOT NO. 25
 ROAD NO. 25, SHIVDI, MUMBAI, 400 022



पवल-४
 १०१२२०१
 ४० ८०



पवेल - ३
२०१९
१० AUG 2015

CIDCO-BP-1108/1278/13007/1POINM & KV/014 948

Unique Code No 2101210131012



OCCUPANCY CERTIFICATE

पवेल - ३
२०१२
२०१९
२०१९

I hereby certify that the development of Residential Building (G + 7 floors) Res. BUA= 1814 051 Sq.mtrs. Comm. BUA= 288 823 Sq.mtrs. Total BUA= 2100 874 Sq.mtrs. (No. of Units Resi- 55 Nos. & Comm. 14 Nos.)) on Plot No. 1, 2 & 2A, Sector 14 at Taloja (12.5% Scheme) of Navi Mumbai completed under the supervision of Architect M's Triarch has been inspected on 10/07/2015 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 12/10/2012 and that the development is fit for the use for which it has been carried out.

Note : This Occupancy Certificate is subject to pending Regular Civil Suit No.115/2014, in the Court of Civil Judge (JD) Panvel. The order passed in said suit shall be binding on you.

Manjula Nayak
24/8/15
(Manjula Nayak)
Town Planning Officer
Navi Mumbai & Khopla



145-3
2019
100
9 AUG 2015

C/DCC/BA/2008/1278/13007/1PO(NM & K)/2015 948

Unique Code No 2 0 1 2 0 3 0 7



OCCUPANCY CERTIFICATE

पवल-३
2002
2019
Architect

I hereby certify that the development of Residential Building (G + 7 floors), BUA= 1814.051 Sq.mtrs., Comm. BUA= 289.823 Sq.mtrs., Total BUA= 2103.874 Sq.mtrs. (No of Units Res- 55 Nos. & Comm. 14 Nos.)) on Plot No.1, 2 & 2A, Sector-14 at Talaja (12.5% Scheme) of Navi Mumbai completed under the supervision of M's Triarch has been inspected on 10/07/2015 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 12/10/2012 and that the development is fit for the use for which it has been carried out.

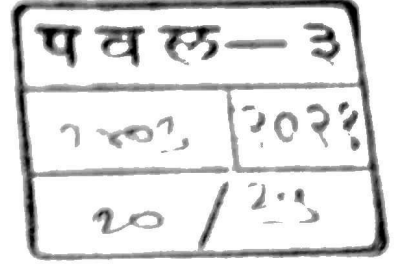
Note : This Occupancy Certificate is subject to pending Regular Civil Suit No.115/2014, in the Court of Civil Judge (JD) Panvel. The order passed in said suit shall be binding on you.

Manjula Nayak
24/8/15
(Manjula Nayak)
Town Planning Officer
Navi Mumbai & Khopda



Red Brick Corporation

To
Mr. Vinay Manojrao Dpode
C/o Mr. Sunil V. Dpode
400, Santosh
Shree Sai Nagar Ehc
Plot No. 40/KE Sector 10
Kharghar, Navi Mumbai 410210



Dear Sir,

Reg. Flat number 501 in our project "PREMIER RESIDENCE"

Sub Possession letter.

We are pleased to inform you that the above mentioned flat purchased by you in our project is ready for use and occupation in all respects.

You are requested to make the outstanding payment if any and take possession of the flat within 15 days from receipt of this letter on any working day between 11.00 am to 05.00 pm. Mr Dhiraj Patel at the site will hand over the possession to you. At the time to taking possession please check the flat fully and in case any work is pending or not done properly, please report the same. On receipt of the letter we shall forthwith rectify the same.

If possession is not taken on time then we shall not be responsible for any maintenance charges. Maintenance will be charged from 20.11.2015 whether possession is taken or not.



We hope that the flat purchased by you will be your dream home and we have met your expectations.

ONCE AGAIN ALL THE BEST.

Thanking you,

Yours truly,

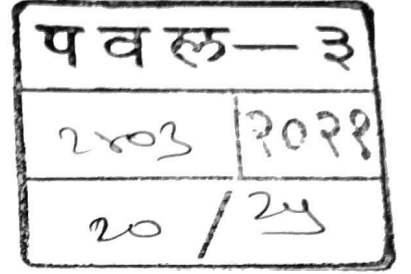
For: Red Brick Corporation


Partner

Date: 20 November 2015

To:
Mr. Vinay Marotrao Padole
C/o. Mr. Sunil Y. Pawade
401, Sunrise,
Shree Sai Sagar Chs.
Plot No. 80/81, Sector-19,
Kharghar, Navi Mumbai. 410210.

Dear Sir,



Reg : Flat number 501 in our project "PREMIER RESIDENCY"

Sub : Possession letter.

We are pleased to inform you that the above mentioned flat purchased by you in our project is ready for use and occupation in all respects.

You are requested to make the outstanding payment if any and take possession of the flat within 15 days from receipt of this letter on any working day between 11.00 am to 05.00 pm. Mr. Dhiraj Patel at the site will hand over the possession to you. At the time to taking possession please check the flat carefully and in case any work is pending or not done properly, please report the same to our office. On receipt of the letter we shall forthwith rectify the same.

If possession is not taken on time then we shall not be responsible for any maintenance. Maintenance will be charged from 20.11.2015 whether possession is taken or not.



We hope that the flat purchased by you will be your dream home and we have met your expectations.

ONCE AGAIN ALL THE BEST.

Thanking you,

Yours truly,

For: Red Brick Corporation

Partner



PREMIER RESIDENCY CO LIMITED
 Regd. No. NBOM/CIDCO/HSG(TC)7428/J1R/YEAR 2018-2019 DT. 08/06/2018
 Plot No 1/2/2A, Sector-14, Lalaji, Flazi Mumbai - 410208

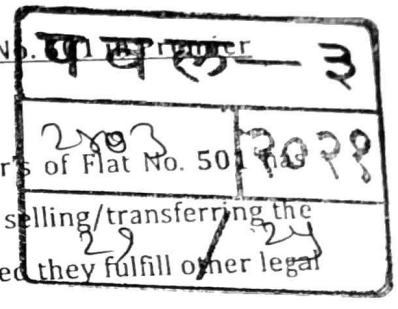
Ref. No. PRCHS/S&T/NOC/2021/01/28

Date: 28th Jan'2021

TO WHOM SO EVER IT MAY CONCERN

Ref: - Your application dated 22nd Jan'2021

Subject: No Objection Certificate for Sale / Transfer of Flat No. 50, 1st Floor, Residency CHS Ltd.



This is to certify that **Mr. Vinay Marotrao Padole** is the owner of Flat No. 50, cleared all dues of the Society upto date. We have no objection in selling/transferring the said flat to **Mr. Pramod Sharma**, for residential purposes provided they fulfill other legal formalities, as necessary, with the concerned authorities.

This certificate is issued on their request.

We are issuing this NOC on the following Terms & Conditions.

- (1) You have to give all required undertaking i.e. Form Nos 20(1), 20(2), 21, 23, 25, 26 and duly signed in advance.
- (2) This NOC is subject to NOC from CIDCO Ltd.
- (3) NOC is given for use of the flats for residential purpose only.
- (4) Completion of CIDCO Transfer formalities is the sole responsibility of Purchaser.
- (5) Transfer will be affected after completing all the formalities as per the Bye-laws.



Thanking You,

Yours faithfully

Premier Residency CHS Ltd



आयकर विभाग

INCOME TAX DEPARTMENT



सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA

PRAMOD SHYAMDEV SHARMA

SHYAMDEV SHIVBARAN SHARMA

30/09/1987

Permanent Account Number

DVKPS6883P

Sharma

Signature



16122011

Sharma

आयकर विभाग
INCOME TAX DEPARTMENT
VINAY PADOLE

भारत सरकार
GOVT. OF INDIA

MAROTHAO GANPAT PADOLE

08/08/1976

Permanent Account Number
AZXPH539AD

Signature

Marothao



भारत सरकार
GOVERNMENT OF INDIA
विनाय मरोठार पदोले
Vinay Marothao Padole
जन्म तारीख/DOB 08/08/1976
पुरुष/Male
Mobile No. 9831001966

2284 3802 5070

VID 2102 1204 7615 5781

माझे आधार - माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
PRAMOD SHYAMDEV SHARMA

भारत सरकार
GOVT. OF INDIA

SHYAMDEV SHIVBARAN SHARMA

30/09/1987

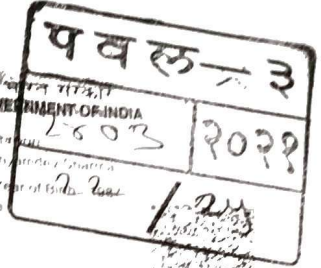
Permanent Account Number
DVKPS6883P

Signature

Sharma



भारत सरकार
GOVERNMENT OF INDIA
प्रामोद श्यामदेव शर्मा
Pramod Shyamdev Sharma
जन्म तारीख / Date of Birth 30/09/1987
पुरुष / Male



6312 4894 5726

आधार - सामान्य माणसाचा अधिकार

Sharma

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SADANAND SHETTY
BHASKAR BABU SHETTY

11/09/1973

Permanent Account Number

AKIPS7701E

Signature

Sadanand

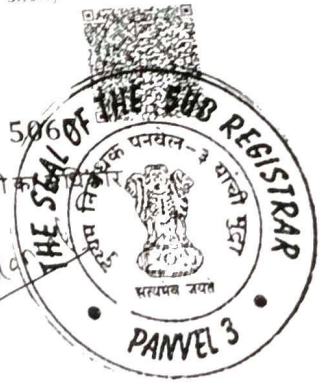


भारत सरकार
GOVERNMENT OF INDIA

सदानंद भास्कर शेट्टी
Sadanand Bhaskar Shetty
DOB: 11-09-1973
Gender: Male

2892 5772 5066

- आम आदमी का आधार



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SIDDESH CHANDRAKANT SAWANT
CHANDRAKANT LAXMAN SAWANT

16/04/1986

Permanent Account Number

CKPPS2226H

Sawant



भारत सरकार
Government of India
सिद्धेश चंद्रकान्त सावंत
Siddesh Chandrakant Sawant
जन्म तारीख/DOB 16/04/1986
पुरुष/Male

5508 4612 3315

माझे आधार, माझी ओळख

Sawant

05/2013

सूची क्र.2

दस्तावेज निबंधक महानि पत्रांक 4
 दस्त क्रमांक 5012/2013
 नोंदणी
 Regn 63m

गावाचे नाव : 1) तळोजा पाचनंद

वेगवेगळे प्रकार	करारनामा
पदना	3831250
जाग भाव(भाडेपट्ट्याच्या पट्टाकार आकारणी देणे वी ने नमुद करावे)	2500500
जापत रोडव्हीमा व घरक्रमांक	1) भातिकेचे नाव:रायगडडतर वर्णन : डतर माहिती , डतर माहिती मद्रनिका क्र 501 पाचनंदा मजला "प्रिमियर रेसीडेन्सी" भूखंड क्र 1 , 2 व 2ए प्लॉट नं 14 तळोजा पाचनंद नवी मुंबई - क्षेत्रफळ 42.347 चौ मी कारपेट((Plot Number : 1 2,2A SECTOR NUMBER : 14 ;))
	1) 42.34 चौ.मीटर
जाग किंवा जुडी देण्यात अर्ज	1) नाव:-मैसर्स रेड ब्रिक कॉर्पोरेशन वर्फे भावादार विशाल अर्जद करारनामा 11-29 पत्ता-प्लॉट नं - माळा नं - डमारतीचे नाव , अर्जकार विविध भाऊ पत्रांक 151 पायन मन राड भायन मुंबई प्लॉट नं , रोड नं , पिन कोड 400022 पत्रांक AAMFR4338J
	2) नाव:-मैसर्स रेड ब्रिक कॉर्पोरेशन वर्फे भावादार चिंतन राजेंद्र बाबिनारायण पत्ता प्लॉट नं - माळा नं - डमारतीचे नाव , अर्जकार विविध भाऊ पत्रांक 152 पायन मन राड भायन मुंबई , प्लॉट नं - रोड नं , पिन कोड 400022 पत्रांक AAMFR4338J
	1) नाव:-त्रिलय मारोतराव पुढोले वर्फे क सु मारोतराव रावणरा पत्रांक 153 पत्ता-प्लॉट नं - माळा नं - डमारतीचे नाव 401 रावराडेय , मारोतराव पत्ता-प्लॉट नं - माळा नं - डमारतीचे नाव पत्रांक 154 पत्रांक 154 पायन मन राड भायन मुंबई , प्लॉट नं - रोड नं , पिन कोड 400210 पत्रांक
करून दिल्याचा दिनांक	22/05/2013
की केल्याचा दिनांक	22/05/2013
खंड व पृष्ठ	5012/2013
प्रमाणे मुद्रांक शुल्क	191600
प्रमाणे नोंदणी शुल्क	30000



INDIA NON JUDICIAL
Government of Maharashtra

e-Stamp

Issued By
Stock Holding Corporation of India Ltd.
Location Vashi
Signature
Detail can be verified at www.shcilestamp.com

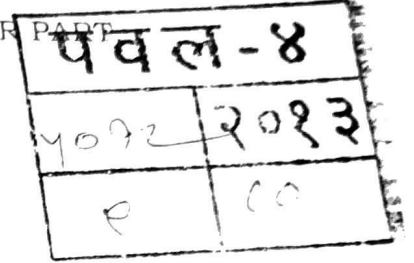
- : IN-MH19480944426103L
- : 22-May-2013 12:35 PM
- : SHCIL (FI)/ mhshcil01/ VASHI/ MH-NVM
- : SUBIN-MHMHSHCIL0120458011457242L
- : VINAY MAROTRAO PADOLE
- : Article 25(b)to(d) Conveyance
- : FLAT NO-501, 5TH FLR, PREMIER RESIDENCY, PLOT NO-1,2
SEC-14, TALOJA FANCHNAND
- : 38,31,250
(Thirty Eight Lakh Thirty One Thousand Two Hundred And Fifty
- : RED BRICK CORPORATION
- : VINAY MAROTRAO PADOLE
- : VINAY MAROTRAO PADOLE
- : 1,91,600
(One Lakh Ninety One Thousand Six Hundred only)

पवेल-४
५०१२२०३३
३ ८०

Bankal, Ground Floor, 251, Sion Main Road, Sion, Mumbai - 400 022, hereinafter referred to as "the Developer" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns), of the ONE PART

AND

1) **MR. VINAY MAROTRAO PADOLE** having his PAN _____, adult, Indian inhabitant, residing at 401, Sunrise, Shree Sai Sagar Chs., Plot No. 80/81, Sector -19, Kharghar, Navi Mumbai- 410 210 hereinafter referred to as "the PURCHASER/S" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include its/their heirs, executors, administrators and assigns), of the OTHER PART



DESCRIPTION OF FLAT PREMISES

FLAT NO.

501

FLOOR

5th

PLOT NO.

1, 2 & 2A

SECTOR NO.

BUILDING NAME :

PREMIER RESIDENCY

NODE:

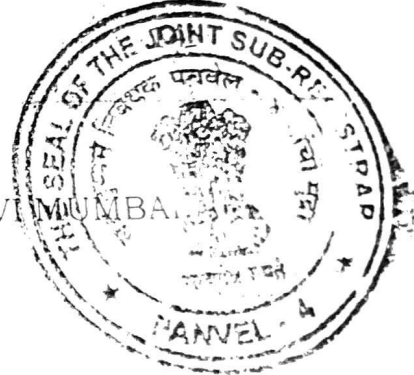
TALOJA, PANCHNAND, NAVI MUMBAI.

CARPET AREA IN SQ. MTRS. : 42.347 sq. mt.

BUILDING CONSISTS : GROUND + 7 FLOORS (WITH LIFT)

SALE PRICE : RS. 38,31,250/- (RUPEES Thirty eight lakhs thirty one thousand two hundred fifty only)

hereninafter referred to as 'THE SAID FLAT'



(Signature)

(Signature)

(Signature)

OP

9600)

M/2018
410208

No. of Shares 10

Share Certificate No. 033 Member's Regn. No. 033

PREMIER RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD.
PLOT NO. 1, 2 & 2A, SECTOR-14, TALOJA, NAVI MUMBAI - 410208

(Registered under the Maharashtra Co-operative Societies Act, 1960)
DATE OF REGISTRATION NBOM/CIDCO/HSG(TC)/7428/JTR/FY 2018-2019 Dtd 08/06/2018

Share Certificate

Flat No. 501

Authorised Share Capital Rs. 34500 divided into 690 Shares of Rs. 50/- Each.

This is to certify that Shri/Smt./M/s. Mr. Vinay Marotrao Padole

is/are the Registered Holder of Ten fully paid up Shares each of Rs. 50/- (Rupees fifty only) numbered from 321 to 330, both inclusive, in **PREMIER**

RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD. Plot No. 1, 2 & 2A,

Sector - 14, Taloja, Navi Mumbai - 410208 subject to the Bye-Laws of the said Society.

Given under the common seal of the said Society at Taloja,

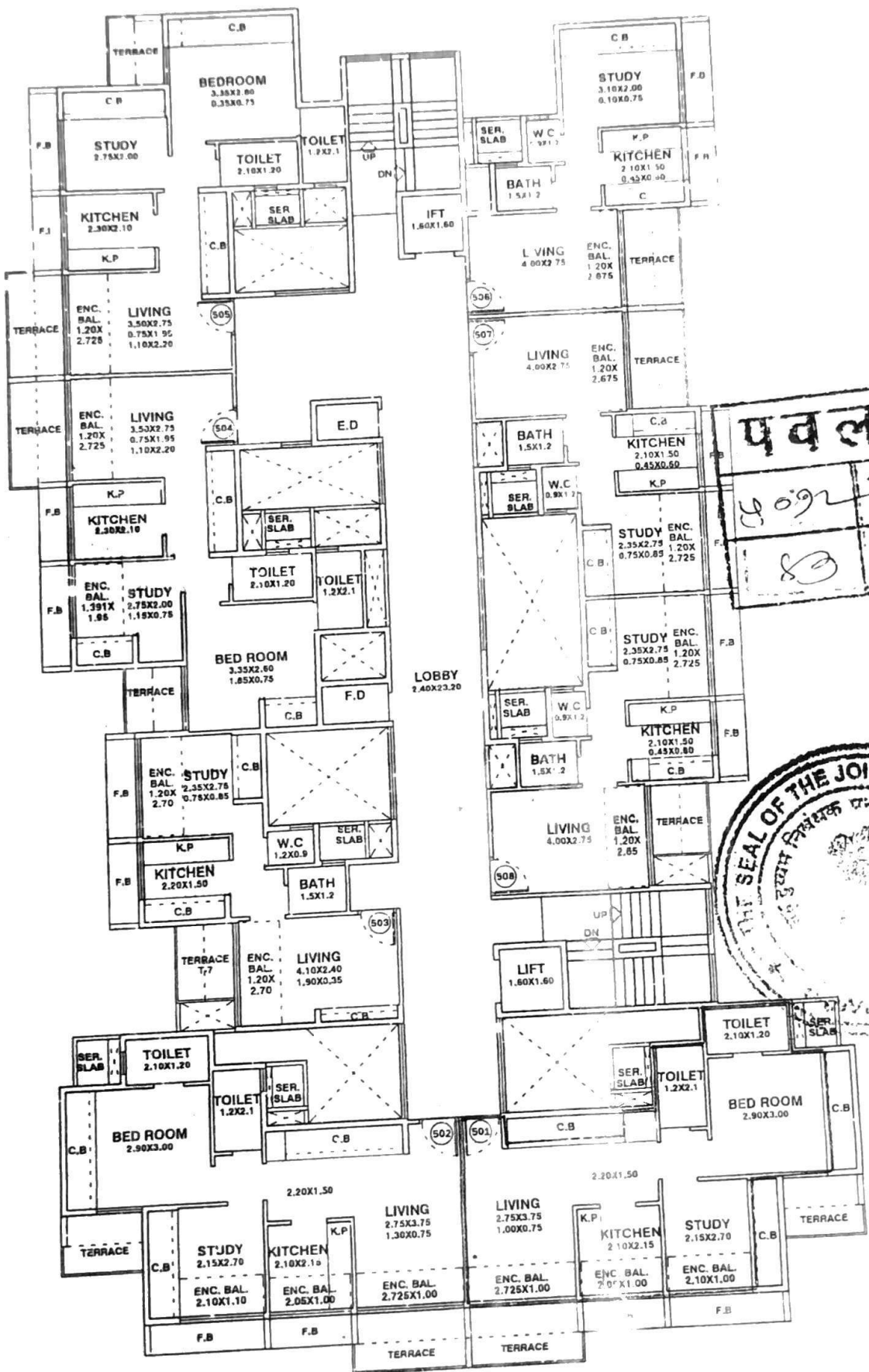
this 26th, day of September 2021.



[Signature]
Chairman

[Signature]
Secretary

[Signature]
Authorised M.C. Member

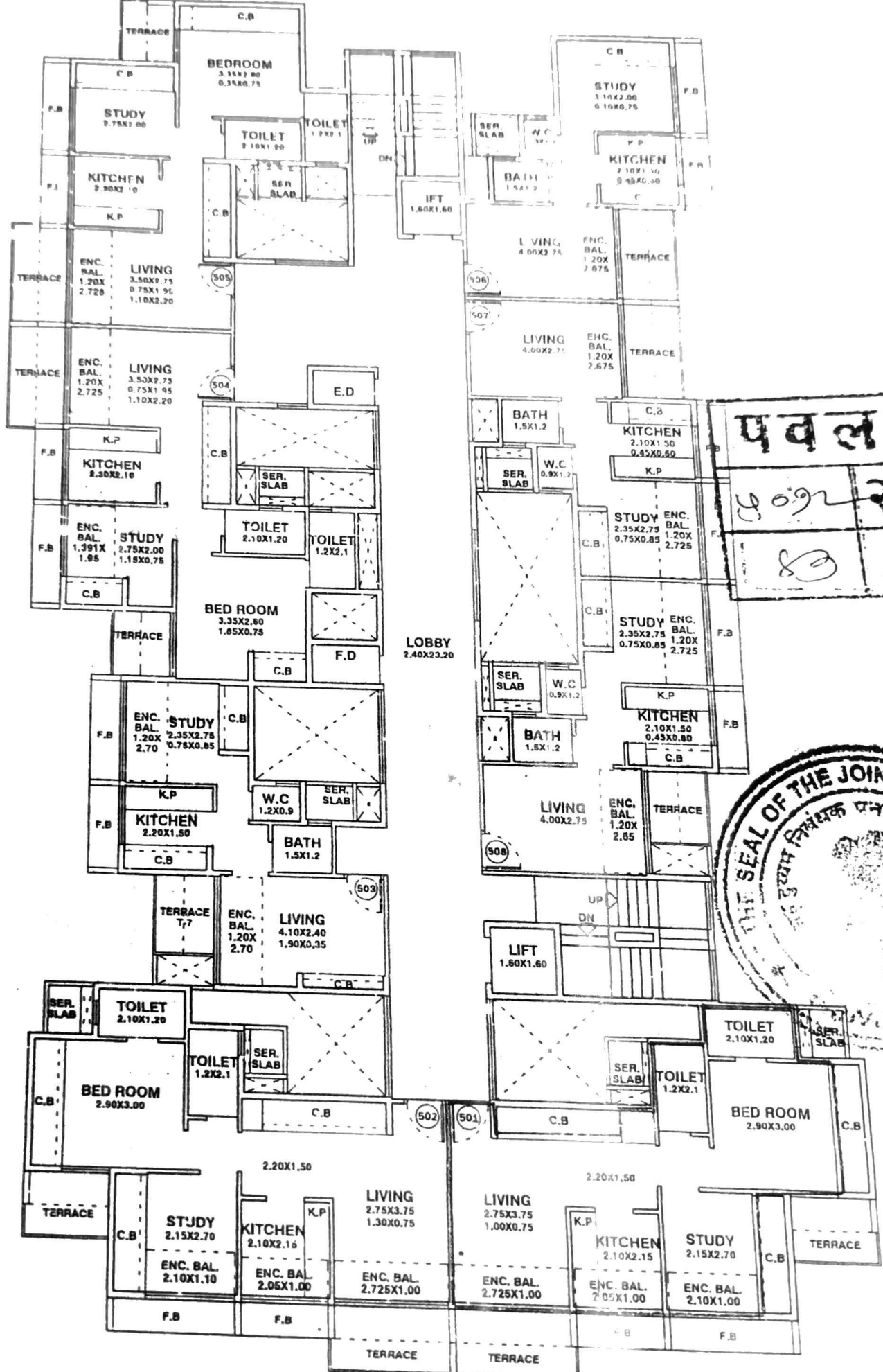


पवल-8
 8092 2023
 80 CO



FIFTH FLOOR PLAN

FLAT/SHOP NO. :	BUYER'S SIGN : 1) <i>[Signature]</i>	DEVELOPER'S SIGN : <i>[Signature]</i>	NORTH	ARCHITECTS
CARPET AREA (SQ.FT.):	BUYER'S SIGN : 2)			
PROJECT :-	DEVELOPED BY			
PROPOSED RESIDENTIAL CUM. COMMERCIAL BUILDING ON PLOT NO.- 01, 02 & 2A, SECTOR-14 TAI OIA, NAVI MUMBAI.	RED BRICK CORPORATION			TRIARCH DESIGN STUDIOS
	602, ABHIMANDANWAMI CHSL, PLOT NO - 21 ROAD NO - 25, SION (W), MUMBAI - 400 022			



पवल-४
 ५०१/२०१
 ४० ८०



FIFTH FLOOR PLAN

SHOP NO. :

BUYER'S SIGN :



PREMIER RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD

Regd. No. NBOM/CIDCO/HSG(TC)7428/JTR/YEAR-2018-2019 DT. 08/06/2018
Plot No. 1/2/2A, Sector-14, Taloja, Navi Mumbai - 410208

Ref. No. PRCHS/S&T/NOC/2021/01/28

Date: 28th Jan'2021

TO WHOM SO EVER IT MAY CONCERN

Ref: - Your application dated 22nd Jan'2021

Subject: No Objection Certificate for Sale / Transfer of Flat No. 501 in Premier Residency CHS Ltd.

This is to certify that **Mr. Vinay Marotrao Padole** is the owner's of Flat No. 501 has cleared all dues of the Society upto date. We have no objection in selling/transferring the said flat to **Mr. Pramod Sharma**, for residential purposes provided they fulfill other legal formalities, as necessary, with the concerned authorities.

This certificate is issued on their request.

We are issuing this NOC on the following Terms & Conditions.

- (1) You have to give all required undertaking i.e. Form Nos 20(1), 20(2), 21,23,25,26, and duly signed in advance.
- (2) This NOC is subject to NOC from CIDCO Ltd.
- (3) NOC is given for use of the flats for residential purpose only.
- (4) Completion of CIDCO Transfer formalities is the sole responsibility of the Purchaser.
- (5) Transfer will be affected after completing all the formalities as per the Bye-laws.

Thanking You,

Yours faithfully

Premier Residency CHS Ltd

04/02/2021



सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.पनवेल.

दस्त क्रमांक : 2403/2021

नोंदणी :

Regn 63m

(1) विलेखाचा प्रकार	गावाचे नाव : तळोजा पाचनंद
(2) मोबदला	करारनामा
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4500000 2987040
(4) भू-मापन,पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :; इतर माहिती: सदनिका क्र 501 पाचवा मजला "प्रिमियर रेसिडेन्सी" भूखंड क्र 1,2 व 2 ए सेक्टर 14 तळोजे पाचनंद नवी मुंबई - क्षेत्रफळ 42.347 चौ मी कारपेट((Plot Number : 1+2+2A ;)) 1) 42.34 चौ.मीटर
(5) क्षेत्रफळ	
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-विनय मारोतराव पडोळे -- वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव 401 सनराईस श्री साईसागर सोसा सेक्टर -19 खारघर , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-AZXPP6395D
दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-प्रमोद श्यामदेव शर्मा -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ६०१ सहावा मजला प्रिमियर रेसिडेन्सी प्लॉट न १ २ आणि २ ए सेक्टर १४ तळोजा नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410208 पॅन नं:-DVKPS6883P
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	31/12/2020
दस्तऐवज करून दिल्याचा दिनांक	04/02/2021
नोंदणी केल्याचा दिनांक	2403/2021
क्रमांक,खंड व पृष्ठ	135000
कारभावाप्रमाणे मुद्रांक शुल्क	30000
कारभावाप्रमाणे नोंदणी शुल्क	

सह.दुय्यम निबंधक वर्ग-२
पनवेल क्र.३



गाठी विचारात घेतलेला तपशील:-

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.