

529/5155

Sunday, March 28, 2021

1:45 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 5496 दिनांक: 28/03/2021

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल5-5155-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ओमकार शरद गांवकर ..

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

Joint Sub Registrar Panvel 5

लह दु-यम पानवेल वर्ग-२

(पनवेल-५)

बाजार मुल्य: रु.3298328 /-

मोबदला रु.4980000/-

भरलेले मुद्रांक शुल्क : रु. 199200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2703202113342 दिनांक: 28/03/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014196589202021E दिनांक: 28/03/2021

बँकेचे नाव व पत्ता:

Summary1 (GoshwaraBhag-1)



28/03/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 5155/2021

नोंदणी :

१९९९९९९९

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4980000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3298328
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग-1/13 दर 81400/- प्रती चौ. मी. -सदनिका नं. एफ-103, पहिला मजला, एफ विंग, रेमा को. ऑप. हौसिंग सोसायटी लि, प्लॉट नं. 109, सेक्टर 08, नविन पनवेल-पुर्व, ता. पनवेल, जि. रायगड, क्षेत्र. 436 चौ. फुट बिटअप एरिया या मिळकतीचे (Plot Number : 109 ; SECTOR NUMBER : 08 ;)
(5) क्षेत्रफळ	1) 436.00 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सोनु कुमार मोठानलाल बघेल . . वय:-32; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रुम नं. 3, चंद्रभागा माया, पवार चाळ, सुकापुर, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-BGVPB5825N 2): नाव:-उषादेवी सोनु कुमार बघेल . . वय:-30; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रुम नं. 3, चंद्रभागा माया, पवार चाळ, सुकापुर, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-BKXPB0072K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ओमकार शरद गांवकर . . वय:-24; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 525, वडाचे गाळाव, सोनुर्ली, सिंधुदुर्ग, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416510 पॅन नं:-BRUPG3711L 2): नाव:-शर्मिला शरद गांवकर . . वय:-53; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 525, वडाचे गाळाव, सोनुर्ली, सिंधुदुर्ग, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416510 पॅन नं:-DJAPG6581G
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	28/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	5155/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	199200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

Summary1 (GoshwaraBhag-1)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	OMKAR S GAONKAR AND OTHER ONE	eChallan	69103332021032724970	MH014196589202021E	199200.00	SD	0006617688202021	28/03/2021
2		DHC		2703202113342	720	RF	2703202113342D	28/03/2021
3	OMKAR S GAONKAR AND OTHER ONE	eChallan		MH014196589202021E	30000	RF	0006617688202021	28/03/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Summary1 (GoshwaraBhag-1)

529/5155

Sunday, March 28, 2021

1:45 PM

पावती

Office Copy

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 5496 दिनांक: 28/03/2021

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पनवेल-5-5155-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: ओमकार शरद गांवकर..

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

Joint Sub Registrar Panvel 5

बाजार मूल्य: रु.3298328/-

मोबदला रु.:4980000/-

भरलेले मुद्रांक शुल्क : रु. 199200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2703202113342 दिनांक: 28/03/2021

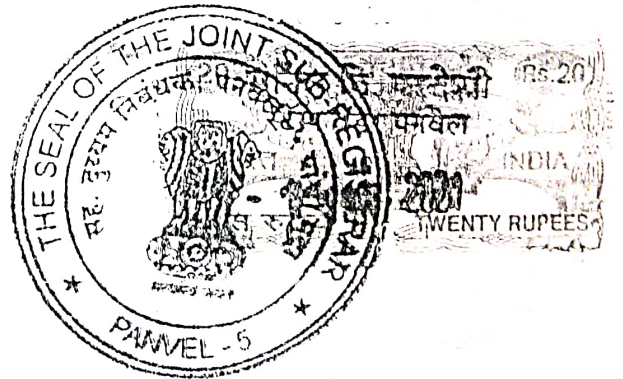
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014196589202021E दिनांक: 28/03/2021

बँकेचे नाव व पत्ता:

साहाय्यक निबंधक वर्ग-२
पानवेल-५



iSarita v1 9.0

अर्जादाराचे नाव:- सुभाष पावेल

अर्ज दिनांक:- 28/3/21

अर्ज नंबर:- 1204

पावती क्रमांक:- 5496

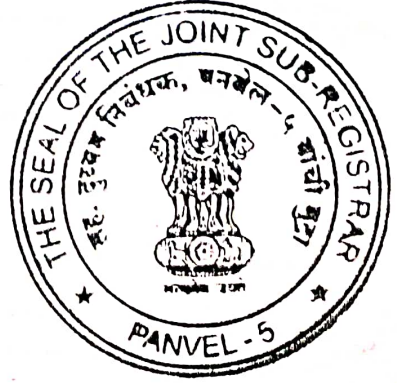
नक्कल दिल्याचा दिनांक:- 28/3/21

साहाय्यक निबंधक वर्ग-२
पानवेल क्र.५

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20210328550	28 March 2021, 12:13:09 PM पवल 5			
मूल्यांकनाचे वर्ष	2020				
जिल्हा	रायगड				
ग्राम विभाग	तासका : पनवेल				
उप मूल्य विभाग	1/13-गोजे (गाय) न्यु पनवेल त्रि सिडणी विभाग - न्यु पनवेल (पंचल) (सीवलय शर) मुळग्राम विभाग 2. जासुबागाव सामाजागाव				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
36100	81400	87200	101100	87200	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	40.52चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.81400/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	=(81400 * (100 / 100)) * 100 / 100				
	= Rs.81400/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 81400 * 40.52				
	=Rs.3298328/-				
Applicable Rules	= 3, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 3298328 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.3298328/-				

Home Print

पवल - 5
 4944 | 2028
 9 | 136



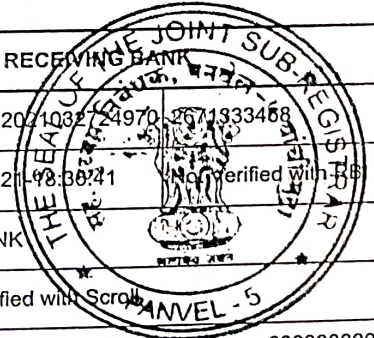


CHALLAN
MTR Form Number-6



GRN	MH014196589202021E	BARCODE	01 1100 0 11 11000000 1 1100 1100 000000000000 01 110 0 0012	Date	27/03/2021-18:35:40	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BRUPG3711L		
Location	RAIGAD			Full Name	OMKAR S GAONKAR AND OTHER ONE		
Year	2020-2021 One Time			Flat/Block No.	FLAT NO. F 103, 1ST FLOOR, F WING, REMA		
				Premises/Building	CHS. LTD.,		
				Road/Street	PLOT NO. 109, SECTOR 08, NEW PANVEL EAST,		
				Area/Locality	TAL. PANVEL, DIST. RAIGAD		
				Town/City/District			
				PIN	4 1 0 2 0 6		
				Remarks (If Any)	PAN2=BGVPB5825N~SecondPartyName=SONU KUMAR M BAGHEL AND OTHER ONE~		
				Amount In Words	Two Lakh Twenty Nine Thousand Two Hundred Rupees Only		
Total	2,29,200.00			Amount In	Two Lakh Twenty Nine Thousand Two Hundred Rupees Only		
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	6910333201032749702671333488	
Cheque/DD No.				Bank Date	RBI Date	27/03/2021-18:35:41	
Name of Bank				Bank-Branch	IDBI BANK		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

पवल - ५
१९५५ / २०२१
३



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

SONU KUMAR M BAGHEL

Signature

शर्मिला शंभाकर

Mobile No. : 0000000000

CHALLAN
MTR Form Number-6

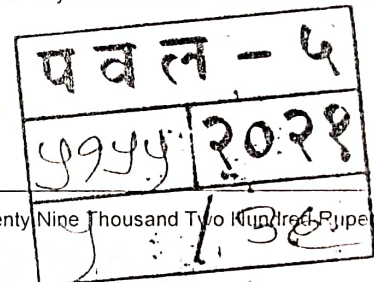


GRN	MH014196589202021E	BARCODE		Date	27/03/2021-18:35:40	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)	BRUPG3711L				
Location	RAIGAD	Full Name	OMKAR S GAONKAR AND OTHER ONE				
Year	2020-2021 One Time	Flat/Block No.	FLAT NO. F 103, 1ST FLOOR, F WING. REMA				
		Premises/Building	CHS. LTD.,				

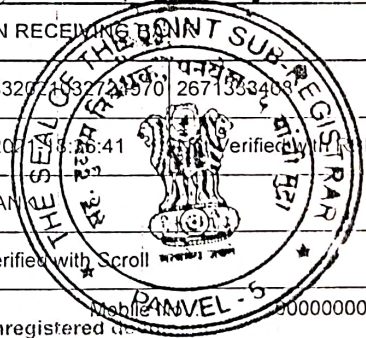
Account Head Details	Amount In Rs.	Road/Street						
0030046401 Stamp Duty	199200.00		PLOT NO. 109, SECTOR 08, NEW PANVEL EAST,					
0030063301 Registration Fee	30000.00	Area/Locality	TAL. PANVEL, DIST. RAIGAD					
		Town/City/District						
		PIN	4	1	0	2	0	6

Remarks (If Any)		PAN2=BGVPB5825N~SecondPartyName=SONU KUMAR M BAGHEL AND OTHER ONE~					
229200.00							



Total	2,29,200.00	Amount In Words	Two Lakh Twenty Nine Thousand Two Hundred Rupees Only				
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Payment Details	IDBI BANK	FOR USE IN RECEIVING					
Cheque/DD Details		Bank CIN	Ref. No.	69103332021032720570	2671333408		
Cheque/DD No.		Bank Date	RBI Date	27/03/2021	27/03/2021	Verified with Seal	
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



Department ID :
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हाचाचलाना केवळ दरम्यान निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी लगेच पतना लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
	(S)-529-5155	0006617688202021	28/03/2021-12:43:50	IGR548	30000.00

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2703202113342

Date 27/03/2021

Received from , Mobile number 0000000000, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

Payment Details

Bank Name IBKL

Date 27/03/2021

Bank CIN 10004152021032710205

REF No. 2678533752

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

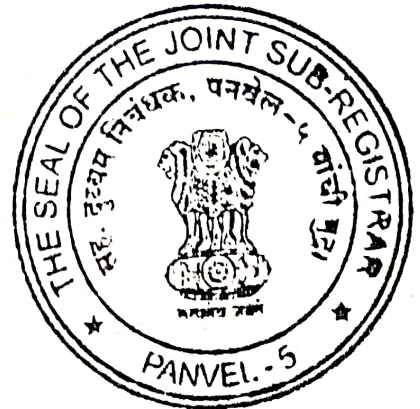
[Handwritten signature]

उषा वदील

[Handwritten signature]

शर्मिला शमावकर

प व ल - ५
५५५५ २०२१
६ / ३६





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

Receipt of Document Handling Charges

PRN 2703202113342

Receipt Date 28/03/2021

Received from _____, Mobile number 0000000000, an amount of Rs.720/-; towards Document Handling Charges for the Document to be registered on Document No. 5155 dated 28/03/2021 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 720

DEFACED

Payment Details

Bank Name IBKL

Payment Date 27/03/2021

Bank CIN 10004152021032710205

REF No. 2678533752

Deface No 2703202113342D

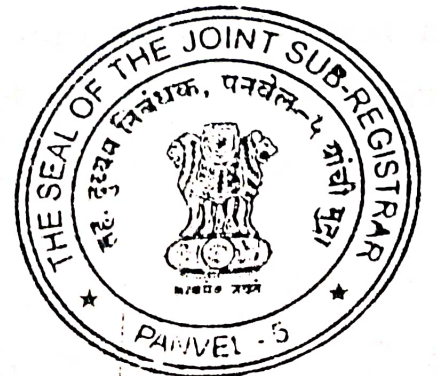
Deface Date 28/03/2021

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

पवल - ५

५९५५ २०२१

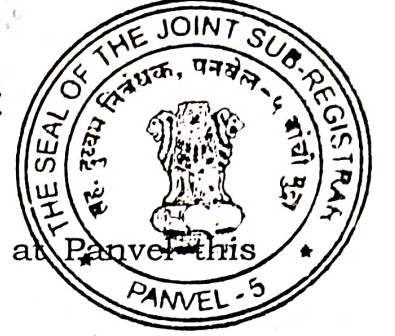
० / ३६



पवल - ५	
५९५५	२०२१
C/3E	

AGREEMENT FOR SALE
(PART PAYMENT)

This Agreement for Sale made and executed at Panvel this 28th day of the month of MARCH in the Year 2021.



BETWEEN

1)MR. SONU KUMAR MOTHANLAL BAGHEL, Age 32 Years, PAN No. BGVPB5825N, Aadhaar No. 2267 7791 7741, 2)MRS. USHADEVI SONU KUMAR BAGHEL, PAN No. BKXPB0072K, Aadhaar No. 8194 5066 7953, Age 30 Years, Both Indian Inhabitants, Residing at Room No. 3, Chandrabhaga Maya, Pawar Chawl, Sukapur, Tal. Panvel, Dist. Raigad 410206, hereinafter called and referred to as "THE SELLERS" (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 **FIRST PART**.

AND

1)MR. OMKAR SHARAD GAONKAR, PAN No. BRUPG3711L, Aadhaar No. 9203 6955 2673, Age 24 Years, 2)MRS. SHARMILA SHARAD GAONKAR, PAN No. DJAPG6581G, Aadhaar No. 5211 5534 5943, Age 53 Years, Both Indian Inhabitants, Residing at 525, Wadache Galav, Sonurli, Sindhudurg, Maharashtra 416510, hereinafter called and referred to as "THE PURCHASERS" (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 **SECOND PART**.

---2/-

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(Signature)

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(Signature)

WHEREAS M/s. **SAI DEVELOPERS**, a Partnership Firm, duly registered under the provisions of the Indian Partnership Act, 1932, having its Registered Office at S-23, Ashiana Co-op. Hsg. Society Ltd., Plot No. 15, Sector 17, Vashi, Navi Mumbai, have sold and transferred a Residential Premises bearing **Flat No. F-103, on First Floor, in "F" Wing, admeasuring 436 Sq.Ft. Built Up Area, in the Building and Registered Society known as "REMA Co-operative Housing Society Ltd.", constructed on Plot No. 109, admeasuring 2846.59 Sq.Mtrs., in Sector No. 08, being situated and lying at NEW PANVEL (E), Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter called and referred to as "the said Flat") in favour of 1)MR. KUSHALAPPA MADAPPA THEETHARAMADA (T. M.**

प व ल - ०	2)MRS. SUSHEELA KUSHALAPPA THEETHARAMADA (T. K. SUSHILA)
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(T. K. SUSHILA) (the Original Purchasers of the said Flat), vide an **AGREEMENT FOR SALE** registered in the Office of Sub-Registrar of Assurances Panvel under Document No. 2197-1999, Dated 05/08/1999.



AND WHEREAS the CIDCO Ltd., has issued Commencement Certificate in respect of the said Building Complex vide its Letter bearing Ref. No. CIDCO/EE(BP)/ATPO/759 dated 24/03/1999 and after completion of the construction work of the said Building Complex the Developers have obtained **Occupancy Certificate** from CIDCO Ltd., vide its Letter bearing **Ref. No. CIDCO/EE(BP)/ATPO/1366 dated 26/03/2002.**

AND WHEREAS all those who have purchased Flats in the said buildings project situated on said Plot of land, have formed and registered "**REMA Co-operative Housing Society Ltd.**", under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing **Registration No. NBOM/CIDCO/HSG(OH)/484/JTR/1996-97**, (hereinafter referred to as "the said Society").

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And Whereas 1)MR. KUSHALAPPA MADAPPA THEETHARAMADA (T. M. KUSHALAPPA), 2)MRS. SUSHEELA KUSHALAPPA THEETHARAMADA (T. K. SUSHILA) have sold, transferred and assigned all their rights, title and interest in respect of the said flat in favour of 1)MR. SONU KUMAR MOTHANLAL BAGHEL, 2)MRS. USHADEVI SONU KUMAR BAGHEL (the Sellers herein) under an Agreement for Sale registered in the Office of Sub-Registrar of Assurances, Panvel under Document No. PVL-4-2096-2018 dated 17/02/2018, which is followed by a Deed of Assignment registered under Document No. PVL-4-3541-2018 dated 19/03/2018.



AND WHEREAS the Sellers are now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Flat as owners thereof.

AND WHEREAS the Purchasers are interested in purchasing the said Flat, they approached the Sellers and a talk regarding Sale and purchase of the Flat took place between the parties.

AND WHEREAS the Sellers have offered to the Purchasers the sale/ transfer/assignment of all their rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of **Rs.49,80,000/- (Rupees FORTY NINE LAKH EIGHTY THOUSAND Only)** being the Sale Price and Purchasers have agreed to purchase the said Flat the rights, title and interest of the Sellers therein and benefits accruing to the Sellers under the said Agreement, in consideration of **Rs.49,80,000/- (Rupees FORTY NINE LAKH EIGHTY THOUSAND Only)** which amount of consideration shall be paid by the Purchasers to the Sellers at the time and in the manner subject to the terms and conditions stated herein below.

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AND WHEREAS the party of the First Part, is in actual possession of the said Flat with existing all amenities and the transaction of the purchase of the said Flat on ownership basis is completely by the party of the First Part from their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. The party of the first part has got full right and absolute authority to sell/disposed off and transfer all their right, title and interest in the said Flat as their self-acquired property.


AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below.


NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The Sellers hereby agrees to sell and the Purchasers hereby agree to purchase said Flat No. F-103, on First Floor, in "F" Wing, admeasuring 436 Sq.Ft. Built Up Area, in the Building & Registered Society known as "REMA Co-operative Housing Society Ltd.", constructed on Plot No. 109, admeasuring 2846.59 Sq.Mtrs, in Sector No. 08, being situated and lying at NEW PANVEL (E), Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

The area of the Flat hereby agreed to be sold is admeasuring 436 Sq.Ft. Built Up Area and it is shown by red boundary line on the plan attached herewith.

3. THE CONSIDERATION for the transfer of the said Flat in the name of the Purchasers, is settled and agreed between the parties is Rs.49,80,000/- (Rupees FORTY NINE LAKH EIGHTY THOUSAND Only), and the said amount of consideration is agreed to be paid by the Purchasers to the Sellers in the following manner.

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a) The Purchasers have paid to the Sellers **Rs.10,00,000/- (Rupees TEN LAKH Only)** being the Part amount of the said Flat, on or before the execution of this Agreement (the receipt and payment whereof the Sellers doth hereby admit and acknowledge).

b) The Purchasers shall pay the Balance amount of **Rs.38,80,000/- (Rupees THIRTY EIGHT LAKH EIGHTY THOUSAND Only)** after availing the Loan from any Financial Institution or Bank within **45 Working Days** from the date of execution of this Agreement and/or from the date of obtaining CIDCO Transfer Permission and Mortgage NOC (whichever is earlier).

c) Time for payment of balance amount is the essence of this Agreement. The Sellers shall provide to the Purchasers, a good, clear and marketable title of the said Flat at Purchasers' cost and expenses, and shall handover to the Purchasers the original title documents of the said Flat after Full & Final Payment.

d) The Sellers also agree and undertake to indemnify the Purchasers from any kind of loss or claim arises or caused to be arise against any defect title and against all unpaid dues for all such period during which the Sellers or their predecessors held the said Flat.

4. The Sellers and the Purchasers declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.

5. The Sellers shall handover vacant and peaceful possession of the said Flat premises to the Purchasers on payment of full and final amount of Sale Price.

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6. The Sellers do hereby covenant with the Purchasers as under:-

- (a) The Sellers are the sole and absolute, legal and beneficial owner of the said Flat and no other person has any right, title and interest therein;
- (b) The Sellers have paid all rates, taxes, assessments, Society maintenance charges and outgoings payable in respect of the said Flat upto date. Thereafter, the same shall be payable by the Purchasers. The Sellers shall indemnify and keep indemnified the Purchasers against non-payment thereof;
- (c) The Sellers have complied with all the bye-laws, rules and regulations of the Society/Builders;
- (d) The said Flat is free from any charges, liens, encumbrances of any nature whatsoever and the same is not attached either

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before, or after judgment or at the instance of any court or other forum or taxation authorities or any other statutory authorities and government authorities and the Sellers have not given any undertaking to any statutory authority not to deal with or dispose the said Flat;



No person have any claim, share, right, title or interest past or subsisting of whatsoever nature including by way of sale, exchange, lease, sub-lease, license, gift, trust, inheritance, tenancy, license, will, lien minority or otherwise howsoever in the said Flat and the Sellers is competent and entitled to sell and transfer the same in the manner provided in these presents;

- (f) The Purchasers shall be entitled to hold and own the said Flat without any hindrances, obstruction, denial, interruption or eviction by or from the Sellers or from any person or persons lawfully or equitably claiming through under or in trust for the Sellers;

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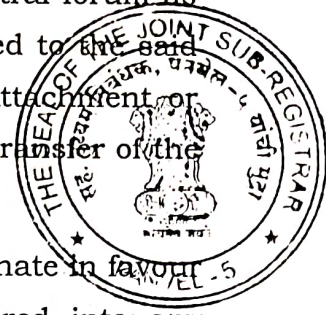
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- (g) There are no proceedings instituted or pending in any Court or judicial, quasi judicial or statutory body or arbitral forum as on date concerning, touching, affecting or related to the said Flat either directly or indirectly. There is no attachment or prohibitory order issued prohibiting the sale or transfer of the said Flat as contemplated under these presents;
- (h) The Sellers have not alienated nor agreed to alienate in favour of any third party nor have the Sellers entered into any agreement or arrangement with any other person/s save and except the Purchasers, their right, title and interest in the said Flat or any part thereof in any manner whatsoever and have not taken or accepted any token deposit or earnest money from any third party in respect of the said Flat;
- (i) The Sellers are not restrained either under Income Tax Act 1961 or any other statute from selling or transferring the said Flat;
- (j) No notice have been issued for acquisition or requisition of the said Flat or any part thereof and further that there are no outstanding notices received from any other public authority;
- (k) That neither the Sellers nor any one on their behalf have done committed or omitted to do or commit any act, deed, matter or thing whereby their rights and benefits in respect of the said Flat or any part thereof become or may be prejudicially affected in any manner whatsoever;
- (l) That the Sellers shall honestly, bonafidely, truly and faithfully and in good faith discharge all the express and implied obligations hereunder and shall not do any act to the prejudice of the Purchasers;
- (m) The Sellers shall make the necessary representation to the said Society, for accepting the Purchasers as members thereof. The Sellers shall fully co-operate in getting the said Flat transferred to the Purchasers name in the records of the Society.



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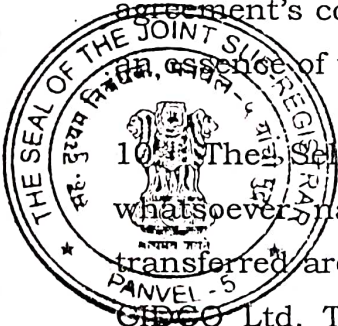
7. The Sellers shall pay the society/builder charges, maintenance charges, electricity charges, T.V. Cable charges, Telephone bills, Property Tax, Water Charges & all other dues and charges as may be claimed by any authority, CIDCO Ltd., State Government or any local authorities, Electricity Meter Deposit, Water Meter Deposit, development charges etc., in respect of the said Flat upto the date of Possession, and thereafter the same shall be borne and paid by the Purchasers and the Purchasers shall be liable to pay all such dues levied by the Society or any authority calculated from the date of getting possession.

8. The Sellers hereby declare that till today they have not sold, gifted or otherwise parted, with possession of the said Flat, nor had been entered into any such agreement to any other party. The Sellers hereby agrees to co-operate for transferring the above said

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property in the name of Purchasers in the office of CIDCO Ltd. and/or Panvel Municipal Corporation, M.S.E.D.Co. Ltd., and any other concerned Department at the cost of Purchasers.

It is agreed by the both parties that they will complete this agreement's conditions and it is bounded on the Purchasers this is in essence of the contract.



10. The Sellers hereby declare that all taxes and dues of whatsoever nature in respect of the Flat hereby agreed to be transferred are paid by them alone up to the date of possession to CIDCO Ltd. The Purchasers shall be responsible for payment of further taxes and dues in respect of Flat hereby agreed to be transferred from the date of possession.

11. The Sellers also declared that they have not dealt with the said Flat in any manner nor they have done any agreement with any another party or person.

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(Signature)

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12. The Sellers hereby undertakes to make out a marketable title to the property agreed to be sold.

13. The Purchasers do hereby covenant with the under:-

- a) That the Purchasers undertakes to observe and carry out and fulfill all the terms and conditions of the said Agreement;
- b) The Purchasers are aware that all those who have purchased Flats in the building situated on Plot have formed and registered "**REMA Co-operative Housing Society Ltd.**", under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing **Registration No. NBOM/CIDCO/HSG(OH)/484/JTR/1996-97** (hereinafter for the brevity's sake referred to as "the said Act");
- c) That the Purchasers shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society formed under the said Act;
- d) That the Purchasers shall abide by the Rules and Regulations and bye-laws of the said Society and that they agree and undertake to pay and discharge all calls and dues which the said Society may make in respect of the said Flat, after getting possession of the said Flat.
- e) That the Purchasers shall observe all the terms and conditions of the said Agreement and shall regularly pay the (Water Charges, Electricity Charges, Maintenance Charges and Property taxes) in respect of the said Flat directly to the concerned authorities from the date of getting possession of the said Flat.



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f) The said Society has issued Share Certificate No. 076, under Member's Registration No. 76, having 5 shares of Rs.50/- each bearing Distinctive Nos. from 376 to 380 in respect of the said Flat and the same shares shall be transferred in the name of Purchasers after Full & Final Payment.

14. The Sellers herein shall produce the following documents before the Purchasers :

- The Sellers will submit their application to the said Society after Full & Final payment to the effect that their name as a member of the said SOCIETY be deleted and name of the Purchasers should be taken as a member in their place and also transfers the shares in the name of the Purchasers.
- That Sellers will sign transfer form and submit the same to the Society after Full & Final payment.

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15. The Purchasers hereby undertakes to become a member of such society and undertake to sign all papers necessary for that purpose.

16. The expenses for conveying the said Flat such as Stamp Duty, Registration fees shall be borne and paid by the Purchasers alone.



17. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

18. All the terms and conditions of the builder's agreement will be applicable to this agreement.

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FIRST SCHEDULE OF PROPERTY

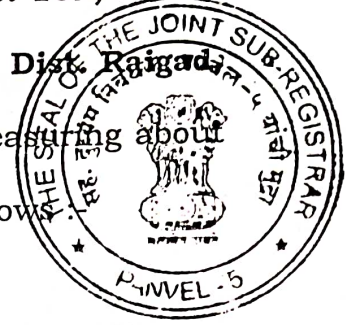
ALL THAT piece and parcel of land known as **Plot No. 109, Sector**

No. 08, New Panvel (E), Navi Mumbai, Tal. Panvel, Dist. Raigad,

within the limits of CIDCO Ltd., containing by admeasuring about

2840.59 Sq.Mtrs. or thereabouts and bounded as follows

- On or towards North :- 8 Mtrs. wide Road
- On or towards East :- 11 Mtrs. wide road
- On or towards South :- 8 Mtrs. wide Road
- On or towards West :- 8.5 Mtrs. Pedestrian Path



SECOND SCHEDULE OF PROPERTY FLAT

Flat No. F-103, on First Floor, in "F" Wing, admeasuring 436

Sq.Ft. Built Up Area, in the Building & Registered Society known

as "REMA Co-operative Housing Society Ltd.", constructed on

Plot No. 109, admeasuring 2846.59 Sq.Mtrs., in Sector No. 08,

being situated and lying at NEW PANVEL (E), Tal. Panvel, Dist.

Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal

Corporation, in the Jurisdiction of Registration Sub District of

Panvel, District Raigad.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED AND DELIVERED by the Within named "SELLERS"

1) MR. SONU KUMAR MOTHANLAL BAGHEL

SONU



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2) MRS. USHADEVI SONU KUMAR BAGHEL

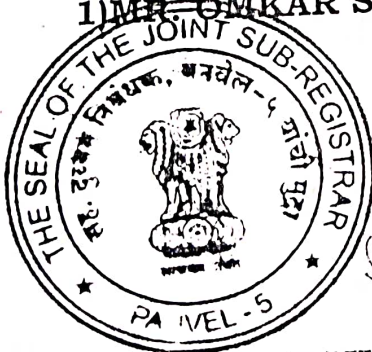
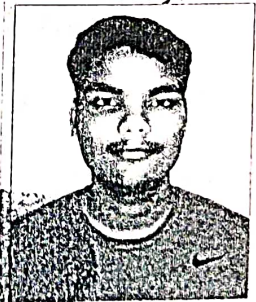


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SIGNED AND DELIVERED BY Within named "PURCHASERS"

1) MR. OMKAR SHARAD GAONKAR

Omkar



शर्मिला शारदाकर

2) MRS. SHARMILA SHARAD GAONKAR

In the presence of

1) Mr. IRFAN

Irfan

2) Mr. TEJAS

Tejas



01/07/2020

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RECEIPT

RECEIVED a sum of **Rs.10,00,000/- (Rupees TEN LAKH Only)** on execution of these presents in the following manner within named Purchasers 1) **MR. OMKAR SHARAD GAONKAR**, 2) **MRS. SHARMILA SHARAD GAONKAR**, being the joint payee of the sum of Rs. 10,00,000/- at the price against the sale of **Flat No. F-103, on First Floor, in "F" Wing, admeasuring 436 Sq.Ft. Built Up Area, in the Building & Registered Society known as "REMA Co-operative Housing Society Ltd.", constructed on Plot No. 109, admeasuring 2846.59 Sq.Mtrs., in Sector No. 08, being situated and lying at NEW PANVEL (E), Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad.**



Cheque/RTGS No.	Date	Bank's Name	Amount in Rs.
HDFCR52021032684268601	26/03/2021	HDFC	10,00,000/-
TOTAL			10,00,000/-

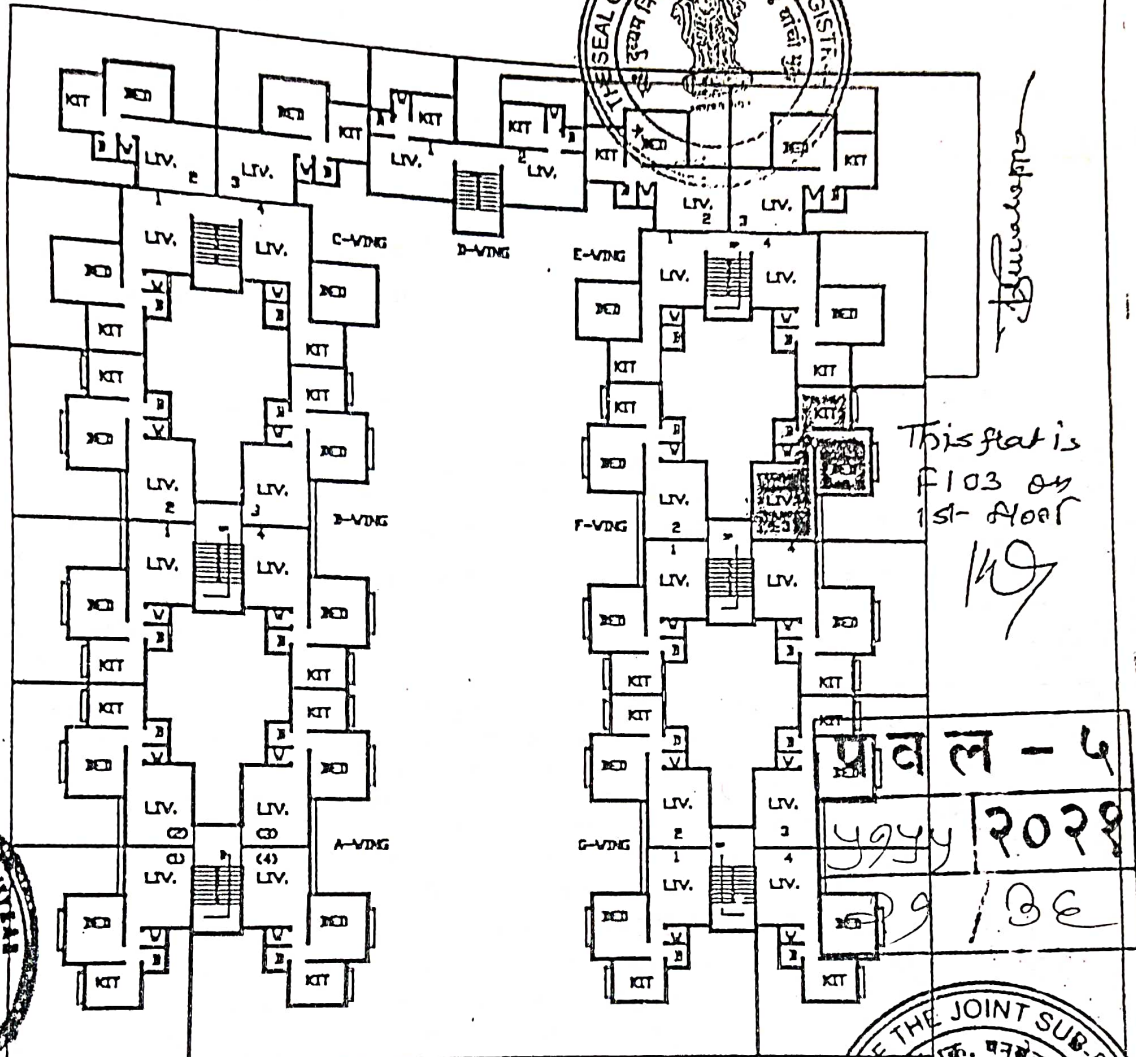
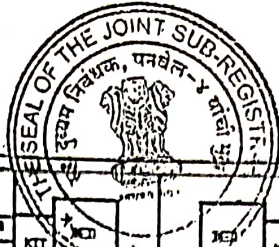
WE SAY RECEIVED

1) **MR. SONU KUMAR MOTHANLAL BAGHEL**

2) **MRS. USHADEVI SONU KUMAR BAGHEL**

SELLERS

9E / 38



8.0M VIDE ROAD

11.8m side road

LAY OUT PLAN

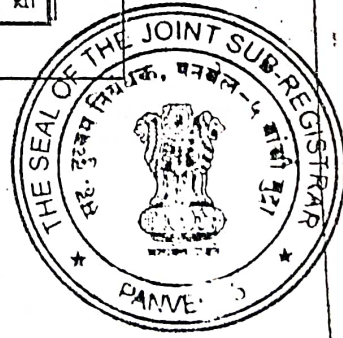
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PLOT NO-109, SECTOR-8, NEW PANVEL

SAI DEVELOPERS

2-E2, ASHIANA, SECTOR-17, VASCO, NAVI MUMBAI TEL.-7670004,7630078

RAJESH R.C.



COM
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Rajesh R.C.
Rajesh R.C.

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Signature

राजेश रंकाकर

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19/03/2018

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दुय्यम निबंधक : मह. दु.नि.पनवेल 4

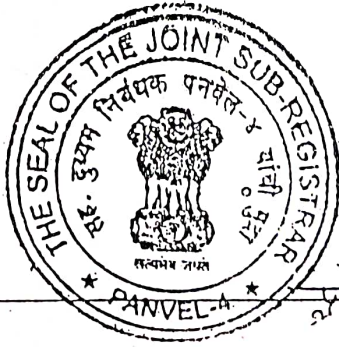
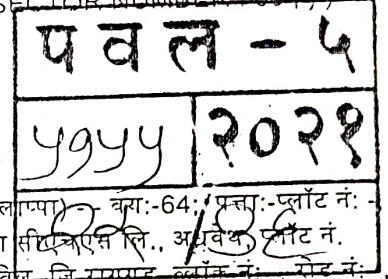
दस्त क्रमांक : 3541/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) पनवेल

(1)विनोदनाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	3700000
(3) वाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3026844
(4) भू-मापन,पोट्टिस्मा व घरक्रमांक (अनन्याम)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: संदनिका क्र. एफ-103,पहिला मजला,एफ विंग,"रिमा को.ऑपरेटिव्ह हीमिंग सोसायटी लि.",प्लॉट नं. 109,सेक्टर नं. 08,मांजे-नविन पनवेल,ता.पनवेल,जि.रायगड,क्षेत्र. 436 चौ.फूट बिल्डअप या मिळकतीचे.. दिनांक 17/02/2018 रोजी दस्त क्रमांक पवेल-4-2096/2018 अन्वये मुद्रांक शुल्क व नोंदणी फी वसूल करण्यात आली आहे..((Plot Number : 109 & SECTOR NUMBER : 08 ;))
(5) क्षेत्रफळ	1) 436 चौ.फूट
(6)आकारणी किंवा जूडी देण्यात आलेला नक्शा.	
(7) दस्तगंज करून घेणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कुशालापपा मदप्पा ठिथारामाडा (टि.एम.कुशालापपा) वय:-64; पत्ता:-प्लॉट नं:- माळा नं:-, इमारतीचे नाव: रुम नं. 103, एफ विंग, रिमा सी.ए.एस. लि., अन्वये प्लॉट नं. 109, डी मार्ट जवळ, सेक्टर नं. 8, नविन पनवेल, ता.पनवेल, जि.रायगड, ब्लॉक नं. , रोड नं: महाराष्ट्र, राईगार:(ं:). पिन कोड:-410206 पॅन नं:-ACIPT4705F 2): नाव:-मुशिला कुशालापपा ठिथारामाडा (टि.के. मुशिला) - - वय:-64; पत्ता:-प्लॉट नं:- माळा नं:-, इमारतीचे नाव: रुम नं. 103, एफ विंग, रिमा सी.ए.एस. लि., अन्वये प्लॉट नं. 109, डी मार्ट जवळ, सेक्टर नं. 8, नविन पनवेल, ता.पनवेल, जि.रायगड, ब्लॉक नं. , रोड नं: महाराष्ट्र, राईगार:(ं:). पिन कोड:-410206 पॅन नं:-ACIPT4705F
(8)दस्तगंज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोनु कुमार मोठानलाल बघेल - - वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: रुम नं. 3, चंद्रभागा माया पवार चाळ, (कमप्लेक्स) ता.पनवेल, जि.रायगड, ब्लॉक नं. , रोड नं: महाराष्ट्र, राईगार:(ं:). पिन कोड:-410206 पॅन नं:-BGVPB5825N 2): नाव:-उपादेवी मोनु कुमार बघेल - - वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: रुम नं. 3, चंद्रभागा माया पवार चाळ, ता.पनवेल, जि.रायगड, ब्लॉक नं. , रोड नं: महाराष्ट्र, राईगार:(ं:). पिन कोड:-410206 पॅन नं:-BKXPB0072K
(9) दस्तगंज करून दिल्याचा दिनांक	19/03/2018
(10)दस्त नोंदणी केल्याचा दिनांक	19/03/2018
(11)अनुक्रमांक,खंड व पृष्ठ	3541/2018
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	



Handwritten signature and text:
पनवेल-4

मुल्यांकनासाठी विचारात घेतलेला नपशील :-

मुद्रांक शुल्क आकारणाना निवडलेल्या अन्वये :-

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



17/02/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 2096/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) पनवेल

(1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 3700000
 (3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 3026844
 (4) भू-मापन,पोटहिस्सा व घरक्रमांक (अमल्यास)

1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका नं एफ-103,पहिला मजला,एफ-विंग,रिमा को ऑपरेटीव हौसींग सोसायटी लि.,प्लॉट नं 109,सेक्टर 08,मौजे-नवीन पनवेल,ता.पनवेल,जि.रायगड,क्षेत्र-436 चौ.मी.बिल्टअप या मिळकतीचा करारनामा((Plot Number : 109 ; SECTOR NUMBER : 08)

(5) क्षेत्रफळ 1) 436 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे न्व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-कुशालाप्या मदप्पा ठियारामाडा - - वय:-64; पत्ता:-प्लॉट नं: माळा नं: - / 86 इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रुम नं 103, एफ विंग,रिमा सोसायटी लि. अंधवेश, प्लॉट नं 109,डी-मार्ट जवळ, सेक्टर 8, न्यु पनवेल,ता.पनवेल,जि.रायगड , महाराष्ट्र, राईगार:(००). पिन कोड:-410206 पॅन नं:-ACIPT4705F
 2): नाव:-सुशीला कुशालाप्या ठियारामाडा - - वय:-56; पत्ता:-प्लॉट नं: माळा नं: - / 86 इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रुम नं 103, एफ विंग,रिमा सोसायटी लि. अंधवेश, प्लॉट नं 109,डी-मार्ट जवळ, सेक्टर 8, न्यु पनवेल,ता.पनवेल,जि.रायगड , महाराष्ट्र, राईगार:(००). पिन कोड:-410206 पॅन नं:-AURPIK2401Q

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-सोनुकुमार मोठानलाल बघेल - - वय:-29; पत्ता:-प्लॉट नं: - माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रुम नं 3,चंद्रभागा माया, पवार चाळ, सुकापूर,ता.पनेवल,जि.रायगड , महाराष्ट्र, राईगार:(००). पिन कोड:-410206 पॅन नं:-BGVPB5825N
 2): नाव:-उषादेवी सोनुकुमार बघेल - - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रुम नं 3,चंद्रभागा माया, पवार चाळ, सुकापूर,ता.पनेवल,जि.रायगड , महाराष्ट्र, राईगार:(००). पिन कोड:-410206 पॅन नं:-BKXPB0072K

(9) दस्तऐवज करून दिल्याचा दिनांक 16/02/2018

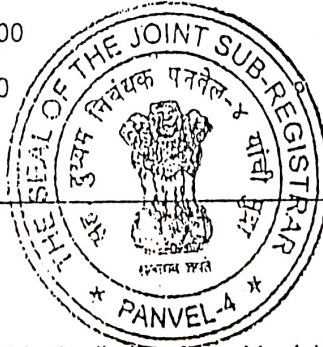
(10) दस्त नोंदणी केल्याचा दिनांक 17/02/2018

(11) अनुक्रमांक, खंड व पृष्ठ 2096/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 222000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा



सह. दुय्यम निबंधक वर्ग-२.
पनवेल-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

144

FFD

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉइंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९१-२२-२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी.,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ७५७ ९२४९ (९ लायन)

फॅक्स : ००-९१-२२-७५७ ९२४९

संदर्भ क्र.:

REF NG: EE(BP)/ATPO /1366

दिनांक २-६/३/०२

प व ल - ४
२००२
२५

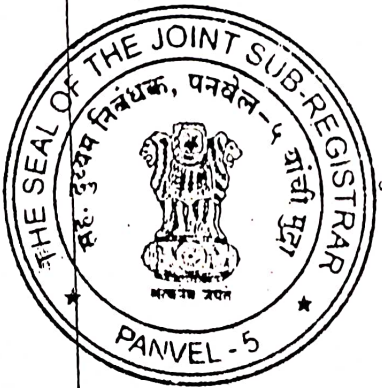
OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential building (BUA 2825.004 Sq.mtrs.) on Plot no 109, Sector - 08 at New Panvel (E) of Navi Mumbai completed under the supervision of RAJESH R.C. has been inspected on 22/03/2002 and I declare that the development has been carried out in accordance with the General Development Regulations and the conditions stipulated in the Commencement Certificate dated 14/05/2001 and that the development is fit for the use for which it has been carried out.



प व ल - ४	
५९५५	२०२१
२०	/ ३६

(S.V.JOSHI) 26/3/02
 EXECUTIVE ENGINEER (BLDG PER.)
 ADDL. TOWN PLANNING OFFICER



REF NO. EE(BP)/ATPO/ 759

DATE: 24.3.99

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV), of 1966 to

The Chairman/Secretary, Rama Co. Op. Hg. Soc. Ltd.

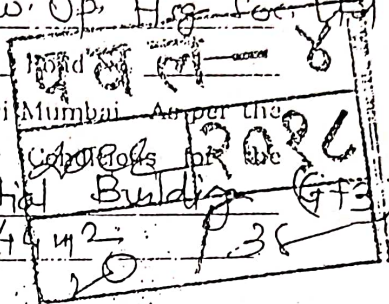
of Unit/Plot No. 109 Phase -

sector No. 8 at New Panvel at Navi Mumbai

approved plans and subject to the following conditions for the

development work of the proposed Residential Building

Net BUA = 2798.44 sq. m

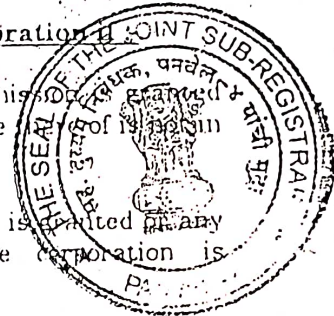


1. This certificate is liable to be revoked by the Corporation if

1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use of the land is not in accordance with the Sanctioned plans.

1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation or that the applicant and/or any person deriving title under his in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional And Town Planning Act, 1966.



पत्र - 4
2029
20/1/38

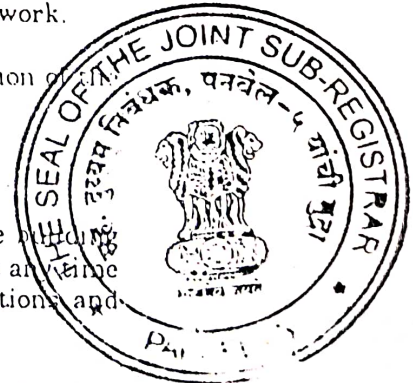
2. The applicant shall:

2(a) Give a notice to the Corporation for completion upto the plinth level and 7 days before the commencement of the further work.

2(b) Give written notice to the Corporation regarding completion of work

2(c) Obtain an Occupancy Certificate from the Corporation.

2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.



3. The structural design, building materials, fire protection, electrical installation etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.

Contd....



Share Certificate No. 076 Member's Regn. No. 76 No. of Shares

Share Certificate

REMA CO-OPERATIVE HOUSING SOCIETY

Plot No. 109, Sector 8, New Panvel (E)

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. NBOM/CIDCO/HSG(O.H.)/484/JTR-96-97 Date

This is to certify that Shri/ Smt. /M/s. श. ग. कृष्णलप्पा

is the Registered Holder of 05 fully

shares each numbered from 376 to 380 both inclusive, in

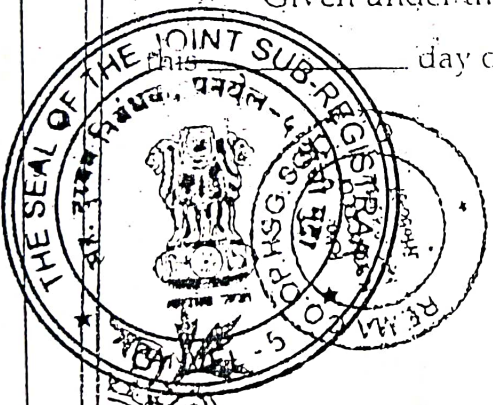
REMA CO-OPERATIVE HSG. SOCIETY LTD

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society on

 day of 20

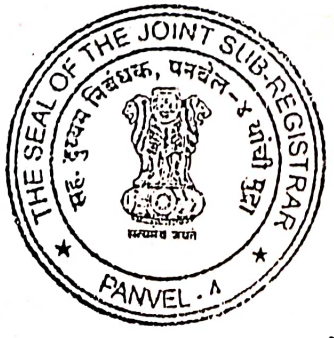
पवल - ५
५९४५/२०२१
३९/०९



[Signature]
Authorised
M.C. Member

[Signature]
Secretary

२०८८ २०१५
२३ / ०९



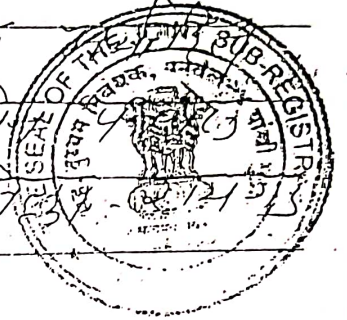
-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन वी ओ एम / सिडको / एच एस जी (ओ एच) / ४८४

प व ल - ४	
२०८८	२०१८
आहेको / ३४	

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे

रेमा सहकारी गृहनिर्माण संस्था
सेक्टर - ८, प्लॉट नं. १०९, नवी
मुंबई, तालुडा - पनवेल, जि.



ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उप-वर्गीकरण भाडकर-सहभागिदारी आहे.

प व ल - ५	
५१५५	२०१९
३२ / १	

कार्यालयीन



नवी मुंबई

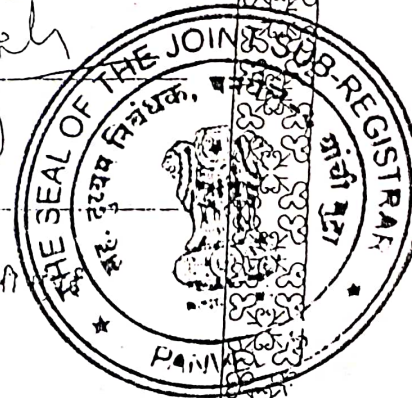
दिनांक ०३/०१/१९९७

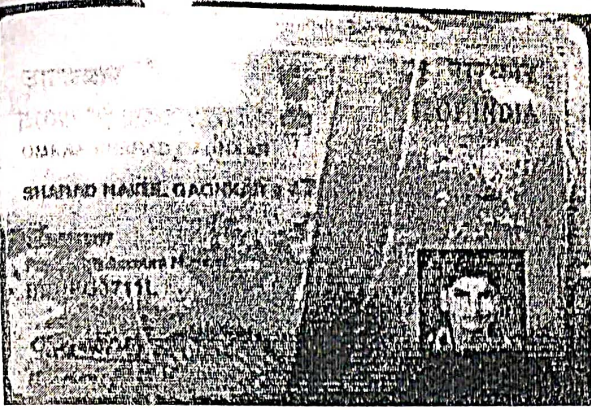
सही

(च. दा. खवळे)

हुद्दा

सहनिबंधक
सहकारी संस्था निजको मनी





आयकर विभाग
INCOME TAX DEPARTMENT
USHADEVI SONU KUMAR BAGHEL
MAHIPAL BAGHEL
15/05/1990
Permanent Account Number
BKXPB0072K
उषा बघेल
अलाबदील

भारत सरकार
GOVERNMENT OF INDIA
Omkar Sharad Gaonkar
DOB: 25/05/1997
MALE
Mobile No: 7900021363
9203 6955 2673
VID : 9187 9146 5882 1408
माझे आधार, माझी ओळख

उषादेवी सोनुकुमार बघेल
Ushadevi Sonukumar Baghel
जन्म तिथि/DOB: 15/05/1990
लिंग/ FEMALE
8194 5066 7953
VID: 9177 3332 8597 3784
मेरा आधार, मेरी पहचान
अलाबदील

मा. शरीर पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address :
S/O: Sharad Nakul Gaonkar, 525,
Wadache Galav, Sonurli, Sonurli,
Sonurli, Sindhudurg,
Maharashtra - 416510
Download Date: 09/01/2021
Issue Date: 22/01/2020

आयकर विभाग
INCOME TAX DEPARTMENT
सोनुकुमार मोहनलाल बघेल
Sonukumar Mothanalal Baghel
जन्म तारीख / DOB: 10/08/1989
पुरुष / MALE
Mobile No.: 8633642318
2267 7791 7741
माझे आधार, माझी ओळख
पुणे 2028
23/3E
PANHEL-5

आयकर विभाग
INCOME TAX DEPARTMENT
सोनुकुमार मोहनलाल बघेल
Sonukumar Mothanalal Baghel
जन्म तारीख / DOB: 10/08/1989
पुरुष / MALE
Mobile No.: 8633642318
2267 7791 7741
माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
सोनुकुमार मोहनलाल बघेल
Sonukumar Mothanalal Baghel
जन्म तारीख / DOB: 10/08/1989
पुरुष / MALE
Mobile No.: 8633642318
2267 7791 7741
माझे आधार, माझी ओळख

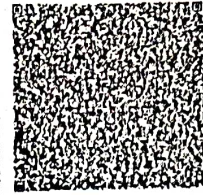
आयकर विभाग
INCOME TAX DEPARTMENT
सोनुकुमार मोहनलाल बघेल
Sonukumar Mothanalal Baghel
जन्म तारीख / DOB: 10/08/1989
पुरुष / MALE
Mobile No.: 8633642318
2267 7791 7741
माझे आधार, माझी ओळख

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स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DJAPG6581G



नाम / Name
SHARMILA SHARAD GAONKAR

पिता का नाम / Father's Name
NHANU KRUSHNA GHADI

जन्म की तारीख /
Date of Birth
01/01/1968

हस्ताक्षर / Signature

शर्मिला शरद गांवकर



भारत सरकार
Government of India



शर्मिला शरद गांवकर
Sharmila Sharad Gaonkar
जन्म तारीख / DOB : 01/01/1968
स्त्री / Female



पं. ल - ५
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३४ / ३६

5211 5534 5943

आधार - सामान्य माणसाचा अधिकार

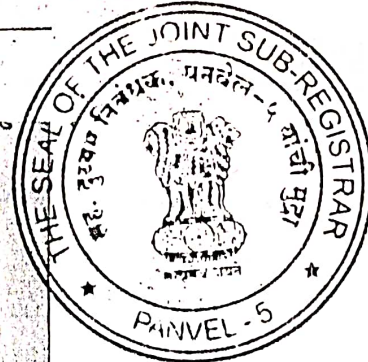
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तेजस रविंद्र देसाई
Tejas Ravindra Desai
जन्म तिथि/ DOB: 29/04/1993
पुरुष / MALE



5306 4018 6642

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पोपेरे
Mohammed Ifan Abdul
Karim Popere
जन्म तिथि/ DOB: 01/06/1978
पुरुष / MALE



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मेरा आधार, मेरी पहचान

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28 मार्च 2021 12:44 म.नं.

दस्त गोषवारा भाग-1

पवल् 5

दस्त क्रमांक: 5155/2021

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42 म.नं. वा. हजर केला.

नोंदणी फी

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रु. 720.00

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Joint Sub Registrar Panvel 5

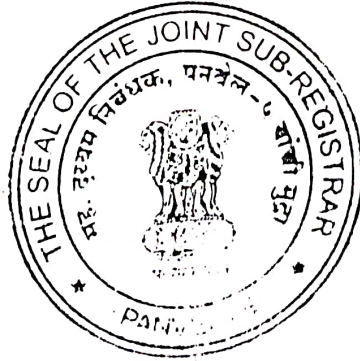
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कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न कोणत्याही नागरी क्षेत्रात

क्र. 1 28 / 03 / 2021 12 : 42 : 21 PM ची वेळ: (सादरीकरण)

क्र. 2 28 / 03 / 2021 12 : 43 : 23 PM ची वेळ: (फी)

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लिहून देणार

लिहून घेणार
शंभुलिया शंभुलिया



3/2021 1 44:29 PM

दस्त गोषवारा भाग-2

पवल5

दस्त क्रमांक:5155/2021

3E/3E

क्रमांक :पवल5/5155/2021

वा प्रकार :-करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सोनु कुमार मोठानलाल बघेल . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रुम नं. 3, चंद्रभागा माया, पवार चाळ, सुकापुर, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पॅन नंबर:BGVPB5825N	लिहून देणार वय :-32 स्वाक्षरी:-		
2	नाव:उषादेवी सोनु कुमार बघेल . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रुम नं. 3, चंद्रभागा माया, पवार चाळ, सुकापुर, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पॅन नंबर:BKXPB0072K	लिहून देणार वय :-30 स्वाक्षरी:-		
3	नाव:ओमकार शरद गांवकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 525, वडाचे गाळाव, सोनुली, सिंधुदुर्ग, महाराष्ट्र, सिंधुदुर्ग. पॅन नंबर:BRUPG3711L	लिहून घेणार वय :-24 स्वाक्षरी:-		
4	नाव:शर्मिला शरद गांवकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 525, वडाचे गाळाव, सोनुली, सिंधुदुर्ग, महाराष्ट्र, सिंधुदुर्ग. पॅन नंबर:DJAPG6581G	लिहून घेणार वय :-53 स्वाक्षरी:-		

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क्र.3 ची वेळ:28 / 03 / 2021 01 : 41 : 47 PM

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क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:तेजस रविंद्र देसाई . . वय:28 पत्ता:पनवेल, जि. रायगड पिन कोड:410206		
2	नाव:मोहम्मद इरफान अब्दुल करीम पोपेरे . . वय:42 पत्ता:सदनिक नं. 302, साईराज पॅराडाईज, साईनगर, पनवेल, जि. रायगड पिन कोड:410206		

क्र.4 ची वेळ:28 / 03 / 2021 01 : 43 : 58 PM

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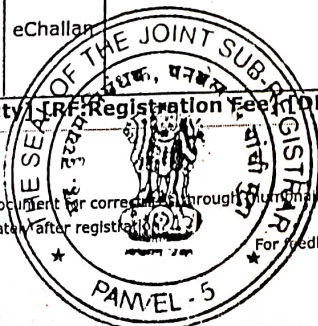
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क्र.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		2703202113342	720	RF	2703202113342D	28/03/2021
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