

FORM A: PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer:  Yes  No

If Yes, Cr. No./ Account No: 312632871643

Name: NITESH BHANUDAS JTHAPE

Date of Birth: 08/01/1985 PAN: A0PP17282A

Mobile: 9224773885

e-mail: nitesh.jthape8185@gmail.com

Name of Spouse: Name of Father: BHANUDAS LAXMAN JTHAPE

Gender:  Male  Female  Third Gender  
Marital Status:  Single  Married  Divorced  Widowed



- Details of KYC (Minimum one to be filled)
1) Aadhaar / UID No. 385213134792
2) Voter ID No. MG21196039
3) Passport No.
4) Driving License No. MH02200600154941
5) MGNREGA Job card No.
6) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:  Indian Army  Indian Navy  Indian Air force

IS YOUR SERVICE UNDER: Defined Benefit Pension  New Pension Scheme

Residential Address: Permanent Address:

Address 1: House No 31/1 Pandu Phondli cha wada at Post-Degaon
Address 2: Tal-wai DIST-GATARA
Address 3:
Village: Degaon City: wai
District: Satara State: Maharashtra
Country: India Pin Code: 412803

Current address same as the permanent address:  Yes  No

Current Address: Address 1: Room No-1162 Shikheri Building 4th FLR B-J Marg
Address 2: BYCULIA (W) NEAR-SUNBAR GALLI
Address 3:
Village: BYCULIA (W) City:
District: Mumbai State: Maharashtra
Country: India Pin Code: 400017

Address type for communication:  Permanent  Current
Residential type:  Rented  Company lease  Owned
Months residing in current address: 1

Relationship with Primary Applicant:  Spouse  Father  Mother  Brother  Sister  Son  Daughter  Daughter-in-law
Others, Please specify:
Existing house/plot owned individually or jointly by the customer:

Existing Customer:  Yes  No  
Clerk No/ Account No. 33901700064

Name: Mrs. SUNJITHA NILESH JITHAPE  
Date of Birth: 18091989 PAN: AMYP14177J  
Mobile: 9021158416  
Email: sunithajithape08@gmail.com  
Name of Spouse: MR. ~~MAN~~ NILESH BHANUDAS JITHAPE  
Name of Father: CHANDRAKANT GANPAT MOHITE

Gender:  Male  Female  Third Gender  
Marital Status:  Single  Married  Divorced  Widowed

Documents of KYC (Minimum one to be filled)  
Aadhaar / UID No. 956966399477  
Ration Card ID No. RMV6669568  
Passport No.: -  
Driving License No.: -  
MGNREGA Job card No.: -

Address issued by National Population Register Containing Name and Address: \_\_\_\_\_

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

Are you a DEFENCE PERSONNEL:  
 Indian Army  Indian Navy  Indian Air force

YOUR SERVICE UNDER:  
Defined Benefit Pension  New Pension Scheme

**Permanent Address:**

Address: Room No- 314 Pandu Phondicha HWADA AT-POST-DEGAON  
Tal- Wai Dist- Satara

City: Wai  
State: Maharashtra  
Pin Code: 412803  
Address same as the permanent address  Yes  No

**Address:**

1: Room No- 1162 Shikuneri Building 4th FLR B-J- Marg  
2: BYCULLA (WEST)

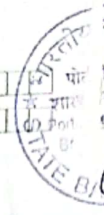
City: Mumbai  
State: Maharashtra  
Pin Code: 400011

Type for communication:  Permanent  Current  
Rental type:  Rented  Company lease  Owned

Months residing in current address: 1

Relationship with Primary Applicant:  
 Father  Mother  Brother  Sister  Son  Daughter  Daughter-in-law

Other details: Please specify \_\_\_\_\_  
Is the house/plot owned individually or jointly by the customer:



Signature: Sunjitha

AGREEMENT FOR SELL

THIS AGREEMENT made at Panvel this 27<sup>th</sup> day of Decemder2023

BETWEEN

MR. DHANAJI VASANTRAO GHADAGE residing/ carrying on the business at warli police station, Building No. C-4/1 Room No. 11 Pochkhanawala Road Warali Mumbai- 25, hereinafter called "THE OWNER / SALLER " (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 One part

AND

MRS. SUNITA NILESH ITHAPE (aadhar No. 9569 6639 9477 ) AND MR. NILESH BHANUDAS ITHAPE, age-38 yrs, (Aadhar No. 3852 13134792, PAN No. ABDPI7282A) residing at House No. 314, pandu Dhodi cha wada , at post Degoan , Tal. Wai, District – Satatra, hereinafter referred to as the "PURCHASER(s)" (which expression shall unless it be repugnant to the context or mining thereof be deemed to mean and include his/her/their respectively heirs. Executers, administrators and their successor/s and permitted assigns) of the other Part.

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA LIMITED, is a company incorporated under the Companies Act, 1956,(I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400021. The Corporation has declared as New Town Development Authority, Under the provision of sub. Sec (3-A) of Section 113 of Maharashtra Regional and Town Planning Act,1966(Maharashtra Act No. -XXX VII of 1996) (hereinafter referred to as "THE SAID ACT") for the Town of Navi Mumbai by the Govt. Of Maharashtra in the erercise of its powers for the area designated as site for a New Town under sub-section (1) of Section 113of the said Act:

AND WHEREAS the states Govt. has acquired land within the delineated area of Navi Mumbai and vested the some in the corporation by an Order duly made in that behalf as per the provision of Section 113 of the said Act;

and/or Govt. and/or other public authority after execution of final agreement and actual possession of the flat.

#### FRIST SCHEDULE

##### The Description of the Property

All the pieces and the parcel of land known as Plot No. 3, Sector-7 village-Kamothe, Taluka- Panvel, District- Raigad, containing by admeasurement about 1449.96Sq. Meters.or thereabouts and bounded as follows:

- On or towards the North by : Plot No. 22  
On or towards the South by : Proposed 22 meters wide road  
On or towards the East by : 15 meters wide Road  
On or toward the West by : Plot No.3-A

#### SECOND SCHEDULE

Flat No. 304 , b-wing , "Gangadhar Complex" CHS. Ltd., Plot No. 3, Sector No.7, Kamothe, Panvel, Raigad being constructed on the portion of the said land having approximate Buildup area of 327 Sq.ft. include the area of balcony and or loft and or terrace

#### AMENITIES

- Structure : R.C.C Framed Structure  
Masonry : All walls of bricks.  
Painting : All External Paint in Super Snoween and Internal Wall with White Wash.  
Doors : Flus type Main Door, Flush Door with appropriate Frames for Bedrooms, Sintex Doors for Bath & W.C. Night Latch with peep hole for Main Door.  
Windows : Standard Aluminium Sliding Windows.  
Flooring : Spartex Flooring in all the rooms.  
Kitchen : Spartex Flooring in Kitchen.  
Bath : Kotta Flooring in Bathroom with 4 feet wall tiles.  
Toilet : W/c. One Washbasing at suitable place with 3 feet wall titles.  
Electrical : Casing Caping Copper Wiring with adequate points in each room. One Electrical Buzzer or Bell.  
Plumbing : Open Plumbing  
Water Proofing : Bathroom, Toilets and Terraces shall be waterproofed  
Water Supply : Over head and underground water.



24 FEB 2005  
 RECEIVED  
 श्रीमती अश्विनी, पनवेल  
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5000 ज. नं. 40334 दिनांक 24/02/05  
 श्री समर्थकृपा होटलिंग्स, पनवेल  
 नांव - धनाजी वसंतराव धाणे  
 वतीने - यशवंत कोर  
 (सुनिल वि. परदेशी)  
 स्टॅम्प वेडर

**AGREEMENT TO SALE**

THIS AGREEMENT made at Panvel this 24<sup>th</sup> day of  
 February 2005

BETWEEN



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उपरोक्त दिनांक  
कोषागार: 22 FEB 2005  
रपलीकरण अधिकारी, पनवेल



*Bluey*

1000 अ. नं. 40334 दिनांक 24/02/05  
श्री सुमनिका लिमिटेड, पनवेल  
नाम धनाजी वसंतराव घाणे  
वर्तमान यशवंत जोशी  
अनुज्ञप्ती क्र. पनवेल 2/84 50  
स्वैयं वेडर  
(सुनिल वि. परदेशी)

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M/S. ANCHIT ASSOCIATES, a partnership concern, through  
its Partners (1) MR. VALMIK GOVIND WANI (2) MR.



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चा क्रमांक 24 FEB 2005.  
 गाराचेनांभ-प.ग.द.  
 गड.

*Handwritten signature*  
 गाराधिकारी, पनवेल.



*Handwritten signature*

1000 अ. न. 40334 दिनांक 24/02/05  
 श्री राजकुमार कोरवडे, पनवेल  
 नांर - धानाजी वसंतराव घाडगे  
 वतीने - अराकां कोर्ट  
 अदालती क्र. 100/05 56 स्टॅम्प वेटर  
 (सुनिल वि. परदेशी)

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meaning thereof be deemed to mean and include their heirs,  
 executors, administrators and assigns) of the One Part AND  
 MR. DHANAJI VASANTRAO GHADAGE



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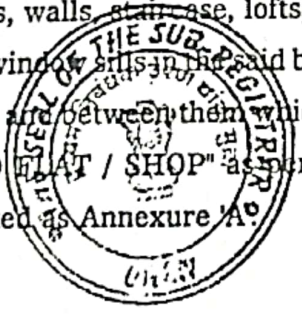
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thereof and appropriate the same towards construction of the building and the consideration payable by the Builder under the said Development Agreement ;

AND WHEREAS the Builder propose to construct a residential cum commercial building as per the plans sanctioned and the development permission granted by the Corporation including such additions, modifications, revisions, alternations, therein if any, from time to time as may be approved by the Planning Authorities ;

AND WHEREAS the Builder expressed their intention to dispose off the flats in the purposed new building(s) to be known as "GANGADHAR COMPLEX" on OWNERSHIP BASIS to the prospective buyer.

AND WHEREAS at the request of the Purchaser(S) the Builder has agreed to sell to the Purchaser(s) the flat/shop bearing No. B-304 on Third floor in "B" wing of the building known as "Gangadhar Complex" being constructed on the portion of the said land having approximate ~~area~~ area of 327 Sq. ft. including the area of balcony and or loft and or terrace. However, statutory chargeable area would be Super covered Area of the said flat including the proportionate area of common area, facilities appurtenant to the said Premises, passages, walls, ~~stair case~~ <sup>stair case</sup>, lofts, terrace and the recessed space below window sills in the said building on ownership basis as agreed to by ~~and~~ <sup>an</sup> agreement between them which is hereinafter referred to as "THE SAID FLAT / SHOP" as per the floor plan annexed hereto and marked as Annexure 'A'.



*[Handwritten signature]*

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D.V. Ghadage.



and Transfer) Act, 1963 and the rules framed thereunder ;

Now this Indenture witnesseth and it is hereby agreed by and between the parties hereto as follows :

1) The Builder shall under normal conditions construct building known as GANGADHAR COMPLEX on Plot No. 3, Sector No. 7, Village - Kamothe, Taluka - Panvel, Dist. Raigad as per the plans, designs and Specifications inspected and approved by the Purchaser(s) with such variations and modifications as the Builder may consider necessary or as may be required by any public authority to be made in any of the premises. The Purchaser(s) hereby consent to such variations. The Purchaser(s) has / have prior to the execution of this Agreement satisfied himself / themselves / herself about the title of the Builder to the said plot and no requisition or objection shall be raised upon the Builder in any matter relating thereto.

2) The Purchaser(s) hereby agree to acquire the said Flat / Shop bearing number B-304 on Third Floor in the 'B' wing of the Building known as GANGADHAR COMPLEX, admeasuring 327 Sq. ft. <sup>(30.39 sq. mtr) Built up</sup> are as shown on the plan (hereinafter called "THE SAID PREMISES") for the lump sum price of Rs. 380000/- (Rupees Three lac Fifty Thousand Only).

3) The Purchaser(s) agree to pay to the Builder the purchase price of Rs. 380000/- (Rupees Three lac Fifty Thousand Only) as per the payment schedule set out in the Third Schedule hereunder written.



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D.V. Ghadage

REF. NO. CIDCO/ATPOI / 695

2/6/2004

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act., 1966 (Maharashtra XXIV) of 1966 to Shri Chandrakant Jamdeo Blajat & Smt. Suman Chandrakant Blajat

Unit/Plot No. 03 Road No. - Sector 07 Node Kornathe (12-5A) Navi Mumbai.

As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+G).

Net Area = C = 319.093 m<sup>2</sup> + R = 1255.637 m<sup>2</sup> = Total Bth = 2174.73 m<sup>2</sup>

(Nos. of Residential Units 65 Nos. of Commercial units 19)

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 thereof 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 and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried on the development work in contravention of section-45 or 45 of the Maharashtra Regional and Town Planning Act-1966.
2. The applicant shall :
  - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Obtain 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.

The structural design, building materials, installations, electrical installations shall be in accordance with the provision (except for provision in respect of ... prescribed in the National Building Code or and / or GDCRs - 1975 in ...

The Certificate shall remain valid for period of 1 year from the date of ... revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.



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सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा गजला, नरीमन पॉईंट,

मुंबई - ४०० ०२१.

दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-५६५० ०९००

००-९१-२२-५६५० ०९२८

फॅक्स : ००-९१-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., वेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ००-९१-२२-५५९९ ८१००

फॅक्स : ००-९१-२२-५५९९ ८१६६

संदर्भ क्र.: REF NO: CIDCO/BP/ATPOI/२१२१

दिनांक : २२/१/२००७

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res. BUA=1836.850 Sq.mtrs., Comm. BUA= 326.138 Sq.mtrs. Total BUA=2162.988 Sq.mtrs. (No. of Units R-79, C-30 )] on Plot no.03, Sector-07 at Kamothe ( 12.5% Scheme) of Navi Mumbai completed under the supervision of M/s Adhiraj & Associates. has been inspected on 26/07/2006 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 02/06/2004 and that the development is fit for the use for which it has been carried out.

**TRUE COPY**

*Sheet*

At. SHEETAL K. RADHE  
CA/2000/25775

*(N.S. Swami)*  
ADDL.TOWN PLANNING OFFICER  
Navi Mumbai & Khopta