

336/17831

Tuesday, December 19, 2023

4:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 18792

दिनांक: 19/12/2023

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन6-17831-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सुदर्शन एकनाथ पानसरे - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 28

₹. 30000.00

₹. 560.00

एकूण:

₹. 30560.00

Joint Sub Registrar Thane 6

बाजार मूल्य: ₹. 2755248 /-

मोबदला ₹. 4000000/-

भरलेले मुद्रांक शुल्क: ₹. 240000/-

सह दुय्यम निबंधक वर्ग - २ ठाणे क - ६

1) देयकाचा प्रकार: DHC रकम: ₹. 560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223196512574 दिनांक: 19/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012069311202324S दिनांक: 19/12/2023

बँकेचे नाव व पत्ता: IDBI

मुळ दस्तऐवज परत दिला

सह दुय्यम निबंधक, ठाणे क. ६
मुळ दस्तऐवज परत मिळाला

पदाधिकारीची सही

गावाचे नाव : नेरुळ

| | |
|---|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मंवेदना | 4000000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे) | 2755248 |
| (4) भू-सागण, पोटस्त्रिमा व घरक्रमांक (अमल्याम) | 1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अपार्टमेंट नं. 7, पहिला मजला, बिल्डिंग नं. ई-1/12, शिवनेरी अपार्टमेंट ओनर्स असोसिएशन, सेक्टर- 8, नेरुळ नवी मुंबई क्षेत्र- 22.584 चौ.मी वांधीव ((SECTOR NUMBER 8 :)) |
| (5) क्षेत्रफळ | 1) 22.584 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दम्नगंज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना | 1): नाव:-छ्वा यशवंत चव्हाण -- वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका क्र. ई-1/12/ग-7, शिवनेरी अपार्टमेंट ओनर्स असोसिएशन, सेक्टर-8, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-CEKPC6480G 2): नाव:-युवराज यशवंत चव्हाण -- वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका क्र. ई-1/12/ग-7, शिवनेरी अपार्टमेंट ओनर्स असोसिएशन, सेक्टर-8, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AHYPC2354G 3): नाव:-स्वाती संदीप घाडगे -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका क्र. ई-1/12/ग-7, शिवनेरी अपार्टमेंट ओनर्स असोसिएशन, सेक्टर-8, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AOTPC4252M |
| (8) दम्नगंज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना | 1): नाव:-सुदर्शन एकनाथ पानसरे -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका क्र. ई-1/13/वी-10, शिवनेरी अपार्टमेंट ओनर्स असोसिएशन, सेक्टर- 8, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-BEAPP8654N 2): नाव:-रेश्मा सुदर्शन पानसरे -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका क्र. ई-1/13/वी-10, शिवनेरी अपार्टमेंट ओनर्स असोसिएशन, सेक्टर- 8, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-BBYPM1678J |
| (9) दम्नगंज करून दिल्याचा दिनांक | 19/12/2023 |
| (10) दम्न नोदणी केल्याचा दिनांक | 19/12/2023 |
| (11) अनुक्रमांक, खड व पृष्ठ | 17831/2023 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 240000 |
| (13) बाजारभावाप्रमाणे नोदणी शुल्क | 30000 |
| (14) शेर | |

सह दुय्यम निबंधक दर्जा - २ ठाणे क्र - ६

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

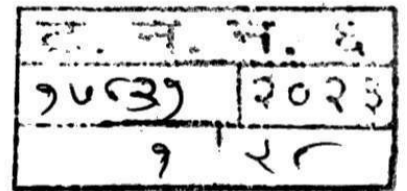


Pre-Registration summary (नोदणी पूर्व घोषवाम)

| मूल्यांकन पत्रक (शहरी क्षेत्र - बाधीव) | | | | | |
|---|---|-----------------|------------------|------------------|-------------------------------|
| Valuation ID | 202312196918 | | | | 19 December 2023 03:50:49 PM |
| पु. नं. व. सं. वर्ष | 2023 | | | | |
| श. नं. | आण | | | | |
| पु. नं. विभाग | ता.मु.का. आण | | | | |
| पु. मूल्य विभाग | 26/290- कळ बोड सकर नं. 8 | | | | |
| अवकाश नाव | Navi Mumbai Municipal Corporation | | | | सर्व्हे नंबर / न. भू. क्रमांक |
| वार्षिक मूल्य दर नकाशाप्रमाण मूल्यदर रु. | | | | | |
| घरगा. मूल्य | निवासी सरनिका | कार्यालय | दुकान | औद्योगिक | मा.समाप्तनाम एच.यू. जो मीटर |
| 47900 | 122000 | 129800 | 152600 | 129800 | |
| बाधीव क्षेत्राची माहिती | | | | | |
| बांधकाम श्रेणी (Built Up)- | 22 584ची मीटर | मिळकतीचा वापर- | निवासी सरनिका | मिळकतीचा प्रकार- | बाधीव |
| बांधकामाचा वर्गीकरण- | 1-आर सी सी | मिळकतीचा वर्ष - | 0 TO 2वर्षे | बांधकामाचा दर- | Rs. 26620/- |
| उदाहरण सुविधा - | आहे | मजला - | 1st To 4th Floor | | |
| Sale Type - First Sale | | | | | |
| Sale Resale of built up Property constructed after circular dt 02/01/2018 | | | | | |
| घ. मूल्य निहाय दर - वाढ | = 100 / 100 Apply to Rate= Rs 122000/- | | | | |
| घसा-वाचुसा मिळकतीचा प्रति चौ. मीटर मूल्यदर | = ((वार्षिक मूल्यदर - सुट्या जमिनीचा दर) * घसा-वाचुसा टक्केवारी)+ सुट्या जमिनीचा दर) | | | | |
| | = ((122000-47900) * (100 / 100)) + 47900) | | | | |
| | = Rs 122000/- | | | | |
| A) मूल्य मिळकतीचे मूल्य | = वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र | | | | |
| | = 122000 * 22 584 | | | | |
| | = Rs 2755248/- | | | | |
| Applicable Rules | = 3, 9, 18, 19 | | | | |
| एकत्रित अंतिम मूल्य | = मुळ मिळकतीचे मूल्य + अडवण मूल्य + मंडीवरील वाजरा क्षेत्र मूल्य + लगतच्या मन्वीचे मूल्य (सुट्टी खाल्लकी) + वरील मन्वीचे मूल्य + वरील घात नसताना मूल्य + सुट्या जमिनीचे मूल्य + घात नसताना मूल्य + इतराची भावनेच्या सुट्ट्या आणि मूल्य + वरील खाल्लकी + स्वयंपालित वाढवण = A + B + C + D + E + F + G + H + I + J = 2755248 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 2755248/- = <input type="checkbox"/> सत्तावीस लाख पंचावन्न हजार दोन शें अठ्ठ्याळीस /- | | | | |

Home

Print



Data of ESBTR for GRN MH012069311202324S
Bank - IDBI BANK

Bank/Branch : IBKL - 6910318/Nerul
 Stationary No : 21598075598137
 Pmt Txn id : 735264177
 Print DtTime : 07/12/2023 19:08:48
 Pmt DtTime : 07.12.2023 19:05:00
 ChallanIdNo : 69103332023120751745
 GRAS GRN : MH012069311202324S
 District : 1201 / THANE
 GRN Date : 07/12/2023 19:05:00
 Office Name : IGR118 / THN6_THANE NO 6 JOINT SUB REGISTRAR

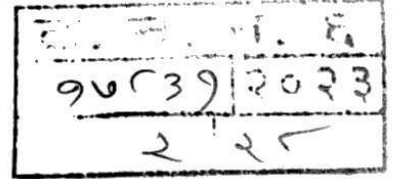
StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 2,40,000.00/- (Rs Two Lakh Forty Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
 Prop Mvblty : Immovable
 Consideration : 40,00,000.00/-
 Prop Descr : APT NO A 7,BLDG NO E1 12,FIRST FLOOR , OWNERS ASSCO,SECTOR 8 NEERAJ
 : NAVI MUMBAI,SHIVNERI APT
 : 400706
 Duty Payer : PAN-BEAPP8654N SUDARSHAN EKNATH PANSARE RESHMA S PANSARE
 Other Party : PAN-CEKPC6480G CHHABA Y CHAVAN YUVARJ Y CHAVAN SWATI S GHADGE

Bank Scroll No : 100
 Bank Scroll Date : 08/12/2023
 RBI Credit Date : 08/12/2023
 Mobile Number : 919



Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|--------------------------------|----------------|------------------|---------------------|--------|--------------------|
| 1 | (iS)-336-17831 | 0006630196202324 | 19/12/2023-16:08:13 | IGR118 | 30000.00 |
| 2 | (iS)-336-17831 | 0006630196202324 | 19/12/2023-16:08:13 | IGR118 | 240000.00 |
| Total Defacement Amount | | | | | 2,70,000.00 |



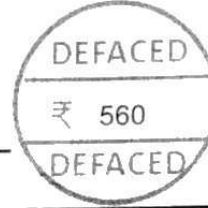
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1223196512574

Receipt Date 19/12/2023

Received from , Mobile number 0000000000, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 17831 dated 19/12/2023 at the Sub Registrar office Joint S.R.Thane 6 of the District Thane.



Payment Details

Bank Name SBIN

Payment Date 19/12/2023

Bank CIN 10004152023121911915

REF No. 335357623525

Deface No 1223196512574D

Deface Date 19/12/2023

This is computer generated receipt, hence no signature is required.

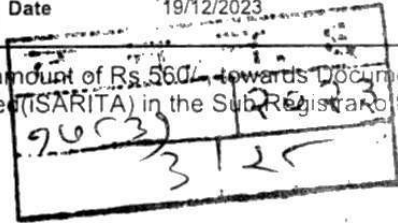
Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1223196512574

Date 19/12/2023

Received from , Mobile number 0000000000, an amount of Rs.560/- towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Thane 11 of the District Thane.



Payment Details

Bank Name SBIN

Date 19/12/2023

Bank CIN 10004152023121911915

REF No. 335357623525

This is computer generated receipt, hence no signature is required.

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

21598075598137

Bank/Branch: IBKL - 6910318/Nerul
 Pmt Txn id : 735264177
 Print DtTime : 07-DEC-2023@19:05:00
 ChallanIdNo: 69103332023120751745
 District : 1201-THANE

Stationery No: 21598075598137
 Print DtTime : 07-DEC-2023 19:08:48
 GRAS GRN : MH012069311202324S
 Office Name : IGR118-THN6 THANE NO 6
 GRN Date : 07-Dec-2023@19:05:01

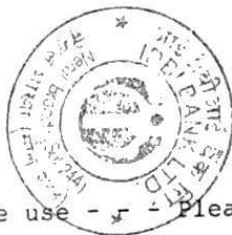
StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 2,40,000/- (Rs Two, Four Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25--Agreement to sell/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 40,00,000/-
 Prop Descr : APT NO A 7,BLDG NO E1 12,FIRST FLOOR,SHIVNERI APT,OWNERS ASSO,SECT
 OR 8 NERUL,NAVI MUMBAI,Maharashtra,400706
 Duty Payer: PAN-BEAPP8654N,SUDARSHAN EKNATH PANSARE RESHMA S PANSARE

Other Party: PAN-CEKPC6480G,CHHABA Y CHAVAN YUVARJ Y CHAVAN SWATI S GHADGE

Bank official1 Name & Signature



G.V.



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

Chavan

Pansare



| | |
|-------------|------|
| ह. न. न. न. | |
| १०८३) | २०२३ |
| ४ | २ |

Residential Premises bearing Apt. No. A-7, admeasuring built up area of about 22.584 Sq. mtrs. on the 1st floor of Bldg. No. E-1/12, in the association named "SHIVNERI APARTMENT OWNERS' ASSOCIATION', located in Sector - 8, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane.

Total Consideration : Rs. 40,00,000/-

Stamp Duty & Regn. Ch. Paid : Rs. 2,70,000/-

AGREEMENT FOR SALE

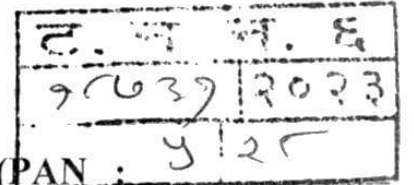
THIS AGREEMENT is made and entered into at Navi Mumbai, on this 19TH day of December, 2023.

BETWEEN

(1) SMT. CHHABA YASHWANT CHAVAN (PAN :CEKPC6480G) (2) MR. YUVRAJ YASHWANT CHAVAN (PAN :AHYPC2354G) (3) MRS. SWATI SANDIP GHADGE (AOTPC4252M) all adults, Indian inhabitant, having his address at Apt. No. E-1/12/A-7, Shivneri Apartment Owners' Association, Sector - 8 Nerul, Navi Mumbai-400706 hereinafter for brevity's sake called and referred to as **THE TRANSFEROR/SELLER**' (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators legal representatives and assigns) of the **'ONE PART'**

AND

(1) MR. SUDARSHAN EKNATH PANSARE (PAN : BEAPP8654N) (2) MRS. RESHMA SUDARSHAN PANSARE (PAN :BBYPM1678J) both adults, Indian Inhabitant, having his address at Apt. No. E-1/13/B-10, Shivneri Apartment Owners' Association, Sector - 8 Nerul, Navi Mumbai-400706, hereinafter referred to as **THE SAID TRANSFEREE/PURCHASER**', which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **'OTHER PART'**.



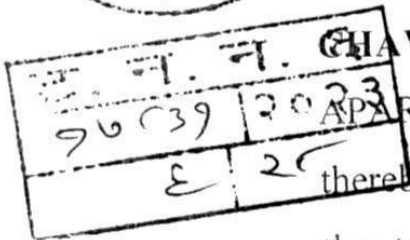
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Swati
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WHEREAS

1. The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956, (hereinafter referred to as 'The Corporation') having its registered office at 'The Nirmal, 2nd floor, Nariman Point, Mumbai-400 021.
2. 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, 1966 (Maharashtra Act. No. XXXVIII of 1966) hereinafter referred to as 'the said ACT') for the New Town of New Bombay by Government of Maharashtra in the exercise of its powers of the area designated at as site for New Town under Sub-Section (1) of Section 113 of the said Act.
3. The State Government has acquired lands within the delineated area of New Bombay and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act.
4. By an Agreement For Sale on dt. **20.11.1987** the said Corporation has been allotted a residential premises being Apt. No. A-7, admeasuring built up area of about **1584 Sq. mtrs. on the 1st floor of Bldg. No. E-1/12, located in Sector - 8, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane, (hereinafter referred to as THE SAID PREMISES/APARTMENT) to one MR. YASHWANTRAO CHAVAN, (hereinafter referred to as THE ORIGINAL APARTMENT OWNER) for a proper consideration and thereby agreed to grant a lease of the said premises, subject to the terms and conditions as contained therein. And on payment**



Chavan

Swati

Yashwantrao

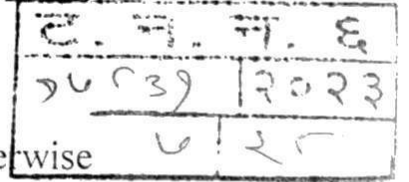
Pansare

of the owner's contribution, the said Original Apartment Owner has been handed over the vacant possession of the said premises to him.

5. In the mean years, the said Original Apartment Owner i.e. **MR. YASHWANTRAO CHAVAN**, got expired on dt. 06.08.2020. After his death, the said Transferor's, being their legal heirs, applied to the Hon'ble court of Law for obtaining a Heirship Certificate for the said premises.

5A. Pursuant to their MA No. 369/2021, the hon'ble 4th Jt. Civil Judge, S.D. Vashi, Navi Mumbai, issued a Heirship Certificate on dt. 10.08.2021, wherein, the said Transferor's, had recognize as the only Legal Heirs of the said Deceased, in respect of the said Premises. On the basis of which, the said Corporation. Had also noted the name of the said Transferors, as the Owner of the said premises, vide their Letter Ref. No. CIDCO/ESTATE-1/2022/8000140468 dt. 11.02.2022.

6. The said Transferors, later on, applied and executed a Deed of Apartment with the said Corporation on dt. 14.03.2022 which was duly registered with Sub-Registrar of Assurances, Thane, vide Document No. TNN-3-4541-2022



AND WHEREAS :

The Transferor is fully seized and possessed of or otherwise well and sufficiently entitled to the said Apartment/Premises to deal with or dispose off the same to the Purchaser subject to the terms and conditions of the Corporation and also the terms and conditions of this Agreement.

AND WHEREAS :

The Transferee being in need of a Apartment/Premises approached the Transferor with a request to sell/transfer all rights, interest etc. for proper consideration.

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Yashwantrao Chavan

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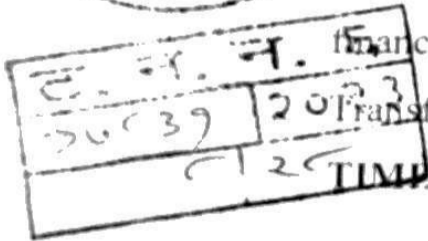
Prasanna

AND WHEREAS

After discussion between the parties, the Transferors agreed to sell transfer all their possessor rights, title interest in and upon the said Apartment Premises for a total consideration of Rs. 40,00,000/- (Rupees Forty Lakhs only).

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Transferors has agreed to sell, transfer and assign all their rights, title and interest in an upon the following Residential Premises bearing Apt. No. A-7, admeasuring built up area of about 22.584 Sq. mtrs. on the 1st floor of Bldg. No. E-1/12, in the association named "SHIVNERI APARTMENT OWNERS' ASSOCIATION', located in Sector - 8, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane for a total consideration of Rs. 40,00,000/- (Rupees Forty Lakhs only) Out of which a sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) has been paid by the Transferee to the Transferors by way of cheque/s, on or before execution of this Agreement being part amount of the sale price and the said Transferee have further agreed to pay the balance amount Rs. 30,00,000/- (Rupees Thirty Lakhs only) to the Transferors, within 45 days from this day of registration of these presents, by way of raising housing loan from any financial institution, at the sole cost & responsibility of the Transferee.



TIME IS AN ESSENCE OF THE CONTRACT.

- 2) That The Transferors assures the Transferee as Under;
- i) The Transferors has paid and cleared the following outstanding dues till the date of execution of these presents.
- Service Charges and water charges.
 - Association Maintenance Charges Bill
 - Electricity Bill/Telephone Bill.
 - Proper Tax & Water Bill to NMMC

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ii) That the Transferors shall pay the Property tax to the Navi Mumbai Municipal Corporation and when demanded and undertake to pay the same for the period of occupation.

iii) That the Transferors has not prior to this agreement entered into any Agreement pledged or mortgaged the said Apartment/Premises, taken any against the same from any financial institution, Bank of Private Party.

iv) That no legal proceeding of any kind exists in respect of the said Apartment/Premises.

v) That nothing in or around the said Apartment/Premises has been that would invite CIDCO'S action.

vi) That the Transferors has not made any application to the authorities of the said Corporation for transfer of the said Apartment/Premises in any other Person/s name or received any consideration.

3) The Transferors shall handover the Physical possession of the said premises on his receiving the Full and Final payment of the sale price on or before

4) The Transferee shall be liable to pay regularly every month from the date of possession of the Premises, all the dues/amounts payable to various Govt. Govt. offices such as Property tax, Maintenance charges, Education cess, as and when the same becomes due and payable and shall INDEMNIFY and keep the Transferor INDEMNIFIED AGAINST such liability. Further, the said Transferor, INDEMNIFY and SHALL ALWAYS KEEP INDEMNIFIED, the Transferees and their legal heirs, successors, administrators, against any claims, disputes, if arise in future, against lost/misplacement of all the original documents pertaining to the said premises.



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5) The Transferors declared that the Transferors has full right and absolute authority to assign and transfer the occupancy rights in Said premises, to the Transferees as herein expressed and the Transferors has in no way created any charges claim lien or encumbrances against the Said Premises, nor he has mortgaged the Said Premises, or had dealt with the same in any other manner and the Transferors shall INDEMNIFY the TRANSFEREES.

6) The Transferees is aware and declare that he / she is acquiring the ownership rights, occupancy rights and any other right arises in any form in the Said Premises, for their use and occupation and can use the same as they may deem fit, upon making payment of agreed amount of sale price, as stated above.

7) The Transferors hereby declares that he has not transferred any rights in the said Premises, to any other person in any form and is fully aware of transferring the right of Ownership, Title to property, Occupancy and any other right arises in any form to Transferee.



The Transferors hereby declares that he will transfer all relevant papers and the receipts of the Payments made by the Transferor to the relevant authorities to the Transferee after settling / clearing the pending dues in any form. The Transferee is / will not be responsible for any pending dues of / on behalf of the Transferors before and after the transfer of possession by Transferor.

9. **The TRANSFERORS do hereby covenant as follows**

- a) There are no suits, litigations Civil or any other proceedings pending in any court as against the TRANSFEROR personally affecting the said Premises.
- b) There are no attachments or prohibitory orders as against of affecting the said Premises.

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- c) There are no charges and the said Premises, is not the subject matter to any lispendens or easements or attachments either before or after judgement. The TRANSFEROR have not received any notice either from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said Premises.
 - d) The TRANSFERORS have paid of the necessary charges of any nature whatsoever in respect of the said Premises.
 - e) The TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Premises. The TRANSFEROR have paid all the necessary charges till date and agrees to pay till the physical possession is given to the TRANSFEREE.
 - f) The TRANSFERORS have not received any notice from CIDCO / Municipal Corporation / MSEB and any other statutory body or authorities regarding the and / or requisition of the said Premises.
 - g) The TRANSFERORS is legally entitled in exclusive use, occupation and possession of the said Premises, and every part thereof and except the TRANSFEROR no other person or persons are in use, occupation and enjoyment of the said Premises, or any part thereof.
 - h) The TRANSFERORS do hereby declare that no notice for the recovery of the Stamp Duty and Registration have been received by them in respect of the said Premises.
 - i) The TRANSFERORS is not restricted either in the Income Tax Act or under any other statute from disposing off the said Premises, or any other statute prevented from disposing stated in the Agreement.
 - j) The TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions as stated herein in favour of the TRANSFEREE and the TRANSFERORS have all the rights, titles and interests to enter into this Agreement with the TRANSFEREE on the various terms and conditions as state herein.
- 10) The Transferee also agreed to become the member of the Apartment/Premises Owner's Association constituted under the relevant act and agrees to abide their bye-laws of the Association adopt from time to time.



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11) All costs, charges and expenses in connection with the formation, preparation, approving, engrossing, stamping and the registration of Conveyance to be executed between the two parties and any other charges, shall be borne and paid by the Transferee only.

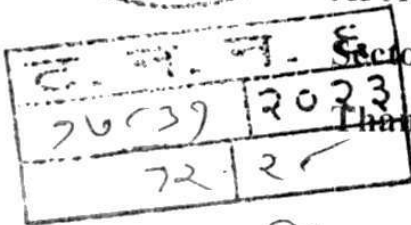
12) The Transferee hereby agreed to pay the Corporation the Transfer charges for the purpose of obtaining the 'NOC' permitting sale the said Apartment/Premises of the Transferor to the Transferee.

13) The Transferors do hereby covenant with the Transferee that he shall execute all documents as and when generally required by the Transferee for perfectly securing and assuring upto and to the Transferee all rights, interest in and upon the said Apartment/Premises.

14) The Transferors do hereby further covenants that he has not entered agreement with any person/s or agreed to enter into any agreement or created any lien charges over the said Apartment/Premises which is free from all encumbrances and has the clear and marketable title.

SCHEDULE OF THE SAID PREMISES

Residential Premises bearing Apt. No. A-7, admeasuring built up area of about 22.584 Sq. mtrs. on the 1st floor of Bldg. No. E-1/12, in the association named "SHIVNERI APARTMENT OWNERS' ASSOCIATION', located in Sector - 8, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane.



CHAUDHARY

IN WITNESS WHEREOF the party hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

SIGNED AND DELIVERED by the
Withinnamed 'THE TRANSFEROR'

(1) SMT. CHHABA YASHWANT CHAVAN

(2) MR. YUVRAJ YASHWANT CHAVAN

(3) MRS. SWATI SANDIP GHADGE

in the presence of

1. AJAY TALEKAR - [Signature]

2. SUMIT KAMBALE [Signature]

SIGNED AND DELIVERED by the
Withinnamed 'THE TRANSFEREE'

(1) MR. SUDARSHAN EKNATH PANSARE

(2) MRS. RESHMA SUDARSHAN PANSARE

in the presence of

1. AJAY TALEKAR - [Signature]

2. SUMIT KAMBALE [Signature]



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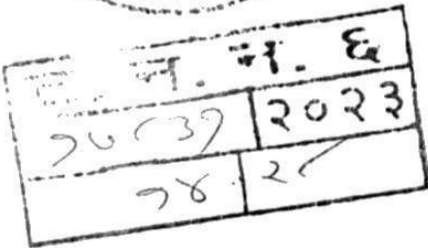
RECEIPT

RECEIVED OF AND FROM the within named (1) MR. SUDARSHAN EKNATH PANSARE & (2) MRS. RESHMA SUDARSHAN PANSARE a sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) being part amount of sale price, as agreed to under these presents, in respect of the said Residential Premises bearing Apt. No. A-7, admeasuring built up area of about 22.584 Sq. mtrs. on the 1st floor of Bldg. No. E-1/12, in the association named "SHIVNERI APARTMENT OWNERS' ASSOCIATION', located in Sector - 8, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane

MODE OF PAYMENT

- A) Rs. 5,00,000/- Paid by way of NEFT vide Tax No. N346232781925466 through HDFC Bank Ltd, Ghatkopar Mumbai Branch.
- B) Rs. 5,00,000/- Paid by way of Ch. No.000007 dt. 19.12.2023 Drawn on HDFC Bank Ltd, Ghatkopar Mumbai Branch.

Rs. 10,00,000/-



WE SAY RECEIVED

Rs. 10,00,000/-

- (1) SMT. CHHABA YASHWANT CHAVAN
(2) MR. YUVRAJ YASHWANT CHAVAN
(3) MRS. SWATI SANDIP GHADGE
APARTMENT OWNER / TRANSFEROR

WITNESSES :

1. AJAJ TALERAN -
2. SUMIT KAMBALE -



महाराष्ट्र MAHARASHTRA

173332

Reg: S No 203 Panvel Sub Treasury
 The General Stamp & Court Fee Paper
 Rs 25000/- issue to
 Smt Chhaba Y Chavan from
 Panvel Sub Treasury
 Total Amt Rs 25000/-

[Signature]
 Sub Treasury Officer, Panvel



Court Fees of Rs. 75,000/- paid
 IN THE COURT OF 4th Jt. CIVIL JUDGE (Sr.Div.) THANE, AT- THANE

M.A. No. 369/2021
 Exh. No. 17

HEIRSHIP CERTIFICATE

1. Smt. Chhaba Yashwant Chavan,
 Age : 58 years, Occupation Housewife,
 Residing at E1/12, A-7, Shivneri Apartment,
 Sector 8, Nerul, Navi Mumbai. District Thane. 400706.
2. Mr. Yuvraj Yashwant Chavan,
 Age : 33 years, Occupation : Business,
 Residing at E1/12, A-7, Shivneri Apartment,
 Sector 8, Nerul, Navi Mumbai, District Thane. 400706.
3. Mrs. Swati Sandip Ghadge,
 Age : 31 years, Occupation : Housewife.
 Residing at Room No. 507, B Wing,
 Nilkanth Corner. Sector 2, Nr. Sanpada Rly. Station,
 Sanpada, Navi Mumbai. Dist. Thane. 400 705.

V/S

Nil.

}...Opponent



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| २९ | ३६ |

अनु. अ. १५११/१
 २५/०८/२१
 २८/०८/२१
 २९/०८/२१

ADU. AMOL JAYANT PATIL
 MOB No. 7219895517

28 AUG 2021
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25 FEB 2021
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MHMH02-001186-251

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M.A.
 (Hemshop)
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 दिवाणी अदालत क.
 दिवंगत वसुदेव क.
 महा. अधिका.
 दिवाणी अदालत व. रतन, २०२१

उपर्युक्त दिवाणी न्याय क. अधिका.
 ब्यायालयान्तर्गत क. अधिका. अंतर्गत आहे.
 दिवाणी अदालत व. रतन, २०२१



बहिष्कारित/निराकरणित/दुरु दस्तऐवज हे दिवंगत वसुदेव क. अधिका. अंतर्गत आहे. दिवाणी अदालत व. रतन, २०२१.

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8 19/1/21
 17/08/21
 28 AUG 2021
 28 AUG 2021
 33- प्रमाण उभेन पारीस

1 of 3
 दिनांक 28/08/2021

28 AUG 2021



Civil M. A. No. 369/2021
 Judgment (Exp. 10/8/21)
 CNR:MHTH02 001186-2021

Presented on : 25/02/2021
 Registered on : 25/02/2021
 Delivered on : 10/08/2021
 Duration : Yr. Mn. Dy.
 00 05 13

IN THE COURT OF CIVIL JUDGE SENIOR DIVISION, THANE.
 (Presided over by : Ms. G. D. Nirmale, 4th Jr. C.J.S.D., Thane)

Civil Misc. Application No. 369/2021

Exh. No.16/A

1. Smt. Chhaba Yashwant Chavan,
 Age : 58 years, Occupation Housewife,
 Residing at E1/12, A-7, Shivneri Apartment,
 Sector 8, Nerul, Navi Mumbai,
 District Thane. 400706.

2. Mr. Yuvraj Yashwant Chavan,
 Age : 33 years, Occupation : Business,
 Residing at E1/12, A-7, Shivneri Apartment,
 Sector 8, Nerul, Navi Mumbai,
 District Thane. 400706.

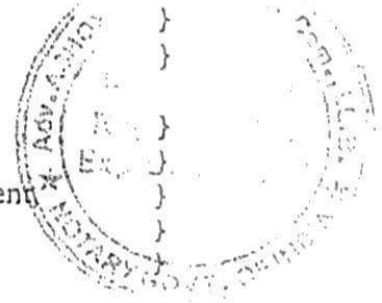
3. Mrs. Swati Sandip Ghadge,
 Age : 31 years, Occupation : Housewife,
 Residing at Room No. 507, B Wing,
 Nilkanth Corner, Sector 2, Nr. Sanpada Rly. Station,
 Sanpada, Navi Mumbai. Dist. Thane. 400 705.

V/S

Nil.

Appearance :-

Mr. Amol Patil, Advocate for the applicants.



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 दाता क्र: ४१४९/२०२३
 २४/३६

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Journal



Marketing Section,
CIDCO, Bombay-400 013

Under Certificate of Posting

Ref : CIDCO/MM/Norul/HP/ 170/1/1977

Date: 22/1/77

Shri / Smt. Chavara Yashwant Poo,
Yashwant Gadi of Bhandar,
Tal & Dist - Thane, At Post, Turbhe,
Turbhe Muka, P.F. izer Road,
Bomby - 400 613,

Sub : Allotment of MIG (II) type tenement at Norul Phase-II on Hire Purchase Term.

In continuation of our earlier communication, this is to inform you that as a result of the lots, the tenement has been allotted to you on Hire Purchase Term.

| Type | Sector | Bldg. No. | Floor | Wing | Tenement No. |
|------------------|--------|-----------|-------|------|--------------|
| E-1/ MIG (II) | 8 | 12 | 1st | A | 7 |

Other details are as follows :

- 1) Price of the tenement... Rs. 35,475-00
- 2) HUDCO loan admissible ... Rs. 21,200-00
- 3) Buyer's contribution ... Rs. 14,275-00
- 4) Period of repayment ... 10 1/2 years
- 5) Amount of monthly equated instalment ... Rs. 297-00

You are requested to make the payments as detailed below.

| | |
|-----------------------------|-----------------|
| Price of the tenement | : Rs. 35,475-00 |
| Less: HUDCO loan admissible | : Rs. 21,200-00 |
| Buyer's contribution | : Rs. 14,275-00 |
| Less : amount recd. | : 10050/- |
| Balance payable | : 3225/- |

- B) Misc. deposits :
 - 1) Share Money & Entrance fee of the Association
 - 2) a) Security deposit equal to three monthly equated instalments of Hire Purchase (no interest payable on this deposit)
 - b) HUDCO monthly equated instalment for the month of occupation
 - 3) a) Deposit for service charges equal to three months' service charges
 - b) Service charges for the month of occupation
 - 4) a) Deposit for Maintenance & Repairs equal to three months' M & R charges
 - b) M & R charges for the month of occupation
 - 5) a) Service connection charges as determined by the MSEB
 - b) Matel deposit as determined by MSEB
 - 6) Documentation charges
 - 7) Cost of the lock/latch
 - 8) Water deposit



| | |
|--------|--------|
| 21,200 | 14,275 |
| 10050 | 3225 |

Total : 3980-00

Note : Interest @ 15% is payable for the delay if any in making payments beyond the scheduled dates. This applies even to the payments already made but not within the dates then specified.

(P.T.O.)

- 2/
3. a) Payments as indicated at 'A' and 'B' above are required to be made by separate demand drafts drawn on CIDCO Ltd., in our office at CBD-Belapur from 10-00 a.m. to 1-00 p.m. and 2-00 p.m. to 2-30 p.m. on or before 29/6/82 interest if any payable would however be accepted in cash.
 - b) You are requested to bring all relevant papers including the receipts of payments so far made by you, while visiting our office.
 4. The tenements are expected to be ready for occupation by J. W. S. Possession of the tenement will be given to you after you have made the payments as indicated above and executed the necessary legal documents.
 5. You will have to pay such monthly service charges as indicated at Col. No. 3 B under Miscellaneous deposits in Para 2 above, as also monthly equated instalment of HUDCO Loan from the month of occupation.
 6. You will have to take electric connection in the tenement allotted to you from MSEB and to pay the energy charges to the MSEB as per their bills.
 7. The maintenance of the water meter and water line in the condominium is the collective responsibility of all the individual allottees.

Thanking you,

Yours faithfully,

[Signature]
Marketing Manager.

cc to M (TS) / EO

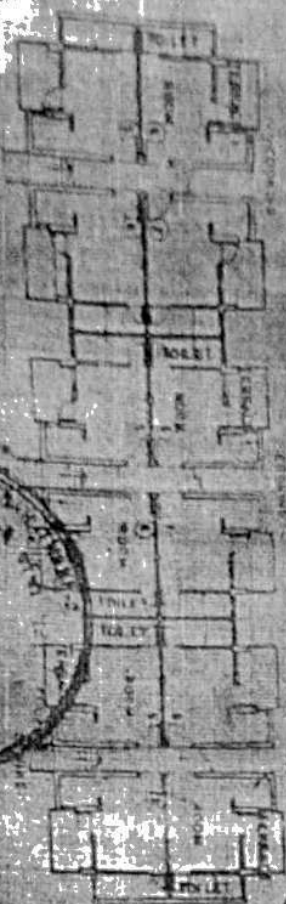


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| 70139 | | 2022 | |
| 22 | 25 | | |

CIDCO-NERUL HOUSING ESTATE NEW BOMBAY

AGREEMENT FOR SALE OF APARTMENT
AND DEED OF APARTMENT

FIRST FLOOR PLAN



AREA STATEMENT ACCOMMODATION

| | |
|---------------|------------------|
| AREA | 10.83 SQ. METERS |
| OFFICE | 1.75 SQ. METERS |
| TOTAL | 12.58 SQ. METERS |
| NET OVER AREA | 11.83 SQ. METERS |

CARPET AREA
NET OVER AREA
TOTAL AREA



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| ०५ / ३६ |

SECTOR-II (E1) HOUSING IN SECTOR B & 10A1 NERUL-I, NEW BOMBAY

I, the undersigned, M/s. Manju Singh Architects, hereby certify that the above is an accurate copy of the floor plan of the building as per statement shown and signed by the authority namely City and District Engineer, Mumbai Corporation and the Corporation of Mumbai and that the dimensions and location of the building is correct and that the dimensions and location are as shown in the plan and that the dimensions and location are as shown in the plan and that the dimensions and location are as shown in the plan.

I solemnly affirm that what is stated above is true to the best of my knowledge and belief.
Solely attested at C.D. II, Baidol, Thane, 1st day of Sept., 1987.

Manju Singh

(M/s. Manju Singh Architects)
CIDCO, Nerul, New Bombay
Mumbai



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| त. न. न. ६ |
| २५४९ / २०२२ |
| २३ / २८ |

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बटिक विभागीय अधिकारी
(नेरुल/सात्रपाडा/धेलापूर) सिडको लि.
नवी मुंबई

Chavan

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADTPC4252M

नाम / Name
SWATI SANDIP GHADGE

पिता का नाम / Father's Name
YASHWANT RAO CHAVAN

जन्म की तारीख / Date of Birth
24/04/1989

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHYPC2354G

नाम / Name
YUVRAJ Y CHAVAN

पिता का नाम / Father's Name
YASHWANT RAO CHAVAN

जन्म की तारीख / Date of Birth
09/07/1987

हस्ताक्षर / Signature

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोटविषयाचा क्रमांक / Enrollment No.: 0658/00409/00272

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CEKPC6480G

नाम / Name
CHHABA YASHWANT CHAVAN

पिता का नाम / Father's Name
DHONDIBA KHAMBE

जन्म की तारीख / Date of Birth
01/11/1962

हस्ताक्षर / Signature

To
स्वाती सदीप घाडगे
Swati Sandip Ghadge
Room No 507, B-Wing, Neelkanth Corner Sector-2
Near Sanpada Railway Station Sanpada
Navi Mumbai
Sanpada
Thane Thane
Maharashtra 400705
9594037692

28/03/2012
98322658

MD983226582FH



आपला आधार क्रमांक / Your Aadhaar No. :

5588 2495 6917

माझे आधार, माझी ओळख

भारत सरकार
Government of India

स्वाती सदीप घाडगे
Swati Sandip Ghadge
जन्म तारीख / DOB : 24/04/1989
स्त्री / Female

5588 2495 6917

माझे आधार, माझी ओळख

Swati

भारत सरकार
Government of India

युवराज यशवंत चव्हाण
Yuvraj Yashwant Chavan
जन्म तिथि / DOB : 09/07/1987
पुरुष / Male

3419 4356 2721

मेरा आधार, मेरी पहचान

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भारत सरकार
Government of India

छाबा यशवंत चव्हाण
Chhaba Yashwant Chavan
जन्म तिथि / DOB : 01/11/1962
महिला / Female

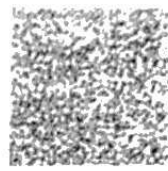
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मेरा आधार, मेरी पहचान

Chhaba



Sudarchan Eknath Pansare
DOB 18/09/1986
PUNE, MAHARASHTRA



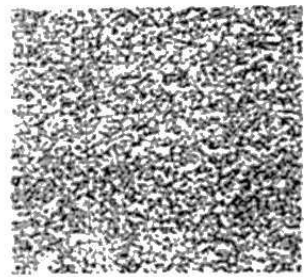
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मेरा आधार, मेरी पहचान



भारत सरकार
Ministry of India

13 B 10, SHIVNER APARTMENT
OWNERS ASSOCIATION, NEAR SAI SABA
HOTEL, SECTOR 3 NERUL, Navi Mumbai,
Maharashtra 400706



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Address:
13 B 10, SHIVNER APARTMENT
OWNERS ASSOCIATION, NEAR SAI SABA
HOTEL, SECTOR 3 NERUL, Navi Mumbai,
Maharashtra 400706

2467 9164 9662

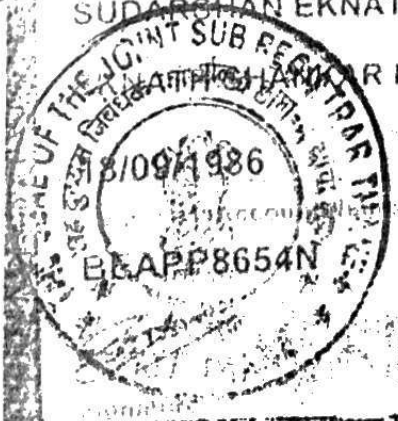
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आयकर विभाग

INCOME TAX DEPARTMENT

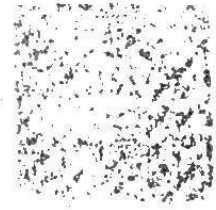
SUDARCHAN EKNATH PANSARE

SUDARCHAN EKNATH PANSARE



भारत सरकार

GOVT. OF INDIA



18072013

Signature

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