

Office : 2746 5210



॥ श्री राम समर्थ ॥



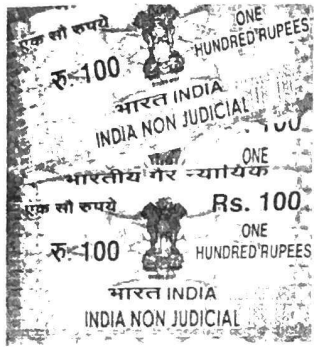
Mob.: 9820019493  
9820431955

3

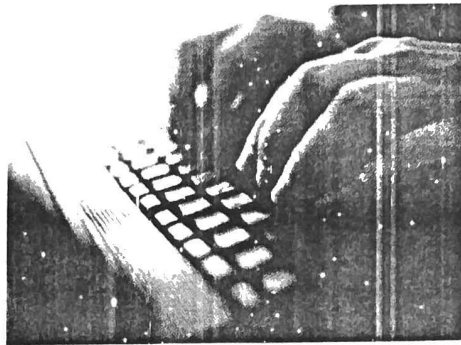
Purchaser Name \_\_\_\_\_

# SHREE SAMARTH KRUPA

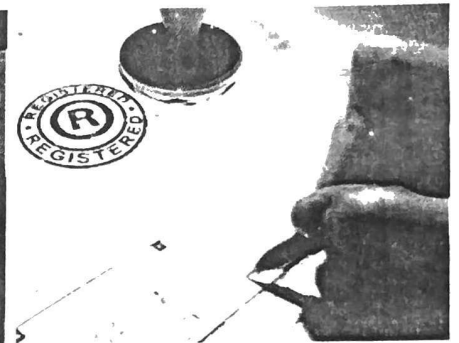
## XEROX & TYPING WORKS, PANVEL



Stamp Vendor



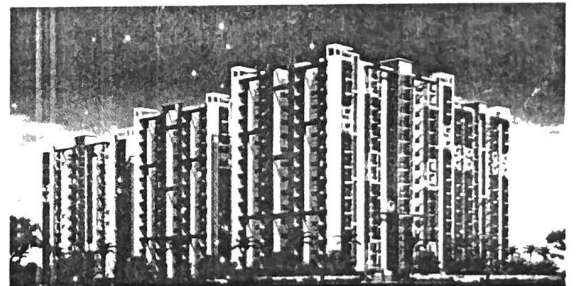
Computer Typing Work



Property Registration Work



Property Consultant



Flat Sale Purchase / Rent

Shop No. 301, Sakinaka, Panvel, Dist. Thane  
Panvel - 40206 Mob: 9833436024

Branch 1, Shop No. Near Register Office  
Iran, Near Mumbai Mob: 9975014038

86/1531

Tuesday, March 05, 2024

12:05 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2292 दिनांक: 05/03/2024

गावाचे नाव: करंजाडे

दस्तऐवजाचा अनुक्रमांक: पवल1-1531-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: विकास शंकर घाडगे . .

नोंदणी फी

रु. 21500.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 22200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:24 PM ह्या वेळेस मिळेल.

JOINT S R PANGEL 1  
सह दुय्यम निबंधक, पनवेल-३

बाजार मुल्य: रु.2091459 /-

मोबदला रु.2150000/-

भरलेले मुद्रांक शुल्क : रु. 129000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324042522415 दिनांक: 05/03/2024

विकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.21500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016714857202324E दिनांक: 05/03/2024

विकेचे नाव व पत्ता:

दस्त परत मिळाला

V.S. GHADGE

पक्षकाराची सही

मूळ दस्त परत दिले

लिपिक,

निबंधक, पनवेल-३



सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

06/03/2024

दस्त क्रमांक : 1531/2024

नोंदणी :

Regn 63m

गावाचे नाव : करंजाडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2150000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2091459
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र. 27.1, दर 69000/- प्रति चौ.मी. - सदनिका क्र. 403, चौथा मजला, ए. विंग, जय शिवम आर्केड को. ऑप. हौसिंग सोसायटी लि., प्लॉट नं. 26, सेक्टर 2, करंजाडे, ता. पनवेल, जि. रायगड, क्षेत्र. 20.342 चौ.मी. कारपेट एरिया + 5.901 चौ.मी. सी.बी./एफ.बी./टेरेस/इएलइ, एसएस क्षेत्र. या मिळकतीचे ( ( Plot Number : 26 ; SECTOR NUMBER : 2 ; ) )
(5) क्षेत्रफळ	1) 20.342 चौ.मीटर
(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:-दिलीप . . श्रीराम कडवईकर . . वय:-52; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: बी-10-8, रूम नं. 2/4, सेक्टर 3, राजीव गांधी स्टेडियम, सीबीडी बेलापुर, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-ATYPK3991R 2): नाव:-सत्री दिलीप कडवईकर . . वय:-28; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: बी-10-8, रूम नं. 2/4, सेक्टर 3, राजीव गांधी स्टेडियम, सीबीडी बेलापुर, नवी मुंबई, . . पिन कोड:-400614 पॅन नं:-DXTPK2722L 3): नाव:-दिपाली दिलीप कडवईकर . . वय:-50; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: बी-10-8, रूम नं. 2/4, सेक्टर 3, राजीव गांधी स्टेडियम, सीबीडी बेलापुर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-BMGPK8141K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विकास शंकर घाडगे . . वय:-33; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: सदनिका क्र. 201, प्लॉट नं. 93, सेक्टर आर1, पुष्पक नोड, ता.पनवेल, जि.रायगड, महाराष्ट्र, RAIGARH (MH). पिन कोड:-410206 पॅन नं:-ARAPG2426P 2): नाव:-शुभांगी विल्हास घाडगे . . वय:-29; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: सदनिका क्र. 201, प्लॉट नं. 93, सेक्टर आर1, पुष्पक नोड, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-CQRPG6710Q 3): नाव:-विशाल शंकर घाडगे . . वय:-36; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: सदनिका क्र. 201, प्लॉट नं. 93, सेक्टर आर1, पुष्पक नोड, ता.पनवेल, जि.रायगड, . . पिन कोड:-410206 पॅन नं:-ARAPG2427N
(9) दस्तऐवज करून दिल्याचा दिनांक	05/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1531/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	129000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	21500
(14) शेर	

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.



सह दुय्यम निबंधक, पनवेल-१

CHALLAN  
MTR Form Number-6



IN MH016714857202324E	BARCODE	Date 04/03/2024-19 54 19	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)			
		PAN No.(If Applicable)			
Payer Name PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name	VIKAS S GHADGE AND OTHERS		
Location RAIGAD		Flat/Block No.	FLAT NO 403 4TH FLOOR A WING		
Period 2023-2024 One Time		Premises/Building			
Account Head Details	Amount In Rs.	Road/Street	JAI SHIVAM ARCADE CHS LTD		
0046401 Stamp Duty	129000.00	Area/Locality	KARANJADE PANVEL		
0063301 Registration Fee	21500.00	Town/City/District			
		PIN	4	1	0 2 0 6
		Remarks (If Any)	SecondPartyName=DILIP K KADVAIKAR AND OTHERS-		
		Amount In Words	One Lakh Fifty Thousand / 34 Hundred Rupees Only		
		Amount In	1,50,500.00		



Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024030422608	2856855842
Cheque/DD No		Bank Date	RBI Date	04/03/2024-19:54:59	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Address of Branch		Scroll No. , Date	Not Verified with Scroll		

Document ID:   
 :- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.   
 चलान केवल द्रव्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू   
 Mobile No. : 9702898989

Challan Defaced Details

Sr.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
	(IS)-86-1531	0008839039202324	05/03/2024-12:04:53	IGR146	21500.00
	(IS)-86-1531	0008839039202324	05/03/2024-12:04:53	IGR146	129000.00
<b>Total Defacement Amount</b>					<b>1,50,500.00</b>

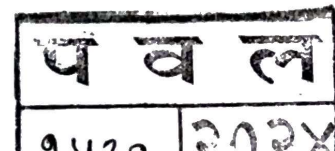


मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )		05 March 2021, 09:32:09 AM
Valuation ID	20210305186	44/2021
मूल्यांकनाचे वर्ष	2023	
जिल्हा	रायगड	
तालुक्याचे नाव	पनवेल	
गावाचे नांव	करजाडे	
प्रमुख मूल्य विभाग	201	
उप मूल्य विभाग	201	
क्षेत्राचे नांव	Influence Area	सर्व्हे नंबर/न. भू. क्रमांक :
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>		
मूल्यदर	69000	मोजमापनाचे एकक चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>		
मिळकतीचे क्षेत्र -	30.311 चौ. मीटर	मिळकतीचा वापर - निवासी सदनिका
बांधकामाचे वर्गीकरण -	1-अ-1 सी सी	मिळकतीचे वय : 0 TO 2वर्षे
उद्ववाहन सुविधा -	आहे	मजला - 1st To 4th Floor
मिळकतीचा प्रकार - बांधीव		
मूल्यदर/बांधकामाचा दर- <b>Rs.69000/-</b>		
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 )	
	=(69000 * (100 / 100) )	
	= Rs.69000/-	
मजला निहाय घट. वाढ	= 100% of 69000 = Rs.69000/-	
<b>es Applicable</b>	3.19.18	
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
	= 69000 * 30.311	
	= Rs.2091459/-	
<b>एकत्रित अंतिम मूल्य</b>	- मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या मालकीचे मूल्य/खुली बाळकणी - वरील मालकीचे मूल्य - दगारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाळकणी - स्वयंचलित वाहन-तळ - A - B - C - D + E + F + G + H + I + J = 2091459 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = <b>Rs.2091459/-</b> <b>र वीस लाख एकव्याणव हजार चार शे एकोणसाठ /-</b>	

Home

Print

सह दुय्यम निबंधक, पनवेल-१



**AGREEMENT FOR SALE**  
(PART PAYMENT)

प व ल	
१५३९	२०२४
₹ / ३५	

This Agreement for Sale made and executed at Panvel this  
05<sup>th</sup> day of the month of **March 2024**

**BETWEEN**

1) **MR. DILIP KASHIRAM KADVAIKAR**, Age 52 years, (PAN No. : ATYPK3991R) (Aadhaar No. : 4977 4989 8136), 2) **MR. SUNNY DILIP KADVAIKAR**, Age 28 years, (PAN No. : DXTPK27221) (Aadhaar No. : 7260 3375 5377) & 3) **MRS. DIPALI DILIP KADVAIKAR**, Age 50 years, (PAN No. : BMGPK8141K) Indian Inhabitant, All Residing at- B-10-8, Room No. 2/4, Sector 3, Rajiv Gandhi Stadium, CBD Belapur, Navi Mumbai-400614; hereinafter called and referred to as **"THE SELLER/S"** (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**

1) **MR. VIKAS SHANKAR GHADGE**, Age 33 years, (PAN No. : ARAPG2426P) (Aadhaar No. : 3089 4840 7719) (Mob. No. 9594528664), 2) **MRS. SHUBHANGI VIKAS GHADAGE**, Age 29 years, (PAN No. : CQRPG6710Q) (Aadhaar No. : 6099 1297 7845) & 3) **MR. VISHAL SHANKAR GHADAGE**, Age 36 years, (PAN No. : ARAPG2427N) (Aadhaar No. : 6173 8756 7210), Indian Inhabitant, All Residing at- Flat No. 201, Plot No. 93, Sector R1, Pushpak Node, Tal. Panvel, Dist. Raigad-410206; hereinafter called and referred to as **"THE PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his / their heirs, executors, administrators and assigns) of the SECOND PART.

*[Handwritten signatures of the Seller/S]*

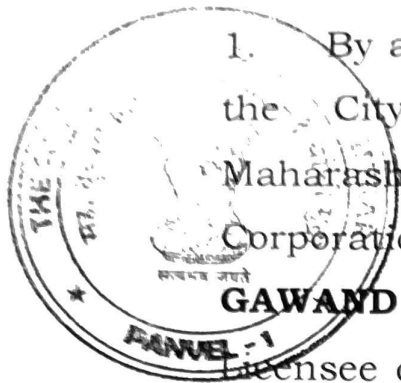
*V.S. GHADGE*  
*S.V. Ghadge*

--2--  
*V.S. Ghadge*

9439	2028
L	/34

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**WHEREAS :-**



1. By an Agreement to Lease dated 26/07/2011 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to as "the Corporation" of the One Part in favour of **MR. MOHAN DAMU GAWAND AND OTHERS** therein referred to as the Original Licensee of Other Part, the Corporation has agreed to Lease to the said Original Licensee, **Plot No. 26 in Sector No. 2, at Karanjade, Taluka Panvel, District Raigad, admeasuring 949.69 Sq.Mtrs. area,** (hereinafter for the sake of brevity referred to as "the said PLOT") more particularly described in the schedule written there under for residential and commercial use on lease and on the terms and conditions and at or for a consideration as contained therein. The said Agreement to Lease is duly registered with the Sub Registrar of Panvel on **26/07/2011** under Serial No. **7630/2011** and the Corporation has handed over quite, vacant and peaceful possession of the said plot of land to the Original Lessee.
2. By Tripartite Agreement dated **25/08/2011** between the CIDCO LTD. and the Original Licensees **MR. MOHAN DAMU GAWAND AND OTHERS**, and **M/S. JAI SHIVAM BUILDERS & DEVELOPERS** through its Partner **MR. PRAKASH PRAVINBHAI PATEL**, having its office at- 1202, Sunflower Regency Gardens, Plot No. 10, Sector 6, Kharghar, Navi Mumbai-410210 (therein referred to as "the New Licensee") the Corporation has transfer all right, title and interest in favour of **M/S. JAI SHIVAM BUILDERS & DEVELOPERS** in respect of the said plot. The said Tripartite Agreement is duly registered with the Sub Registrar of Assurances at Panvel on **25/08/2011** under Serial No. **7814-2011**.

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3. The Corporation by its Letter dated 04/07/2012 granted Development Permission cum Commencement Certificate to Developers and approved plans for the construction of Residential building with Ground Plus Seven upper floors, vide its Letter bearing Ref. No. **CIDCO/BP-10924/ATPO (NM & K)/2012/459**. Later the Developers has got the amended plan sanctioned on **26/11/2013** from the Corporation and the Corporation has also issued a amended Commencement Certificate vide its letter no. **CIDCO/BP-10924/ATPO/ (NM & K)/2013/1844, on dt. 26/11/2013.**

4. The Developers have completed the construction work of the said Building on the said plot vide Occupancy Certificate issued by CIDCO Ltd., dated **16/02/2017** under Ref. No. **CIDCO/ BP- 10924/ ATPO (NM & K)/2017/2380.**

AND WHEREAS by an Agreement for Sale dated 22/02/2017 and executed between Developers **M/S. JAI SHIVAM BUILDERS & DEVELOPERS** through its Partner **MR. PRAKASH PRAVINBHAI PATEL**, having its office at- 1202, Sunflower Regency Gardens, Plot No. 10, Sector 6, Kharghar, Navi Mumbai-410210; in favour of **MR. DILIP KASHIRAM KADVAIKAR & 2) MR. SUNNY DILIP KADVAIKAR & 3) MRS. DIPALI DILIP KADVAIKAR**, therein the Purchaser/s of the Second Part (hereinafter for the sake of brevity referred to as "the Agreement"), the Developers thereby sold and transferred to the name of said Vendor, viz. **Flat No. 403, "A" wing, on 4<sup>th</sup> Floor, admeasuring 20.342 sq.mtr. Carpet + 5.901 sq.mtr. C.B/F.B/Ter./Ele./S.S. area** in the building & registered society known as "**JAI SHIVAM ARCADE CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on **Plot No. 26, in Sector No. 2**, being situated and lying being at **Karanjade, Tal. Panel, Dist. Raigad**, within the limits of CIDCO Ltd., in the

*[Handwritten signature]*

*[Handwritten signature]*

V.S. GHADGE  
S.V. Ghadge

U. J. Bhudare

प व ल	
१५३१	२०२४
१०	३५

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Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter referred to as "the said Flat"), Agreement for Sale was registered in the Office of Sub-Registrar, Panvel under Serial No. **PVL4-1600-2017**, on dated **23/02/2017** which was followed by Sale Deed/ Deed of Conveyance dated was registered in the Office of Sub-Registrar, Panvel under Serial No. **PVL3-16765-2021**, on dated **22/10/2021**.



AND WHEREAS the Seller/s is the owner and is absolutely seized and possessed of and entitles to the said **Flat No. 403, "A" wing**, on **4<sup>th</sup> Floor**, admeasuring **20.342 sq.mtr. Carpet + 5.901 sq.mtr. C.B/F.B/Ter./Ele./S.S. area** in the building & registered society known as "**JAI SHIVAM ARCADE CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on **Plot No. 26, in Sector No. 2**, being situated and lying being at **Karanjade, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd.

AND WHEREAS the Seller/s is the member of the "**JAI SHIVAM ARCADE CO-OPERATIVE HOUSING SOCIETY LTD.**" registered under Maharashtra Co-operative Societies Act, 1960 having Registration No. **NBOM /CIDCO /HSG (TC) /7381/JTR /Year 2018-19**, dated **18/05/2018**.

AND WHEREAS the Seller/s is not in need of the said Flat, they have decided to sell and dispose it off.

AND WHEREAS the Purchaser/s are interested in purchasing the said flat, they approached to the Seller/s and a talk regarding Sale and purchase of the flat took place between the parties.

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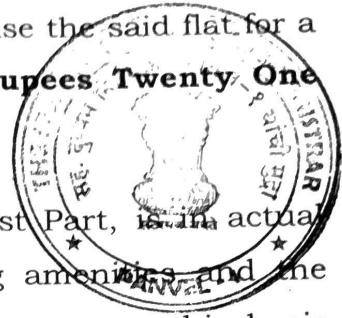
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AND WHEREAS on discussion, the Seller/s agreed to sell and the Purchaser/s have agreed to purchase the said flat for a total consideration of **Rs. 21,50,000/- (Rupees Twenty One Lakh Fifty Thousand Only)**.




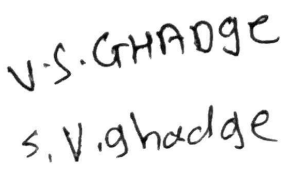
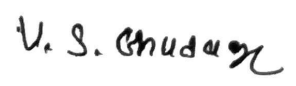


AND WHEREAS the party of the First Part, is in actual possession of the said flat/ with existing amenities and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from their own funds and therefore it is self acquired property nobody else have 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 his/her right, title and interest in the said flat as his/her self-acquired property.

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

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The Seller/s hereby agree to sell and the Purchaser hereby agree to purchase said **Flat No. 403, "A" wing, on 4<sup>th</sup> Floor, admeasuring 20.342 sq.mtr. Carpet + 5.901 sq.mtr. C.B/ F.B/Ter./Ele./S.S. area** in the building & registered society known as "**JAI SHIVAM ARCADE CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on **Plot No. 26, in Sector No. 2,** being situated and lying being at **Karanjade, Tal. Panvel, Dist. Raigad,** within the limits of CIDCO Ltd. and more particularly described in the Schedule written hereunder.



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The area of the flat hereby agreed to be sold is having **20.342 sq.mtr. Carpet + 5.901 sq.mtr. C.B/ F.B/Ter./Ele./ S.S. area** and it is shown by red boundary line on the plan attached herewith.



The consideration for the said transfer as settled and agreed between the parties is **Rs. 21,50,000/- (Rupees Twenty One Lakh Fifty Thousand Only)**. The said amount of consideration is to be paid as under :

Rs. 50,000/- Paid by Cheque No. 668861, dt. 12/02/2024 drawn on State Bank of India, Sewree (W) Branch

Rs. 11,00,000/- Paid by Cheque No. 668864, dt. 04/03/2024 drawn on State Bank of India, Sewree (W) Branch

Rs. 10,00,000/- Will be paid after passing the Housing loan from any financial institution or bank within 45 days from the date of Agreement for Sale.

-----  
**Rs. 21,50,000/- (Rupees Twenty One Lakh Fifty Thousand Only)**  
 =====

4. The Seller/s and the Purchaser/s 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 Seller/s will give the possession of the said Flat to the Purchaser/s after receiving balance payment i.e. full and final payment. The Seller/s hereby declare

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transferring the above said property in the name of Purchaser/s in the office of CIDCO Ltd./Panvel Town Municipal Corporation, M.S.E.D.C.L. and any other concerned Department.

6. The "**JAI SHIVAM ARCADE CO-OPERATIVE HOUSING SOCIETY LTD.**" has given its consent to the Seller/s to transfer their right in the name of Purchaser/s.



7. It is agreed by the both parties that they will complete this agreement's conditions and it is bounded on the Purchaser/s. This is an essence of the contract.

8. The Seller/s hereby declares that the completion certificate of the building erected on the property more particularly described in the First Schedule written hereunder has been obtained from CIDCO Ltd.

9. The Seller/s hereby declares that they have pay all taxes and dues of whatsoever nature in respect of the Flat hereby agreed to be transferred alone up to the date of possession. The Purchaser/s shall be responsible for payment of further taxes and dues in respect of Flat hereby agreed to be transferred from the date of possession.

10. The Party of the First Part states that he is not been any case of encumbrance against the said Flat hereby agreed to be sold. The Flat agreed to be transferred is free from encumbrances.

11. The Seller/s hereby declares that the Flat hereby agreed to be sold and transferred is not requisitioned nor they received any such notice CIDCO/ Municipal any other legal notice.

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

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

20. All the terms and conditions of the Builder's Agreement will be applicable.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of land known as Plot No. 26 (under 12.5% Gaothan Expansion Scheme) admeasuring about 949.69 sq.mtr. or thereabouts in Sector No. 2 of the layout of land situate, lying, and being at Village-Karanjade, Tal. Panvel, Dist. Raigad, within the jurisdiction of Registration Tal. Panvel & Dist. Raigad and bounded as follows

On or towards the North by : Plot No. 25  
 On or towards the South by : Railway Boundary  
 On or towards the East by : -----  
 On or towards the West by : 11.00 mtr. Wide Road

**THE SECOND SCHEDULE ABOVE REFERRED TO**

Flat No. 403, "A" wing, on 4<sup>th</sup> Floor, admeasuring 20.342 sq.mtr. Carpet + 5.901 sq.mtr. C.B/F.B/Ter./ Ele./S.S. area in the building & registered society known as "JAI SHIVAM ARCADE CO-OPERATIVE HOUSING SOCIETY LTD.", constructed on Plot No. 26, in Sector No. 2, being situated and lying being at Karanjade, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd.

V. S. Ghadge

*[Handwritten signatures]*  
 V.S. GHADGE  
 S.V. GHADGE

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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, SEALED AND DELIVERED  
BY THE WITHINNAMED "SELLER/S"

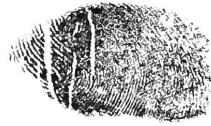
1) MR. DILIP KASHIRAM KADVAIKAR



*Dilip*



2) MR. SUNNY DILIP KADVAIKAR



*Sunny*



3) MRS. DIPALI DILIP KADVAIKAR



*Dipali*



IN THE PRESENCE OF.....

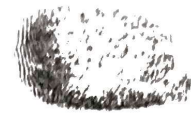
1. Aman Kadvaikar *Akadvaikar*

2. Nilesh S. Phadtare *N.S. Phadtare*

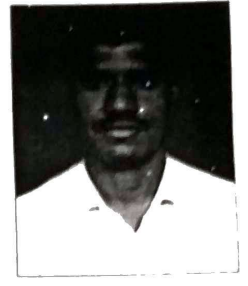
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SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED "PURCHASER/S"

1) MR. VIKAS SHANKAR GHADGE



V.S. GHADGE



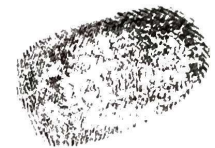
2) MRS. SHUBHANGI VIKAS GHADAGE

S. V. Ghadge



3) MR. VISHAL SHANKAR GHADAGE

V. S. Ghadge



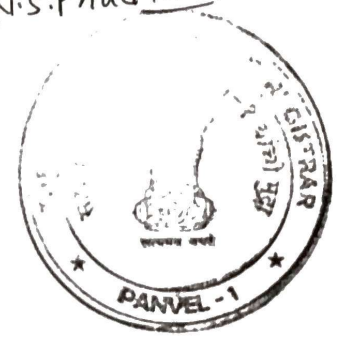
IN THE PRESENCE OF.....

1. Aman Kadvaikar *A Kadvaikar*

2. Mitesh S. Phadtare

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N.S. Phadtare



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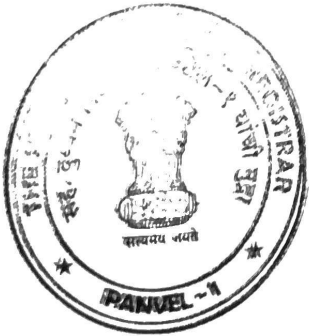
**:: RECEIPT ::**

Received from Purchaser a sum of **Rs. 11,50,000/-**  
**(Rupees Eleven Lakh Fifty Thousand Only)** paid as Part  
Payment against the sale of **Flat No. 403**, "A" wing, on 4<sup>th</sup> Floor,  
admeasuring 20.342 sq.mtr. Carpet + 5.901 sq.mtr.  
C.B/F.B/Ter./Ele./S.S. area in the building & registered society  
known as "JAI SHIVAM ARCADE CO-OPERATIVE HOUSING  
SOCIETY LTD.", constructed on Plot No. 26, in Sector No. 2,  
being situated and lying being at Karanjade, Tal. Panvel, Dist.  
Raigad, within the limits of CIDCO Ltd.

I SAY RECEIVED.

**Rs. 11,50,000/-**

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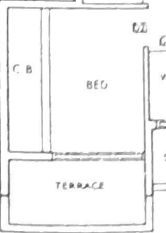
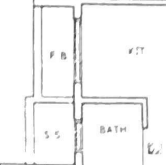
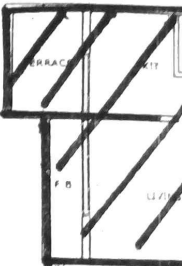
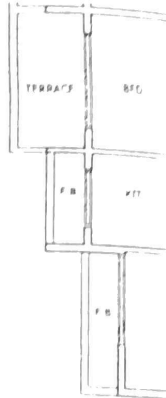
*[Handwritten Signature]*

1) **MR. DILIP KASHIRAM KADVAIKAR**

*[Handwritten Signature]*

2) **MR. SUNNY DILIP KADVAIKAR**

*[Handwritten Signature]*

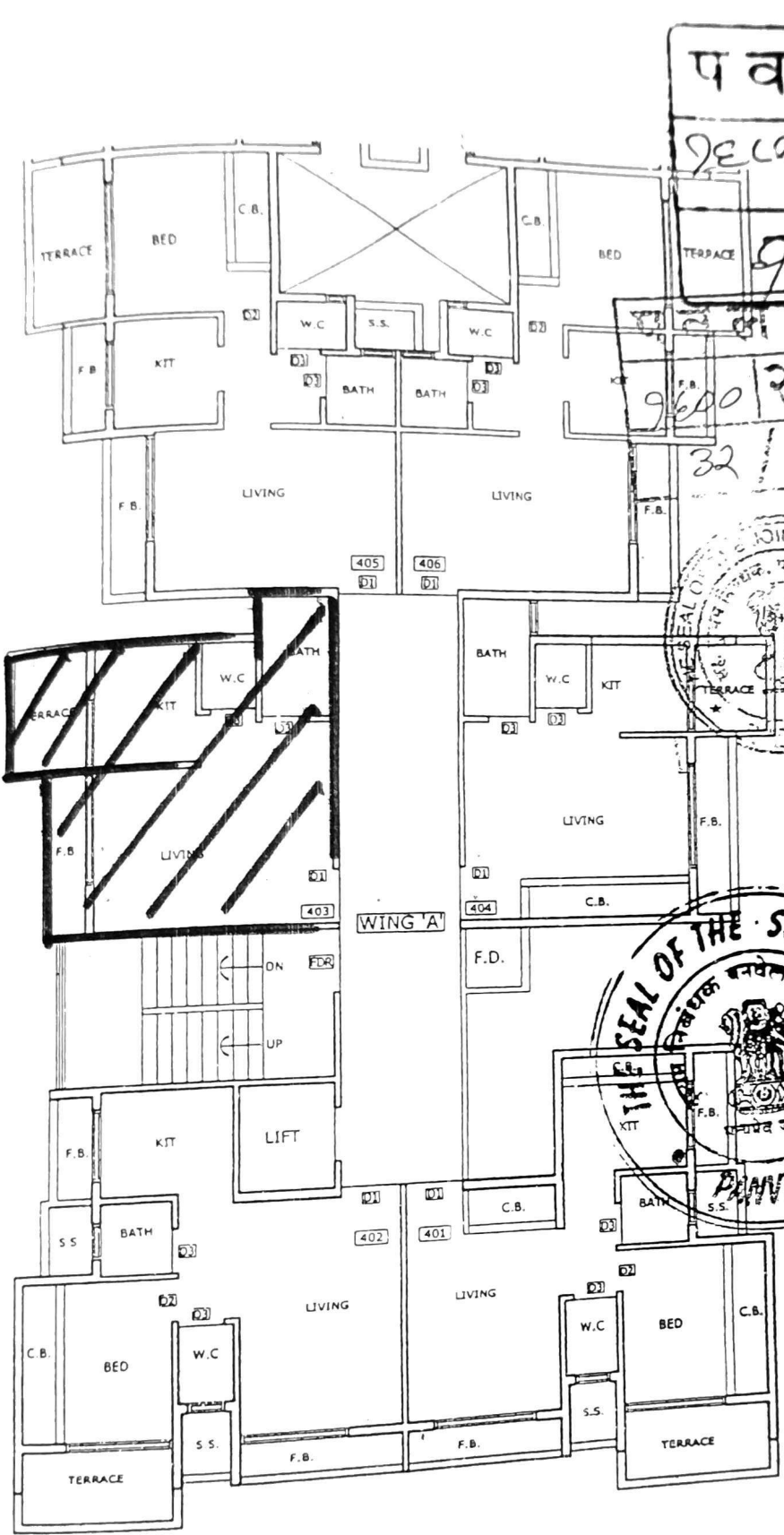


DEVELOPERS  
M/S JAI SHIVAM BUILDERS & DEVELOPERS  
SIGNATURE OF DEVELOPER

*[Handwritten Signature]*

3) MRS. DILIP

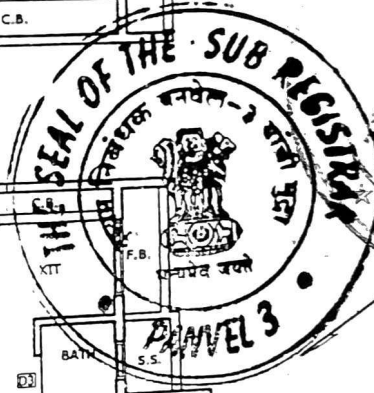




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पवल-४  
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*Handwritten signatures and initials.*

PROPOSED RESIDENTIAL BUILDING  
 AT PLOT NO.:- 26, SECTOR:- 2, KARANJADE, NAVI MUMBAI.

DEVELOPERS M/S JAI SHIVAM BUILDERS & DEVELOPERS SIGNATURE OF DEVELOPERS	FLAT NO.	408		
	FLOOR	FOURTH	WING	A
	CARPET AREA	SIGNATURE OF PURCHASER		
		<i>Handwritten signature of purchaser</i>		

*Handwritten signatures of developers.*

V.S. GHADGE

V.S. Ghadge



**CIDCO LIMITED**  
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 १९/२५

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
 (CIN - U99999 MH 1970 SGC - 014574)

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

HEAD OFFICE:  
 CIDCO Bh. No. 208D, Belapur,  
 Navi-Mumbai - 400 814.  
 PHONE: 00-91-22-6791 8100  
 FAX : 00-91-22-6791 8166

Date: 15 FEB 2017

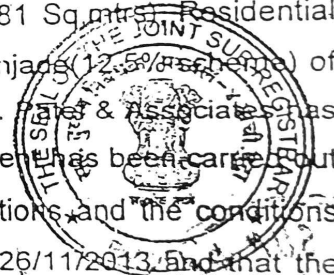
Ref. No. CIDCO/BP-10924/TPO(NM)/2017/ 2 3 8 0 . 1

Unique Code No. 2 0 1 2 0 3 0 2 1 0 2 प व ल ६ ० १ १

OCCUPANCY CERTIFICATE

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I hereby certify that the development of Residential Building (Still + 07 Floors) [(Residential BUA = 1424.281 Sq.mtrs.), (Total BUA = 1424.281 Sq.mtrs. Residential Units = 66 (Sixty Six Nos.)) on Plot No.26, Sector- 02 at Karanjada (12.50/अ.स.स.स.स.) of Navi Mumbai completed under the supervision of Architect M/s. Patel & Associate has been inspected on 12/12/2016 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 26/11/2013 and that the development is fit for the use for which it has been carried out.



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(Jagdish B. Patil)  
 Associate Planner (Bldg. Permission)  
 Navi Mumbai

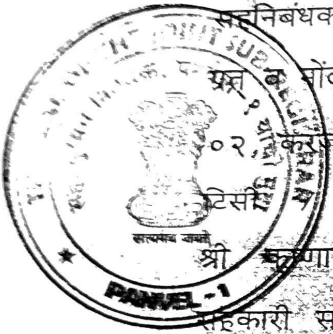


सहनिबंधक, सहकारी संस्था (सिडको) यांचे कार्यालय,  
शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित  
रायगड भवन, ३ रा मजला, सी.बी.डी, बेलापूर, नवी मुंबई ४००६१४  
(०२२ ६७१२१०२५/२७५७४५०५) ई-मेल :- jointregcidco@gmail.com

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दिनांक:- १८/०५/२०१८

### ज्ञापन



सहनिबंधक सहकारी संस्था, सिडको, नवी मुंबई यांचेकडून मंजूर केलेल्या उपविधीची प्रत नोंदणी प्रमाणपत्र जय शिवम आर्केड को.ऑप.हौ.सो.लि. भूखंड क्र. २६, सेक्टर ०२, करजाडे, नवी मुंबई जिल्हा- नोंदणी क्र. एनबीओएम/ सिडको/ एचएसजी / (७३८१) / जेटीआर / २०१८ - २०१९ या संस्थेच्यावतीने श्री कृष्णा श्रीनिवास यादव - मुख्य प्रवर्तक, यांना देत आहे व त्यांनी महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ अन्वये संस्थेच्या नोंदणी अर्जावर स्वाक्षरी केलेल्या प्रवर्तकाची पहिली सभा संस्था नोंदणी करण्यात आल्याच्या तारखेपासून तीन महिन्यांचे आत प्राधिकृत अधिका-यांच्यावतीने बोलवावी.

श्री. एन. के. कोळी, कार्यालयीन सहाय्यक, सहकारी संस्था, सिडको, नवी मुंबई यांनी पहिल्या सर्वसाधारण सभेस हजर राहून अहवाल सभेच्या इतिवृत्तांच्या प्रतीसह व हंगामी समिती सदस्यांच्या नांवासह या कार्यालयात मंजूरीसाठी सादर करावा.



( राजेंद्र पवार )  
सहनिबंधक सहकारी संस्था, (सिडको)  
नवी मुंबई

प्रत:-

१. श्री. कृष्णा श्रीनिवास यादव - मुख्य प्रवर्तक  
जय शिवम आर्केड को.ऑप.हौ.सो.लि. भूखंड क्र. २६, सेक्टर ०२,  
करजाडे, नवी मुंबई

२. श्री. एन. के. कोळी, कार्यालयीन सहाय्यक

-प्रथम सर्वसाधारण सभेला या कार्यालयातर्फे उपस्थित रहावे.

(सिडको)  
सहनिबंधक सहकारी संस्था,  
नवी मुंबई

सहनिबंधक, सहकारी संस्था (सिडको) यांचे कार्यालय,

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित  
रायगड भवन, ३ रा मजला, सी.बी.डी, बेलापूर, नवी मुंबई ४००६१४  
(०२२ ६७१२१०२५/२७५७४५०५) ई-मेल :- jointregcidco@gmail.com

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सं/सस/सिडको/७३८१/२०१८/५६५४ दिनांक:- १८/०५/२०१८

ज्ञापन

सहनिबंधक सहकारी संस्था, सिडको, नवी मुंबई यांचेकडून मंजूर केलेल्या उपविधीची नोंदणी प्रमाणपत्र जय शिवम आर्केड को.ऑप.हौ.सो.लि. भूखंड क्र. २६, सेक्टर ०२, करंजाडे, नवी मुंबई जिल्हा- नोंदणी क्र. एनबीओएम/ सिडको/ एचएसजी / (७३८१) / जेटीआर / २०१८ - २०१९ या संस्थेच्यावतीने श्री कृष्णा श्रीनिवास यादव - मुख्य प्रवर्तक, यांना देत आहे व त्यांनी महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ अन्वये संस्थेच्या नोंदणी अर्जाविर स्वाक्षरी केलेल्या प्रवर्तकाची पहिली सभा संस्था नोंदणी करण्यात आल्याच्या तारखेपासून तीन महिन्यांचे आत प्राधिकृत अधिका-यांच्यावतीने बोलवावी.

श्री. एन. के. कोळी, कार्यालयीन सहाय्यक, सहकारी संस्था, सिडको, नवी मुंबई यांनी पहिल्या सर्वसाधारण सभेस हजर राहून अहवाल सभेच्या इतिवृत्तांताच्या प्रतीसह व हंगामी समिती सदस्यांच्या नांवासह या कार्यालयात मंजूरीसाठी सादर करावा.



( राजेंद्र पवार )

सहनिबंधक सहकारी संस्था, (सिडको)  
नवी मुंबई

प्रत:-

- श्री. कृष्णा श्रीनिवास यादव - मुख्य प्रवर्तक  
जय शिवम आर्केड को.ऑप.हौ.सो.लि. भूखंड क्र. २६, सेक्टर ०२,  
करंजाडे, नवी मुंबई
- श्री. एन. के. कोळी, कार्यालयीन सहाय्यक

-प्रथम सर्वसाधारण सभेला या कार्यालयातर्फे उपस्थित रहावे.

सहनिबंधक सहकारी संस्था, (सिडको)  
नवी मुंबई



PERSONAL DETAILS

Existing Customer:  Yes  No

CIF No/ Account No. 90303772984

Name: First Name MIDDLE NAME LAST NAME  
NISHAL SHANHAR GHADGE

Date of Birth: 03/07/1987 PAN: ARAPG242PN

Mobile: 9994528884  
E-mail: nishalghadgewar21@gmail.com

Name of Spouse: PREMIKA NISHAL GHADGE

Name of Father: SHANHAR BHANUDAS GHADGE

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

Documents of KYC (Minimum one to be filled)

Aadhaar / UID No. 617383567210

Passport ID No. +

Report No. +

Driving License No. +

MNREGA Job card No. +

Document issued by National Population Register Containing Name and Address:

+ + + + + + + + + +

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

OR DEFENCE PERSONNEL:  
 Indian Army  Indian Navy  Indian Air Force

YOUR SERVICE UNDER:  
Defined Benefit Pension  New Pension Scheme