

पसल - ६
२६/२३
२०/१००



श्रीमती शोभा चन्द्रमोर

2) SMT. SHOBHA SANTOSH CHANDRMORE



श्रीमती अशा अनांद अग्रे

3) KUM. ASHA ANAND AGRE

(Sellers/Transferors)

WITNESSES: -

- 1) Mr. Naresh K. More *Naresh*
- 2) Mrs. Vaishali S. Agre *श्रीमती वैशाली अग्रे*



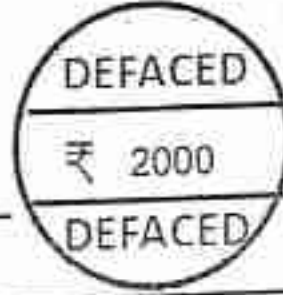
Document **H**andling **C**harges
Inspector General of Registration & Stamps

पवल-४
२०२३ २०२४
३ / १००

PRN 0324122108747

Receipt Date 12/03/2024

Received from SNEHA PANKAJ MARATHE --, Mobile number 9930964549, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4723 dated 12/03/2024 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.



Payment Details

Bank Name SBIN

Payment Date 12/03/2024

Bank CIN 10004152024031208248

REF No. 407290659854

Deface No 0324122108747D

Deface Date 12/03/2024

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

शुद्धि

शहर व औद्योगिक विकास महामंडळ (महापाल) मर्यादित

संस्थापित कार्यालय :

प्लॉट नं. १५४१ मठवा, मठावा रोड,
प्लॉट नं. ४०० ४३१
प्लॉट नं. १०४ ४२६४ / १०४ ४२६० / २०१२ शिवाय
प्लॉट नं. १००-११-२२ शिवाय

मूळ नियम :
महाराष्ट्र शहर, गा.पा.श्री., वेरापुर
महाराष्ट्र - ४०० १२४
प्लॉट नं. १०४० १२४९ (९ गा.पा.श्री.)
प्लॉट नं. १००-११-२२ शिवाय रोड

REF NO: CIDCO/EE(BP)/ATPO/1123

दिनांक: २१/११/२००३

OCCUPANCY CERTIFICATE

व व ल - ४	२०२४
Res. BUA	१९००

I hereby certify that the development of Residential building (3605.50 Sq.mtrs. Com. BUA - 394.00 Sq.mtrs.. Total BUA= 3999.50 Sq.mtrs.) at Kharghar of Navi Mumbai completed under the supervision of Mr. / 900 Deepak Mehta has been inspected on 04/03/2003 and I declare that the development has been carried out in accordance with the General Development Control Regulations. The conditions stipulated in the commencement certificate dated 29/10/2001 and development is fit for the use for which it has been carried out.



(S.V.JOSHI)
EXECUTIVE ENGINEER(BLDG PER.)
ADDL. TOWN PLANNING OFFICER



4-11-03
SF No 3375-2

180

Share Certificate No. _____ Member's Regn. No. 88 No. of Shares 05

Share Certificate

ADHIRAJ COMPLEX CO-OPERATIVE HOUSING SOCIETY LTD.

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

Authorised Share Capital Rs. 2,00,000/- Divided into 4000 Shares of Rs. FIFTY each
Registration No. NEOM/HSG(OH)/1752/JTR Year 2004-05 Date 27.05.04

This is to certify that Shri/ Smt. /M/s. ANAND YASHWANT AAGRE
_____ is the Registered Holder of FIVE fully paid up shares

of Rs. FIFTY each numbered from 001 to 005 both inclusive, in
ADHIRAJ COMPLEX CO-OPERATIVE HSG. SOCIETY LTD., KHARGHAR
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at KHARGHAR, NAVI MUMBAI
this 27th day of MAY 2004



[Signature]
Authorised
M.C. Member

[Signature]
Secretary

[Signature]
Chairman

P.T.O.

पवल - ४
२७-०५-२०२४
२३/१००



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 4723/2024

नोंदणी :

Regn:83m

गावाचे नाव : खारघर

निलेखाचा प्रकार	करारनामा
मोबदला	3650000
बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार कारणी देतो की पट्टेदार ते नमुद करावे)	2797600
भू-मापन,प्लॉटहिस्ता व घरक्रमांक(असल्यास)	1) पातिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग क्र. :- 19/8,दर:- 118600/- प्रति चौ.मी.,सदनिका क्र. 01,तळमजला,ए विंग,अधिराज कॉम्प्लेक्स को-ऑप. होसिंग सोसायटी लि,प्लॉट नं. 8,सेक्टर-08,मौजे-खारघर,नवी मुंबई,ता. पनवेल,जि. रायगड-410210(क्षेत्र 22.36 चौ. मीटर कारपेट) दिवाणी चौकशी अर्ज क्र. 485/2013 व दिवाणी चौकशी अर्ज क्र. 1916/2021((Plot Number : 8 ; SECTOR NUMBER : 8 ;))
क्षेत्रफळ	1) 22.36 चौ.मीटर
आकारणी किंवा जुडी देण्यात आसेल वेळा.	
दस्तावेज करून देणा-या/लिहून ठेवणा-या हाराचे नाव किंवा दिवाणी न्यायालयाचा पनागा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-संजय आनंद आठ्रे - - वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट क्रमांक ०९, तळमजला, ए-विंग, अधिराज कॉम्प्लेक्स, प्लॉट क्रमांक ८, सेक्टर -८, खारघर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AIOPA7828E 2): नाव:-शोभा संतोष चंद्रमोरे - - वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट क्रमांक ०९, तळमजला, ए-विंग, अधिराज कॉम्प्लेक्स, प्लॉट क्रमांक ८, सेक्टर -८, खारघर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-CQIPC2402E 3): नाव:-आशा आनंद आठ्रे - - वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट क्रमांक ०९, तळमजला, ए-विंग, अधिराज कॉम्प्लेक्स, प्लॉट क्रमांक ८, सेक्टर -८, खारघर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AKRPA0845N
दस्तावेज करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश अस,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोहा पंकज मराठे - - वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. -१०३, गेजम हार्मोनी, प्लॉट नं. १४६, सेक्टर १०, कोपरा, खारघर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-BOMPP6100D 2): नाव:-पंकज सुभाष मराठे - - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. -१०३, गेजम हार्मोनी, प्लॉट नं. १४६, सेक्टर १०, कोपरा, खारघर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-BWAPM0878B
दस्तावेज करून दिल्याचा दिनांक	12/03/2024
दस्त नोंदणी केल्याचा दिनांक	12/03/2024
नुक्रमांक,खंड व पृष्ठ	4723/2024
बाजारभावाप्रमाणे मुद्रांक शुल्क	255500
बाजारभावाप्रमाणे नोंदणी शुल्क	30000



दस्तासोबतची सूची क्रमांक II

(Signature)
सह दुय्यम निबंधक वर्ग २,
पनवेल-४

नासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :-

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

पंवल - ४	
vii. The	2021
32,85,000/-	32,85,000/-
92	92



balance amount of Rs. 32,85,000/- (Rupees Thirty Two Lakh Eighty Five Thousand Only) shall be paid WITHIN 45 days from the execution of Agreement for sale or after availing loan from any Institution or Bank whichever is earlier being the full and final sale/purchase price.

the payment of the remaining balance amount of Rs. 32,85,000/- (Rupees Thirty Two Lakh Eighty Five Thousand Only) is not done by the Purchasers / Transferees to the Seller/Transfer or WITHIN 45 days from the execution of this Agreement for sale, then this agreement will become null and void and the Seller/Transferor would then be free to sell the Flat No. 01, Ground Floor, 'A wing', admeasuring area 22.36 Sq. Mtrs. Carpet area, in the said building of the said Society known as "Adhiraj Complex Co-operative Housing Society Limited" Situated on Plot No. 08, at Sector-08, Village-Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad-410210, to any other third party or a new Purchasers / Transferees. In such a scenario Seller/Transferor is bound to return all the amount to the Purchasers/Transferees which has been paid as advance by the Purchasers/Transferees. And at the same time the purchaser /transferee is also bound to return the all original Documents to the Seller/ Transferor

- 2) It is clearly understood between the parties to agreement that arrangement for balance payment is the entire and sole responsibility of Purchasers / Transferees and Purchasers / Transferees shall arrange the balance payment within specified time and make payment as stipulated.
- 3) The possession of the said flat shall be delivered to the Purchasers/Transferees immediately on receipt of the full payment and the Purchasers/Transferees shall take the possession of the said flat in terms of this agreement to sell

संजय आ आठे

शोभा रमेश चंभोर
19/5/2021

For Sale

For Sale

प व ल - ४	AND WHEREAS
1123	dated 21/02/2003
2023	vide its Reference No. CIDCO/EE/(BP)/ATPO
8693	of M/s. Goodwill Constructions.
900	AND/ WHEREAS



AND WHEREAS the CIDCO also issued the Occupancy certificate dated 21/02/2003 vide its Reference No. CIDCO/EE/(BP)/ATPO of M/s. Goodwill Constructions.

AND/ WHEREAS thus the Promoter owned seized and absolutely possessed of and sufficiently well entitled to the said plot, the full rights, power and title to develop the said plot and to sell the Flats on ownership basis to the Prospective Purchaser/s.

AND WHEREAS the promoter/Builder having exclusive right to sell, transfer, assign the flats in the said "ADHIRAJ COMPLEX" Building, entered into an agreement for sale, dated 29/04/2003 and thereby transferred, assigned and conveyed the Flat No. 01, Ground Floor, 'A wing', Plot No. 08, Sector-08, admeasuring area 22.36 Sq. Mtrs. Carpet area, Village - Kharghar, Tal. Panvel, Dist: Raigad, (hereinafter referred to as 'The said Flat'), to MR. ANAND YASHWANT AAGRE (the Transferor herein) duly registered with Sub - Registrar of Assurances, under document no. URAN-3349/2003, date on 29/04/2003.

AND WHEREAS the promoter/builder has issued allotment cum possession letter dt. 30/04/2003 to MR. ANAND YASHWANT AAGRE.

AND WHEREAS Adhiraj Complex Co-operative Housing Society Limited, registered under the Maharashtra Co. op. Housing Soc. Act, 1960 under the certificate of Registration No. NBOM / CIDCO / HSG (OH) / 1752 / JTR / YEAR 2004-2005, Dated 27/05/2004, granted by the Jt. Registrar. (Hereinafter referred to as "the said Society") with 10 fully paid up shares of Rs. 50 each distinctive numbered from 001 to 005, Share Certificate No. 100. And the said society has issued share certificate to MR. ANAND YASHWANT AAGRE (the Transferor herein).

AND WHEREAS 1) SMT. LAHANU BAI ANAND AGRE, 2) MR. SANJAY ANAND AGRE, 3) SMT. SHOBHA SANTOSH CHANDRMORE, 4) KUM. ASHA ANAND AGRE is legal heirs of

संतोष आ आग्रे

Sanjay

शोभा संतोष चंद्रमोर
ASHA AGRE

Sanjay

Transferor also state that Seller / Transferor has not created and any liabilities against the same.

पारल. ३०३३
म. ३
२८/०९/२०१३

The Seller's herein agreed to pay conveyance charges to the future, as the said conveyance Deed work is in process.



charge, and expenses in connection with the preparing, approving, engrossing, stamping and the agreement between the parties shall be borne entirely by the Purchasers / Transferees alone.

- o) The Purchasers / Transferees shall observe all the terms and conditions of the said Agreement of Sale and shall regularly pay the service charges, water charges, electricity charges and maintenance charges directly to the concerned authorities.
- p) The Seller / Transferor shall bear and pay all the charges, dues and taxes by way of taxes, Municipal taxes, electricity charges, water charges, Maintenance charges and under dues till the date of handing over possession to the Purchasers/Transferees and the Purchasers / Transferees shall be responsible for such payments effective from the date of possession.
- q) This Agreement shall always be subject to the provisions of the Maharashtra Flat Ownership Act, (Mah. Act XV of 1971) and the rules made there under.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :-

ALL THAT piece or parcel of land known as, Plot No. 08, admeasuring about 4000.02 Sq. Mtrs., situated at Sector- 08, Kharghar, Navi Mumbai, being at Taluka Panvel and District -

Raigad:

रायगाड जिल्हा मंडळ
खार्गार क्षेत्रीय मंडळ

[Signature]

Asha Agre

[Signature]

Late ANAND YASHWANT AAGRE who died on 03/01/2010, having 100% share in the said flat.

पवल - ४	
2010	202४
Case / 900	

AND WHEREAS 1) SMT. LAHANU BAI ANAND AGRE, 2) MR. SANJAY ANAND AGRE, 3) SMT. SHOBHA SANTOSH CHANDRMORE, 4) KUM. ASHA ANAND AGRE (present Owners herein) had filed Misc. Application No. 485/2013 in the Hon'ble Court, Panvel for declaring legal heirs of Late ANAND YASHWANT AAGRE to 1) SMT. LAHANU BAI ANAND AGRE, 2) MR. SANJAY ANAND AGRE, 3) SMT. SHOBHA SANTOSH CHANDRMORE, 4) KUM. ASHA ANAND AGRE. The Hon'ble court had passed an order dt. 17/12/2013 in favour of 1) SMT. LAHANU BAI ANAND AGRE, 2) MR. SANJAY ANAND AGRE, 3) SMT. SHOBHA SANTOSH CHANDRMORE, 4) KUM. ASHA ANAND AGRE and the Hon'ble Court also issued Heirship Certificate to them for 100% share of the flat.



AND WHEREAS 1) MR. SANJAY ANAND AGRE, 2) SMT. SHOBHA SANTOSH CHANDRMORE, 3) KUM. ASHA ANAND AGRE is legal heirs of Late LAHANU BAI ANAND AGRE who died on 24/06/2014, was having 25% share in the said flat.

AND WHEREAS 1) MR. SANJAY ANAND AGRE, 2) SMT. SHOBHA SANTOSH CHANDRMORE, 3) KUM. ASHA ANAND AGRE (present Owners herein) had filed Misc. Application No. 1916/2021 in the Hon'ble Court, Panvel for declaring legal heirs of Late LAHANU BAI ANAND AGRE to 1) MR. SANJAY ANAND AGRE, 2) SMT. SHOBHA SANTOSH CHANDRMORE, 3) KUM. ASHA ANAND AGRE. The Hon'ble court had passed an order dt. 21/07/2023 in favour of 1) MR. SANJAY ANAND AGRE, 2) SMT. SHOBHA SANTOSH CHANDRMORE, 3) KUM. ASHA ANAND AGRE and the Hon'ble Court also issued Heirship Certificate to them for 25% share of the flat.

AND WHEREAS The present Sellers/Transferors 1) MR. SANJAY ANAND AGRE, 2) SMT. SHOBHA SANTOSH CHANDRMORE, 3) KUM. ASHA ANAND AGRE., are absolute Owners of the said flat and are fully seized & Possessed of the necessary documents relating thereto

संजय आशा

शोभा संतोष चान्द्रमोर

Asha Agre

[Signature]

[Signature]

पञ्चल - ४
१०-६-२३ २०२४
१६०/१००

ON OR TOWARDS THE EAST BY :- 15 Mtrs. Wide

ON OR TOWARDS THE WEST BY :- Commercial Belonging to

ON OR TOWARDS THE NORTH BY :- 24 Mtrs. Wide road

ON OR TOWARDS THE SOUTH BY :- plot no.



THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO

ALL THAT piece or parcel of said Flat No. 01, Ground floor wing', admeasuring area 22.36 Sq. Mtrs. Carpet area, in the said building of the said Society known as "Adhiraj Complex Co-operative Housing Society Limited" Situated on Plot No. 08, at Sector-08, Village-Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad-410210.

IN WITNESS WHEREOF the parties hereto have hereunto set there hands and seal the day and year first above written:

SIGNED SEALED AND DELIVERED BY THE

Within named "SELLERS / TRANSFERORS"



संजय आनंद अग्रे

1) MR. SANJAY ANAND AGRE

(PAN No. AIOPA7828E)



शोभा संतोष चंद्रमोर

2) SMT. SHOBHA SANTOSH CHANDRMORE

(PAN No. CQIPC2402E)