

AMT-2
22/6/17
1130 hrs
HLST

PMAY

703

For Proposals upto Above ₹ 50 Lacs Please

Resale

CIF No.	PAL
Existing SBI A/C No. 9070993	Tie up no (if applicable)
LOS Reference No. 9029857	Take Over

Applicant Name : Sanjay Karale
 Co-Applicant Name :
 Contract (Resi.) Mobile : 784 3080016

Loan Amount : 17,99,000	Tenure : 300 months (25YRS)
Interest Rate : 8.40	EMI :
Loan Type : CLASS - LIG	SBI LIFE : YES / NO
Hsg. Loan <input checked="" type="checkbox"/> Maxgain NO	
Realty NO. Home Top up NO	

Property Location : Kharghar
 Property Cost :
 Name of Developer / Vendor : Sanjay CHS

RBO - ZONE - Branch : Palaspe (Code No) 16067
 Name of S. S. L. Co-ordinator along with Mob No.:
 Name of RACPC Co-ordinator along with Mob No.: 9600 601
 Name of HLST / MPST / BM / FS / along with Mob No.: Asher Sharma

	DATE	
SEARCH - 1	Rupali ✓	RESID
SEARCH - 2		OFFIC
VALUATION - 1	V.S. Jadon ✓	SITE ID
VALUATION - 2		

LOS ID: 36966216619
 A/C: Spouse: 9326846897
 C/F: Varsha Karale
 NAME: SANJAY KARALE
 CERSAI NO: 400016241663
 200016205240
 ASSET ID:
 COMPECTOR NO: PLS
 S. C. NO.: 30808 / Resale (TL)

43

STATE BANK OF INDIA

703

भारतीय स्टेट बँक/S.B.I.
 शाखा/कास/कास/कास
 17/6/2017
 548

The a/c can be

26/04/2017

दुय्यम निबंधक : मह दु.नि.पनवेल 4

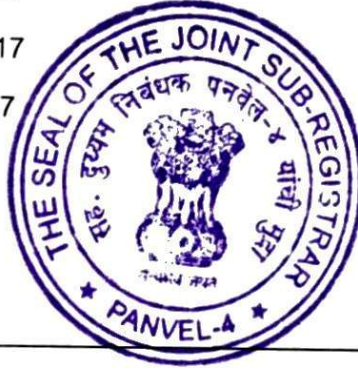
दस्त क्रमांक : 4187/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) भोबदला	2500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2132630.64
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका नं. 24, तिमरा मजला, संजय को. ऑप. हौसिंग सोसायटी लि., प्लॉट नं. 17, सेक्टर 21, खारघर, ता. पनवेल, जि. रायगड, क्षेत्र. 226.04 चौ. फुट कारपेट या मिळकतीचे ((Plot Number : 17 ; SECTOR NUMBER : 21 ;))
(5) क्षेत्रफळ	1) 226.04 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा.	1): नाव:-गुरप्रित सिंग आनंद . . वय:-46; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: सी-21/04, पाम बिच सीएचएस ली., सेक्टर 04, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABAPA9711D
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-संजय मुरलीधर कराळे . . वय:-35; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: रुम नं. 1, एमआयडीसी फायर ब्रिगेट कॉलनी, धाटाव एमआयडीसी, रोहा, जि. रायगड, महाराष्ट्र, राईगार: (ंं). पिन कोड:-402116 पॅन नं:-ATTPK9145J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	26/04/2017
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2017
(10) दस्त नोंदणी केल्याचा दिनांक	4187/2017
(11) अनुक्रमांक, खंड व पृष्ठ	150000
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	25000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	
(14) शेर	



सह. दुय्यम निबंधक वर्ग-२.
पनवेल-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Wednesday, April 26, 2017
5:04 PM

पावती

Original/Duplicate

नोंदणी क्र 39म

Regn. 39M

पावती क्र.: 5783 दिनांक: 26/04/2017

गावाचे नाव: खारघर

दस्तावेजाचा अनुक्रमांक: पवेल4-4187-2017

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: संजय मुरलीधर कराळे

नोंदणी फी

₹. 25000.00

दस्त हाताळणी फी

₹. 780.00

पृष्ठांची संख्या: 39

एकूण:

₹. 25780.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
5:21 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

बाजार मूल्य: ₹. 2132630.64 /-

मोबदला ₹. 2500000/-

भरलेले मुद्रांक शुल्क: ₹. 150000/-

सह. दुय्यम निबंधक वर्ग-२
पनवेल-४.

1) देयकाचा प्रकार: eChallan रकम: ₹. 25000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000783468201718E दिनांक: 26/04/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹. 780/-

Skim

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९/३९

सह. दुय्यम निबंधक वर्ग-२
पनवेल-४.



CHALLAN
MTR Form Number-6

GRN	MH000783468201718E	BARCODE	Date 26/04/2017-13:12:27		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)			
Office Name	PNL1 PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	ATTPK9145J		
Location	RAIGAD		Full Name	SANJAY M KARALE		
Year	2017-2018 One Time		Flat/Block No.	FLAT NO 24 3 RD FLOOR		
Account Head Details		Amount In Rs.	Premises/Building	SANJAY CHS LTD		
0030046401	Stamp Duty	150000.00	Road/Street			
0030063301	Registration Fee	25000.00	Area/Locality	KHARGHAR PANVEL		
			Town/City/District			
			PIN	4	1	0 2 1 0
			Remarks (If Any)	<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <p align="center">पवेल - ४</p> <p align="center">8926 2096</p> <p align="center">2/3F</p> </div>		
			PAN2=ABAPA9711D-SecondPartyName=GURPREET SINGH			
			ANAND-CA=2500000			
Total		1,75,000.00	Amount In	One Lakh Seventy Five Thousand Rupees Only		
Payment Details		IDBI BANK	Words			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN	Ref. No.	69103332017042612209	121880968	
Name of Bank		Date	26/04/2017-13:12:50			
Name of Branch		Bank-Branch	IDBI BANK			
		Scroll No. , Date	Not Verified with Scroll			

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : 9702898989
 नोदणी वलन केवल दुरराम नलवधक कररररररररर नोदणी कररररररररर दस्तरररररररर लागु आहे. नोदणी न कररररररररर दस्तरररररररर सदर चलन लागु नरररी.

Sanjay M Karale

S. Karale

CHALLAN
MTR Form Number-6

MH000783468201718E		Barcode	Date	26/04/2017-13 12:27	Form ID	25.2
Department: Inspector General Of Registration			Payer Details			
Type of Payment: Stamp Duty Registration Fee			TAX ID (If Any)			
Office Name: PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	ATTPK9145J		
Location: RAIGAD			Full Name	SANJAY M KARALE		
Period: 2017-2018 One Time			Flat/Block No.	FLAT NO 24 3 RD FLOOR		
Account Head Details		Amount In Rs.	Premises/Building	SANJAY CHS LTD		
00046401	Stamp Duty	150000.00	Road/Street	KHARGHAR PANVEL		
00063301	Registration Fee	25000.00	Area/Locality	KHARGHAR PANVEL		
			Town/City/District			
			PIN	4	1	0 2 1 0
			Remarks (If Any)	PAN2=ABAPA9711D-SecondPartyName=GURPREET SINGH ANAND-CA=2500000		
Amount In		175000.00	Words	One Lakh Seventy Five Thousand Rupees Only		
Payment Details: IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332017042612209	121680968
Cheque/DD No.			Date	26/04/2017-13:12:50		
Name of Bank			Bank-Branch	IDBI BANK		
Name of Branch			Scroll No. , Date	Not Verified with Scroll		

पवल - ४
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DEFACED
175000.00
DEFACED



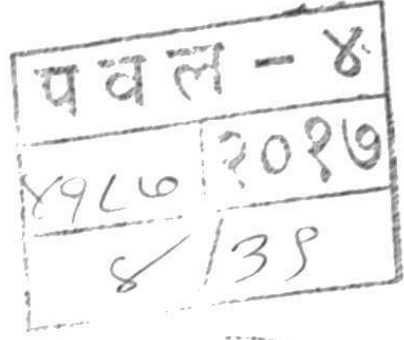
NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : 9702898989
चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-528-4187	0000491801201718	26/04/2017-17:02:53	IGR547	25000.00
2	(iS)-528-4187	0000491801201718	26/04/2017-17:02:53	IGR547	150000.00
Total Defacement Amount					1,75,000.00

सह. दुर्यम निबंधक वर्ग-२.
पनवल-४.

Print Date 26-04-2017 05:02:55



AGREEMENT FOR SALE

(PART PAYMENT)

This Agreement for Sale made and executed at Panvel this 26th day of the month of **APRIL** in the Christian Year **2017**.

BETWEEN

MR. GURPREET SINGH ANAND, PAN No. ABAPA9711D, Age 46 Years, Indian Inhabitant, Residing at **C-21/04, Palm Beach CHS Ltd., Sector 04, Nerul, Navi Mumbai 400706**, hereinafter called and referred to as "**THE SELLER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

MR. SANJAY MURLIDHAR KARALE, PAN No. ATTPK9145J, Age 35 Years, Indian Inhabitant, Residing at **Room No. 1, MIDC Fire Brigade Colony, Dhatav MIDC, Roha, Dist. Raigad 402116**, hereinafter called and referred to as "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.

---2/-

Gurpreet Singh Anand

S. Karale

WHEREAS

1. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) (hereinafter referred to as the

"THE CORPORATION") The Corporation is a New Town Development Authority declared for the area designated as the Site for the new town of Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional And Town Planning Act 1966

(Maharashtra XXXVII of 1966) (hereinafter referred as "THE SAID

ACT") The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at "Nirmal",

2nd Floor, Nariman Point, Mumbai - 400021.

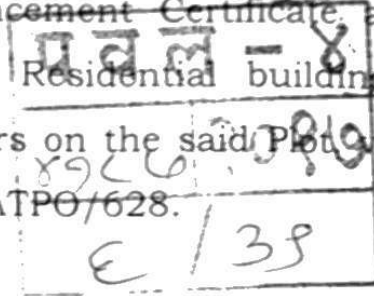
2. The State Government in pursuant to Section 113-A the Maharashtra Regional Town Planning Act (hereinafter referred as "MRTP ACT") acquired the land vested in City and Industrial Development Corporation of Maharashtra Ltd., for its development and disposal.

3. By an Agreement to Lease dated 03/11/1998 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to as "the Corporation" of the One Part in favor of **M/s. SANJAY Co-operative Housing Society Ltd.**, Registered under the Provisions of Maharashtra Co-op. Societies Act, 1960 bearing Registration No. **NBOM/CIDCO/HSG (OH)/673/JTR/1998-99**, dated 30/07/1998, therein referred to as the Licensee of Other Part, the Corporation has agreed to Lease to the said Licensee, **Plot No. 17, Sector No. 21, Kharghar, Taluka Panvel and District Raigad**, admeasuring **500 Sq.Mtrs.** area, (hereinafter for the sake of brevity referred to as "the said Property") more particularly described in the schedule written there under on 60 years lease and on the terms and conditions and at or for a consideration as contained therein and granted permission for construction of Residential building/s for its members.

Sanjay Singh

S. K. Kulkarni

4. The Corporation by its Letter dated 05/02/1999, granted development permission, issued Commencement Certificate, and approved plans for the construction of Residential building/s consisting Ground Plus **Three** Upper Floors on the said Plot vide its Letter bearing Ref. No. CIDCO/EE(BP)/ATPO/628.



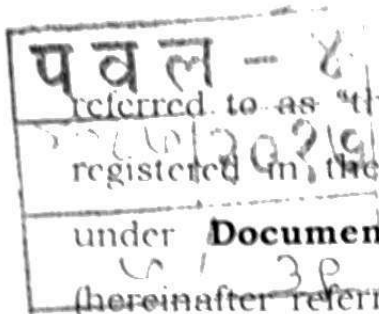
5. By virtue of said Agreement to Lease and Commencement Certificate **M/s. SANJAY Co-operative Housing Society Ltd.**, were in the lawful possession of the said Plot and entitle to develop and construct the Residential building (as per plan approved and sanctioned by CIDCO Ltd.) and also entitled to sell residential flats/commercial units of the building to be constructed on the said Plot on ownership basis to any Purchasers/s under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

6. Accordingly, the said Society has completed the construction work of the said Building/s consisting of Ground Plus **Three** Upper Floors on the said land vide **Occupancy Certificate** issued by CIDCO Ltd., dated 02/04/2004 under Ref. No. CIDCO/BP/ATPO /364.

7. By a Sale Deed dated 16/05/2013, the said Society **M/s. SANJAY Co-operative Housing Society Ltd.**, has sold and transferred to the name of the **MR. GURPREET SINGH ANAND**, (the First Allottee & the Seller herein), a Residential Property viz. **Flat No. 24, on Third Floor**, admeasuring about **226.04 Sq.Ft. Carpet Area**, in the Building and Registered Society known as "**SANJAY Co-operative Housing Society Ltd.**", constructed on **Plot No. 17, in Sector No. 21**, being situated and lying at **Kharghar, 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

Gurpreet Singh Anand

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referred to as "the said Flat") and the same Sale Deed was duly registered in the Office of Sub-Registrar of Assurances, Panvel under **Document No. PVL-3-4404-2013 dated 29/05/2013** (hereinafter referred to as "the said Agreement"), which is further followed by 2 Deeds of Rectification, registered in the Office of Sub-Registrar of Assurances, Panvel under **Document No. 1) PVL-2-6205-2013 dated 24/09/2013 and 2) PVL-1-5493-2016 dated 04/08/2016.**

8. By virtue of said Allotment Letter, the said Society has issued Share Certificate No. **24**, dated 03/01/2004, bearing distinctive Nos. from **116 to 120** (both inclusive) of Rs.50/- (each) in respect of the said Flat, which is further transferred in the name of **MR. GURPREET SINGH ANAND** under Transfer No. 1 dated 31/03/2005. And the Seller herein has agreed to sell and transfer the said Flat, along with its shares in favour of the Purchaser vide this Agreement for Sale.

9. The Seller is 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 owner thereof.

10. And whereas the Seller has offered to the Purchaser 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.25,00,000/- (Rupees TWENTY FIVE LAKH Only)** being the Sale Price and Purchaser have agreed to purchase the said Flat the rights, title and interest of the Seller therein and benefits accruing to the Seller under the said Agreement, in consideration of **Rs.25,00,000/- (Rupees TWENTY FIVE LAKH Only)** which amount of consideration shall be paid by the Purchaser to the Seller at the time and in the manner subject to the terms and conditions stated herein below.

Gurpreet Singh Anand

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- a) The Purchaser have paid to the Seller the sum of **Rs.7,01,000/- (Rupees SEVEN LAKH ONE THOUSAND Only)** being the Part Payment of the said Flat, on or before the execution of this Agreement (the receipt and payment whereof the Seller do hereby admit and acknowledge).
- b) Purchaser shall pay to the Seller the balance amount of **Rs.17,99,000/- (Rupees SEVENTEEN LAKH NINETY NINE THOUSAND Only)** after passing the loan from any Financial Institution or Bank within a period of **45 Working days** from the date of receiving NOC/ Transfer Permission from CIDCO Ltd.
- c) Time for payment of balance amount is the essence of this Agreement and the Seller will issue separate receipt for the same. The Seller shall provide to the Purchaser, a good, clear and marketable title of the said Flat at his own cost and expenses, and shall handover to the Purchaser the original title documents of the said Flat on execution of this Agreement and/or after Full & Final Payment.

11. The Seller shall handover the actual and peaceful possession of the said Flat to the Purchaser after Full & Final Payment of the said Flat.

12. The Seller do hereby covenant with the Purchaser as under:-

- a) That the Seller has full power, authority and absolute rights to sell/ transfer/ assign the rights, title and interest in the said Flat and benefits under the said Agreement pertaining thereto;
- b) That said Agreement aforementioned and the said Flat the rights; title and interest thereunder of the Seller, is free from all charges, mortgage, liens and encumbrances of any nature whatsoever.

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 That the Purchaser will be able to enjoy the benefits and advantages under the said Agreements and the said Flat without any hindrance, disturbance or obstructions from Seller or in trust for the Seller;

d) That the Seller shall do all acts, deeds, matters and things and executes the Documents required for perfectly assuring and transferring the rights of the Seller under the said Agreement in favour of the Purchaser as well as for transfer of Electricity Meter, Tax Receipt in the name of the Purchaser and shall be present in the office of the Sub-Registrar Panvel for acknowledging execution of this Agreement for Sale as well as Sale Deed/Deed of Assignment after receipt of the balance consideration

e) That the Seller shall not enter into any agreement or create any encumbrances in respect of the said Flat during the period of validity of this agreement.

f) That the Seller state that they have not created any decree nor have they created any adverse right in favor of any one in respect of the said Flat. In case any encumbrance or any defect in the Seller, title to the said Flat is found existing, Seller shall clear the same at their own initiative, costs and expenses immediately without any loss of time.

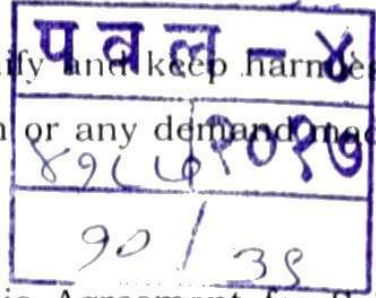
g) That there is no attachment or prohibitory order issued by any Authority prohibiting the Seller from dealing with and / or selling or transferring the said Flat.

h) That except with the PURCHASER herein referred to, the SELLER HAS not entered into any agreement or commitment in respect of the said Flat nor created any third party rights in the said Flat or any part thereof

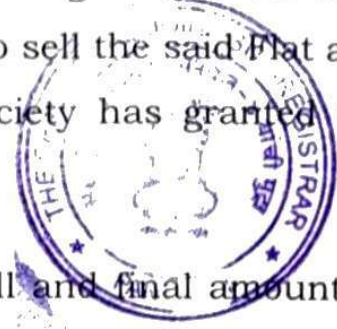
Sanjay Singh A

S. Kumar

- i) the Seller state that they shall indemnify and keep harmless the Purchaser herein against any claim or any demand made by any person or relative through him.



13. The Seller has before execution of this Agreement for Sale applied to the said Society for their consent to sell the said Flat and benefits of the said Agreement and the Society has granted the same, a copy whereof is enclosed hereto.



14. The Purchaser shall, on payment of full and final amount of sale consideration entitled to use and occupation of the said Flat and shall thereafter have no claims, whatsoever against the Seller in respect of anything. The Purchaser shall abide by all the terms and conditions of the said Agreement.

15. The Purchaser shall from the date of possession of the said Flat, maintain the said Flat at their own cost in a good and tenable condition and shall not do or suffer to be done anything in or to the said building or to the said Flat or common areas and facilities which may be against the rules and regulations or bye-laws of the CIDCO or local authority.

16. The Seller has borne and paid the maintenance charges, electricity charges, Property Tax, Water Charges & all other dues and charges as may be claimed by any authority, CIDCO, 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 handing over Possession of the said Flat, and thereafter the same shall be borne and paid by the Purchaser. However the Purchaser shall pay to the Developers, maintenance Charges in respect of the said Flat with effect after Full & Final Payment.

17. All costs, charges and expenses for preparing, stamping and registering this Agreement for Sale between the parties hereto, will

Sanjay Singh Anand

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be borne and paid by the Purchaser and the transfer charges to be payable to the CIDCO shall be borne and paid by the Purchaser alone.

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18. The Seller hereby indemnify and keep the Purchaser indemnified of and from and against all actions, proceedings, claims, demands, charges, expenses if any, etc. whatsoever, as may be claimed, initiated by any person/persons/ body corporate, CIDCO Ltd., etc. in respect of the said Flat, and the Purchaser shall not be liable or responsible for the said action, proceedings claim etc.

19. The Purchaser do hereby covenant with the Seller as under :-
- That the Purchaser undertakes to observe and perform and carry out and fulfill all the terms and conditions of the said Agreement;
 - The Purchaser are aware that all those who have purchased Flat in the building situated on Plot have formed and registered **SANJAY Co-operative Housing Society Ltd.**, under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. **NBOM/CIDCO /HSG(OH)/673/JTR/1998-99**, dated 30/07/1998 (hereinafter for the brevity's sake referred to as "the said Act");
 - That the Purchaser 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;
 - That the Purchaser 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 said Society may make in respect of the said Flat, after getting Possession of the said Flat.

Sanjay Singh

S. Singh

पवल - ४	
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३२/३९	

e) That the Purchaser 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 receiving possession of the said Flat.



20. The Seller herein shall produce the following documents before the Purchaser :

- a) The Seller 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 Purchaser should be taken as a member in their place and also transfers the shares in the name of the Purchaser.
- b) That Seller will sign transfer form and submit the same to the Society after Full & Final payment.

21. This Agreement for Sale shall always be subject to the provisions of the Maharashtra Ownership Flats Act, (Regulation of Promotion of Construction, Sale, Management and Transfer) Act 1963 and the rules made thereunder as amended upto date.

22. In event of the failure of Seller or Purchaser to complete the transaction as per the provisions of this agreement, then the Purchaser and Seller shall be entitled to specific performance of this agreement at the cost of failure party.

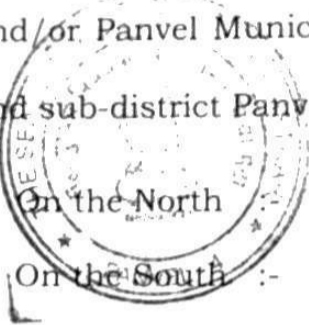
Jyoti Singh

S. K. Singh

पवेल FIRST SCHEDULE OF PROPERTY

All that piece and parcel of plot of land known as **Plot No. 17**,
 admeasuring **500 Sq.Mtrs.**, in **Sector No. 21**, being lying and situated
 at **Kharghar, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd.

and/or Panvel Municipal Corporation & within the Registration District
 and sub-district Panvel and bounded as follows :-



On the North Plot No. 17A
 On the South :- Plot No. 16A
 On the East :- Plot No. 20, 21 & 22
 On the West :- 11 Mtrs. Wide Road

SECOND SCHEDULE OF PROPERTY FLAT

Flat No. 24, on Third Floor, admeasuring about **226.04 Sq.Ft.**
Carpet Area, in the Building and Registered Society known as
"SANJAY Co-operative Housing Society Ltd.", constructed on
Plot No. 17, in **Sector No. 21**, being situated and lying at
Kharghar, 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.

Jayant Surbi Amal

S. Kumar

प।घ।ल - ४
४९८७ २०१७

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



SIGNED SEALED AND DELIVERED by the withinnamed "SELLER"



MR. GURPREET SINGH ANAND

Gurpreet Singh Anand

In the presence of

- 1) Ganesha Jadhav
- 2) Ganesha mhatre Guf



SIGNED SEALED AND DELIVERED by the withinnamed "PURCHASER"



MR. SANJAY MURLIDHAR KARALE

S. Karale

In the presence of

- 1) Ganesha Jadhav
- 2) Ganesha mhatre Guf

पवल - ४	
४९८७	२०१७
२५/३	
RECEIVED of and from the Purchaser	

RECEIPT

RECEIVED of and from the Purchaser **MR. SANJAY MURLIDHAR KARALE**, a sum of **Rs.7,01,000/- (Rupees SEVEN LAKH ONE THOUSAND Only)**, being Part Payment of the Sale Consideration towards the sale of **Flat No. 24, on Third Floor**, admeasuring about **226.04 Sq.Ft. Carpet Area**, in the Building and Registered Society known as "**SANJAY Co-operative Housing Society Ltd.**", constructed on **Plot No. 17, in Sector No. 21**, being situated and lying at **Kharghar, 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/ D.D. No.	Date	Banks Name	Amount in Rs.
136902	09/04/2017	IDBI Bank Ltd.	1,01,000/-
Paid by Online Transfer Ref. No. N111170279275269 Dated 21/04/2017 from HDFC Bank			37,500/-
Paid by RTGS UTR No. HDFCR52017042494371666 Dated 24/04/2017 from HDFC Bank			5,62,500/-
TOTAL			7,01,000/-

I SAY RECEIVED

Witnesses :-

1) 2) **MR. GURPREET SINGH ANAND**
Seller


Sanjay CO-Op. Hsg. Soc. Ltd.

PLOT - 17, SECTOR - 21, KHARGHAR, NAVI MUMBAI.
Regd. No.: NMUM/CIDCO/HSG/(OH)/673/JTR/1998-99, Dated 30/7/1998.

Date :- 15-04-17

पवल - ४	
४९६०	२०१७
१९/३९	

NO OBJECTION CERTIFICATE

Flat No.24 of MR.GURPREET SINGH ANAND in the building SANJAY CO-OP. HSG. SOC.LTD. situated at Plot No 17, Sector-21, Kharghar, Navi Mumbai-410210 (Area 226.04 sqft.Carpet).

This to confirm that above society is Registered under No.NMUM/CIDCO/HSG/(OH)/673/JTR/1998-99, Dated 30/07/1998 that the society has agreed to transfer the above flat to MR.SANJAY MURLIDHAR KARALE.

We hereby assure you that the said flat, as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

We further confirm that we have a clear, legal, and marketable title to the said property and every part thereof, and that all taxes and dues in respect thereof has been paid up to date.

We have No Objection to sell and Transfer the said flat to MR.SANJAY MURLIDHAR KARALE.

Yours Faithfully,



FOR SANJAY CO-OP. HSG. SOC. LTD. KHARGHAR
H. Mahalik
CHAIRMAN/SECRETARY/TREASURER

Share Certificate No. 24 Member's Regn. No. 21

Share Certificate

पवल-४
२०१७
१०/३९

SANJAY CO-OPERATIVE HOUSING SOCIETY LTD.

LOT NO. 17, SECTOR-21, KHARGHAR, NEW MUMBAI.

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

Issued Share Capital Rs. 250 Divided into 5 Shares of Rs. 50 each

Registration No. NMVM/CIDCO/HSG/(OH) 673/JTR/1998-99 Date 30/7-98

This is to certify that Shri/ Smt./M/s. SIDHARTH. K. MANE.

is the Registered Holder of 5 fully paid up shares

of Rs. 100 each numbered from 116 to 120 both inclusive, in

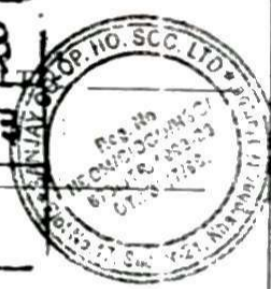
SANJAY.

to the Bye-laws of the said Society

Given under the Common Seal of the said Society at

3th day of January 20 04

पवल-३
४४०४ २०१३
१०/१९



FOR SANJAY CO-OP. HSG. SOCY. LTD. KHARGHAR

Rohini P. Desai
CHAIRMAN/SECRETARY/TREASURER

Authorised
M.C. Member

Secretary

Chairman

P.T.O.

MEMORANDUM OF TRANSFERS OF THE VARIOUS MEMBERS OF THE

Date of Transfer	Transfer No	Name of Member	Position	Remarks
31/5/2005	1	24...	Mr. Gunderet Authorised M. C. Member	Chairman
			Authorised M. C. Member	Chairman
			Authorised M. C. Member	Chairman
			Authorised M. C. Member	Chairman
			Authorised M. C. Member	Chairman

पवल - ४
४९८० २०२७
२९/३९



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD OFFICE :
2nd Floor, Nariman Point,
Mumbai - 400 021
PHONE 00-91-22-6650 0900
00-91-22-2202 2509

OFFICE :
Office of the Estate management
Section, CIDCO Bhavan
1st Floor, CBD Belapur,
Navi Mumbai - 400 614

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614
PHONE 00-91-22-6791 8100
FAX 00-91-22-6791 8166

No CIDCO/EMS/AEO(HQ)20 LB/ 1130

पल्ल-४
४९८०/२०१७
२२/३९

Date 6/05/2013

पल्ल-३
४४०४/२०१३
१९/४९

Secretary/Chairman
Sanjay CHS LTD
Flat No. 17 Sector 21
Kharghar Navi Mumbai

Sub. : Permission to Transfer to Share of Shri Sidharth K
mane in respect of Flat No. 24 to be constructed /
constructed on Plot No. 17 Sector No. 21 at Kharghar

Madam,
As you have paid the transfer charges of Rs. 14614/- (Rupees Fourteen
Thousand six hundred Fourteen only) permission is hereby granted
to transfer the share of your existing member viz. Shri/Smt. Sidharth K. mane
in respect of Flat No. 24
Shri/Smt. Gurpreet Singh Anand
new member of the society in lieu of Shri/Smt. Sidharth K. mane

You are now requested to submit certified copy of Deed of Assignment duly registered
Sub-Registrar of Assurance, Thane/New Panvel between you and your existing transferee within 3
months from the date hereof upon submission of Deed of Assignment, necessary final order for transfer of
share will be issued accordingly which may please be noted.

Thanking you,
Carpet Area 20.00 Sq.m

To: Shri / Smt. Sidharth K. mane



Yours Faithfully,

Abhishek
G/S/O
Asstt. Estate Officer (Ch. H.O.)
Asstt. Estate Officer
CIDCO Limited
CIDCO Bhavan, Navi Mumbai

निदेशिका सं. १९१७/२०१३



CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE :
2nd Floor, Narlman Point,
Mumbai - 400 021
PHONE: 00-91-22-2202 2481 / 2202 2420
FAX: 00-91-22-2202 2509

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614
PHONE: 00-91-22-5591 8100
FAX: 00-91-22-5591 8166

पवल - ४
४९८६/२०१७
२४ / ३९

३१/१२/२०१३

REF.NO.CIDCO/EE(BP)/ATPO/309
To,

The Chairman / Secretary,
M/s Sanjay Co-Op. Hsg. Society,
Plot No.17, Sector-21, Kharghar
NAVI MUMBAI



Subject: Occupancy Certificate for Residential Building of
Plot No.17, Sector- 21 at Kharghar Navi Mumbai.
Reference: Your Architects application dated 28/10/2003

पवल-३
४४०८/२०१३
२६/४९

Sir,

With reference to above, this is to inform you that the occupancy certificate asked by you is hereby refused for the following reasons :-

- 1. As per the latest directives issued by the management, you are required to obtain NOC after paying necessary charges towards providing power supply infrastructure to the Engg. Dept.

Thanking you,

Yours faithfully,

(S.V.JOSHI)

EXECUTIVE ENGINEER (BP)
ADDL, TOWN PLANNING OFFICER

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

NIRMAL, 2nd Floor, Narlman Point,
Mumbai - 400 021.
PHONE : 00-91-22-2202 2481 / 2202 2420
AX : 00-91-22-2202 2509

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-5591 3100
FAX : 00-91-22-5591 3166

Ref. No.

Date : 24/2/04

CIDCO/BP/ATPOI/364

To,

The Chairman / Secretary,
M/s Sanjay Co-Op. Hsg. Society,
Plot No.17, Sector-21, Kharghar

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8900 2029
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पवल - 8
8808 208
28/89

Sub:-Occupancy Certificate for Residential Building on Plot no.17, Sector-.21 at Kharghar, Navi Mumbai

- Ref. -
- 1) Commencement Certificate granted by this office dtd. 5.2.99
 - 2) Architects Completion Certificate dtd. 20/10/2003
 - 3) Structural Stability Certificate given by your Structural Engineer dtd. 2/9/2003
 - 4) Drainage Completion Certificate issued by EE(Khr-II), dtd.22/7/2003
 - 5) PSIDC NOC from AEE (Elec.), dtd. 18/3/2004
 - 6) NOC from CUC, CIDCO dtd. 28/10.2003
 - 7) Site clearance certificate issued by EE(SWM), dtd.15.09/2003
 - 8) Your architects application for grant of occupancy certificate dtd. 28/10/2003



Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot as per approved plan.

Thanking you,

Yours faithfully,



(P. Suresh Babu) 24/2

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopda

S

CIDCO
CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE (RA) LIMITED

CIDCO Bhavan, CBD-Belapur,
 Navi Mumbai - 400 614.
 PHONE 00-91-22-5591 8100
 FAX 00-91-22-5591 8166

OFFICE :
 3rd Floor, Nariman Point,
 400 021.
 22-91-22-2202 2481 / 2202 2420
 22-91-22-2202 2509

पवल - ४	
४९८६	२०१७
२६	३९

Handwritten signature

REF NO: CIDCO/BP/ATPO/ 1364

OCCUPANCY CERTIFICATE



I hereby certify that the development of Residential Building [BUA= 499.8584 Sq.mtrs.(No. of units K-24)] on Plot no 17 Sector -21 at Kharghar of Navi Mumbai completed under the supervision of M/s Arch Group has been inspected on 18.03/2004 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 05/02/1999 and that the development is fit for the use for which it has been carried out.

पवल - ४
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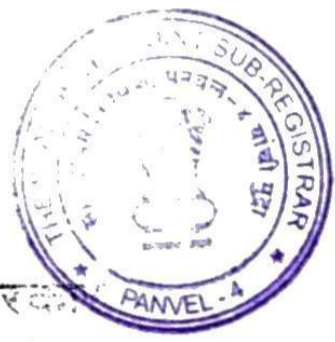
(P. Suresh Babu)
 ADDL. TOWN PLANNING OFFICER
 Navi Mumbai & Khopta

आयकर विभाग
INCOME TAX DEPARTMENT
GURPREET SINGH ANAND
SURJIT SINGH ANAND

भारत सरकार
GOVT. OF INDIA

प व ल - ४
०९८५/२०१७
३० / ३९

15/12/1971
Permanent Account Number
ABAPA9711D



Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

15/02/1974
Permanent Account Number
AHQPJ2934F



प व

पवल - ४
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१२

आयकर विभाग
INCOME TAX DEPARTMENT
SANJAY MURLIDHAR KARALE


माइल नरकर
GOVT. OF INDIA

MURLIDHAR NARAYAN KARALE

06/02/1982
Permanent Account Number

ATTPK9145J

[Signature]
Signature





26/04/2017 5 07.26 PM

दस्त गोपवारा भाग-2

पन्वेल 4 35135
दस्त क्रमांक.4187/2017

दस्त क्रमांक : पन्वेल4/4187/2017

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:मंजय मुरलीधर कराळे पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: रुम नं. 1, एमआयडीसी फायर त्रिगेट कॉलनी, धाटाव एमआयडीसी, रोहा, जि. रायगड, महाराष्ट्र, राईगार: () पिन नंबर:ATTPK9145J	लिहून देणार वय :-35 स्वाक्षरी:- 		
2	नाव:गुरप्रित सिंग आनंद पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सी-21/04, पाम बिच मीणचणम ली, सेक्टर 04, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:ABAPA9711D	लिहून देणार वय :-46 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:26 / 04 / 2017 05 : 03 : 26 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:विशाल अनिल खगरे वय:32 पत्ता:शॉप नं. 7, वामुदेव बळवंत फडके नाटयगृह कॉम्प्लेक्स, पनवेल, ता. पनवेल, जि. रायगड पिन कोड:410206			
2	नाव:परशुराम आंबा मावंत वय:36 पत्ता:शॉप नं. 7, वामुदेव बळवंत फडके नाटयगृह कॉम्प्लेक्स, पनवेल, ता. पनवेल, जि. रायगड पिन कोड:410206			

शिक्का क्र.4 ची वेळ:26 / 04 / 2017 05 : 06 : 15 PM

Joint Sub Registrar Panvel 4

EPayment Details.

sr. Epayment Number
1 MH000783468201718E

Defacement Number
0000491801201718



प्रमाणित करण्यात येते की सदर दस्त
क्र. ४.१.६.७. मध्ये ३.९.१७. पाने आहेत
पुस्तक क्रमांक: १.०४.१७. वर नोंदला
दिनांक: २६.०४.१७.
सह. दुय्यम निबंधक, पनवेल-४.

4187 /2017

1. Verify Scanned Document for correctness through thumbprint (back side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com