

पं. सं. - १	
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०१/४०	



AGREEMENT FOR SALE

This 'Agreement for Sale' made and executed at Panvel this 22nd day of March in the Year 2024;

BETWEEN

MR. BABURAO GANPAT DESAI (PAN: AIXPDD0981A), aged- 59 years, an adult Indian inhabitant, and residing at Room No. 306, Sai Shradha Building, Namdev Wadi, Panchpakhadi, Thane West, Naupada, Pin- 400602, hereinafter called "The Seller" (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include his heirs, executors, administrators, assigns, agent & attorney) of the "ONE PART".

AND

MR. ARJUN MAURYA (PAN: BEYPA7133K), aged- 31 Years, an adult Indian inhabitant, and residing at Jhangaha, Chauri Chaura, Gorakhpur, Uttar Pradesh, Pin- 273202, hereinafter called "The Purchaser" (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include his heirs, executors, administrators, assigns, agent & attorney) of the "SECOND PART". (The party of the First part and the party of the Second part are collectively referred to as "parties").

[Handwritten signature]

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DESCRIPTION OF PROPERTY

FLAT NO.	FLOOR	BUILDING NO.	SECTOR
306	L 1	36	
34.360 SQ. METERS CARPET			
"SWARNAPURTI HOUSING SCHEME"			
KHARGHAR			
FLAT AREA	BUILDING NAME		
33	2028		
NODE			
90 / 80:			

Total Sale Consideration: Rs. 41,00,000/- (Rupees: Forty One Lakh Only)

(Hereinafter referred to as 'The Said Flat').



WHEREAS: THE STATE AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO), is a government company within the meaning of the Companies Act, 1956 (hereinafter referred to as "The Corporation") having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai- 400021. The Corporation has been declared as a New Town Development Authority under the provision of Sub-section (3-A) of Section 113 of Maharashtra Regional and Town Planning Act 1966, (Maharashtra Act no. XXXVIII of 1966 hereinafter referred to as the said Act), for the New Town of Navi Mumbai. The area designated as the site for New Town under Sub-Sec. (1) and (3-A) of section 113 of the said Act.

AND WHEREAS: The State Government has been acquiring lands under section 113-A, of the said Act and has vested such lands in the Corporation for its development and disposal, on such time, conditions, stipulations, covenants, and for consideration as the corporation may decide time to time.

AND WHEREAS: By virtue of being the development authority, the Corporation has been empowered to under section 118, of the said act to dispose of any land acquired by it or vested into in accordance with the proposal approved by the State Government under the said act.

AND WHEREAS: The Corporation under its power and authority, to provide affordable housing to the public, has constructed on one of such lands building with Ground and 7 upper floors for EWS type apartments and ground and 14 upper floors LIG type. This building comprises apartments and is being designated as the "SWARNAPURTI HOUSING SCHEME" at Sector- 36, Kharghar, Navi Mumbai, Taluka- Panvel, District- Raigad, Pin- 410210. The corporation has published the scheme in the newspaper inviting applications from the general public on the terms and conditions stated in the said scheme also the Sr. Architect (Hq./JRP-IHP, CIDCO, Navi Mumbai), vide letter,

Panvel, District- Raigad, Pin- 410210, with the Sub-Registrar of assurance at Panvel, under document serial no. PVL2-3605-2017, & receipt no. 4517 on Dated. 09/04/2017.

AND WHEREAS, "The Seller" MR. BABURAO GANPAT DESAI becomes an absolute owner in possession and enjoyment of the said flat along with all necessary/wild documents which are more particularly described in the 'Schedule of the property hereunder and hereafter, called the Schedule of the Premises.

92/180
AND WHEREAS, The seller MR. BABURAO GANPAT DESAI offered to sell and transfer her shares, membership, and ownership of said Flat in favor of MR. ARJUN MAURYA for the consideration of Rs. 41,00,000/- (Rupees: Forty One Lakh Only), and the purchaser hereof has agreed to purchase and acquire said flat from the seller herein above with all his rights, title, interest, benefit, shares and ownership upon the terms and conditions mutually agreed between the seller and the purchaser as mentioned herein thereafter

NOW IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The seller declares that the statements, declarations, and representations, made by the seller in the foregoing recitals are true and correct to his knowledge and is made by him believing the same to be true and correct and relying upon the said statements, declarations and representations, the purchaser has entered in these presents.
- 2) The seller declares that the said flat is marketable and free from all encumbrances, and there are no Government dues, attachments, and acquisition, or requisition, proceedings with respect to the said flat. The seller has clear title and absolute power to transfer and also indemnifies and keep indemnified the purchaser safe, defended, and harmless against all claims, demands, actions, proceedings, costs, charges, and expenses to whomsoever it may concern, may suffer or incur on account of any claim or demand made or raised by any person claiming by from in respect of the said flat.
- 3) The forgoing recital stated hereinabove shall be treated as forming an integral part and parcel of the operative portion of this agreement and the same has been incorporated hereinafter specially and this agreement shall be read, understood, and construed accordingly.
- 4) The seller declares that there are no encumbrances under the said flat, further declare and confirm that they indemnify and keep indemnified the purchaser safe, defended, and harmless against all claims, demands, actions, proceedings, costs, charges, and expenses to whomsoever it may concern, may suffer or incur on account

has issued Part

CHOCORP Andhra Pradesh, dated 27th December 2016, has issued Part
Occupancy Certificate to several Units 2612 (L/G) + 963 (E/W) of
number

3590	?
3590	?
3590	?
3590	?

AND WHEREAS: The Applicant MR. BABURAO GANPAT DESAI has applied to the Corporation and his application having found the order was allowed to participate in the
and when his application succeeded by grant of lots and Apartment no. 306, 3rd
Floor Building No. L-1, Type- LUG, admeasuring carpet area 34.360 Sq. Meters,
Scheme ' SHAMPAKURTI HOUSING SCHEME' was allotted to the Applicant
28/02/2016.



AND WHEREAS: That on or before receiving the purchaser MR. BABURAO GANPAT DESAI application, the Corporation had offered inspection of all the relevant documents, such as the building plan, specifications, all relevant permission documents, etc. On inspection, the purchaser MR. BABURAO GANPAT DESAI has satisfied himself with all the aspects and has no queries or doubts.

AND WHEREAS: The Corporation has decided that the apartment constructed in the said scheme be sold on an 'Ownership Basis' to the allottee and the individual purchaser shall become a member of the proposed Co-Operative Housing Society registered under the Maharashtra Co-Operative Housing Society Act, 1960. The Purchaser MR. BABURAO GANPAT DESAI has executed and signed all the necessary documents, forms, declarations, etc. required for registering the Co-Operative Housing Society of the Purchaser of the apartments under the said Scheme. Therefore the Corporation would grant a lease of the land to the respective Co-Operative Housing Society on which the said buildings are constructed and more (hereinafter described in the Schedule herein for 80 years on a nominal rent of Rs. 100/- per year.

AND WHEREAS: The purchaser / original allottee MR. BABURAO GANPAT DESAI has taken over the possession of the said Apartment no. 306, 3rd floor, Building No. L-1, Type- LUG, on the day of 28/02/2016, after the inspection of the fittings and fixtures provided therein. And the declaration/acceptance of the same given by allottee MR. BABURAO GANPAT DESAI in the possession letter signed and delivered to the Corporation dated 28/02/2016. (A copy enclosed).

AND WHEREAS: The purchaser / original allottee MR. BABURAO GANPAT DESAI and the Agent, Marketing Officer (PwG) CHOCO Ltd. (hereinafter referred to as the selling authority of Choco) at the time registered an 'Agreement for Sale' for Apartment No. 306, 3rd floor Building No. L-1, Type- LUG, admeasuring carpet area 34.360 Sq. Meters, Shamapark Housing Scheme, Sector- 26, Khairatabad, New Market, Telangana-

Stamp

Signature



06/04/2017

पृष्ठी क्र.2

दुय्यम निदेशक : सह दु.नि.पनवेन 2

दस्ता क्रमांक : 3605/2017

नोंदणी :

Regn:61m

याबाबे नाव : 1) जाणपूर

(1)पिकावना पत्र	क्रमांकाचा
(2)पत्रक	2393000
(3) वास्तव्य(कॉम्प्लेक्स)	2393000

पत्रक नं. (नॉन गव्ह.)	३
पत्रक नं. (गव्ह.)	२०३
२० / ४०	



1) पालिकेचे नाव:रायगाड इतर वर्णन : इतर नाहिती: अपार्टमेंट नं. 306,लिसरा भजला,टाईप- एलआयजी,बिल्डिंग नं. एल-01,"स्वप्नपूर्ती हीसिंग स्कीम",सेक्टर 36,जाणपूर,मधी मुंबई,ता. पनवेल,जि. रायगाड, क्षेत्रांक: 34.360 चौ. मी. कारपेट ((SECTOR NUMBER : 36 ;))

1) 34.360 चौ.फूट

1): नाव:सिडको लिमिटेड र्क असि. मार्केटिंग ऑफिसर अनिल राजपुत - - बच-33; पत्ता:-, , सिडको भवन, सीबीडी बेलपूर, नवी मुंबई , बेलपूर पॉस्ट- १११, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400514 फोन नं:- AACCC3303K

1): नाव:बाबुराव गणपत देसाई - - बच-52; पत्ता:-स्टॉक नं. - , साका नं. - , इमारतीचे नं. , ब्लॉक नं. , शीट नं: 306, माई अदा अपार्टमेंट, नामदेववाडी, पांचपावडी, ठणे , महाराष्ट्र. पिन कोड:-400602 फोन नं:-AIXPD0981A

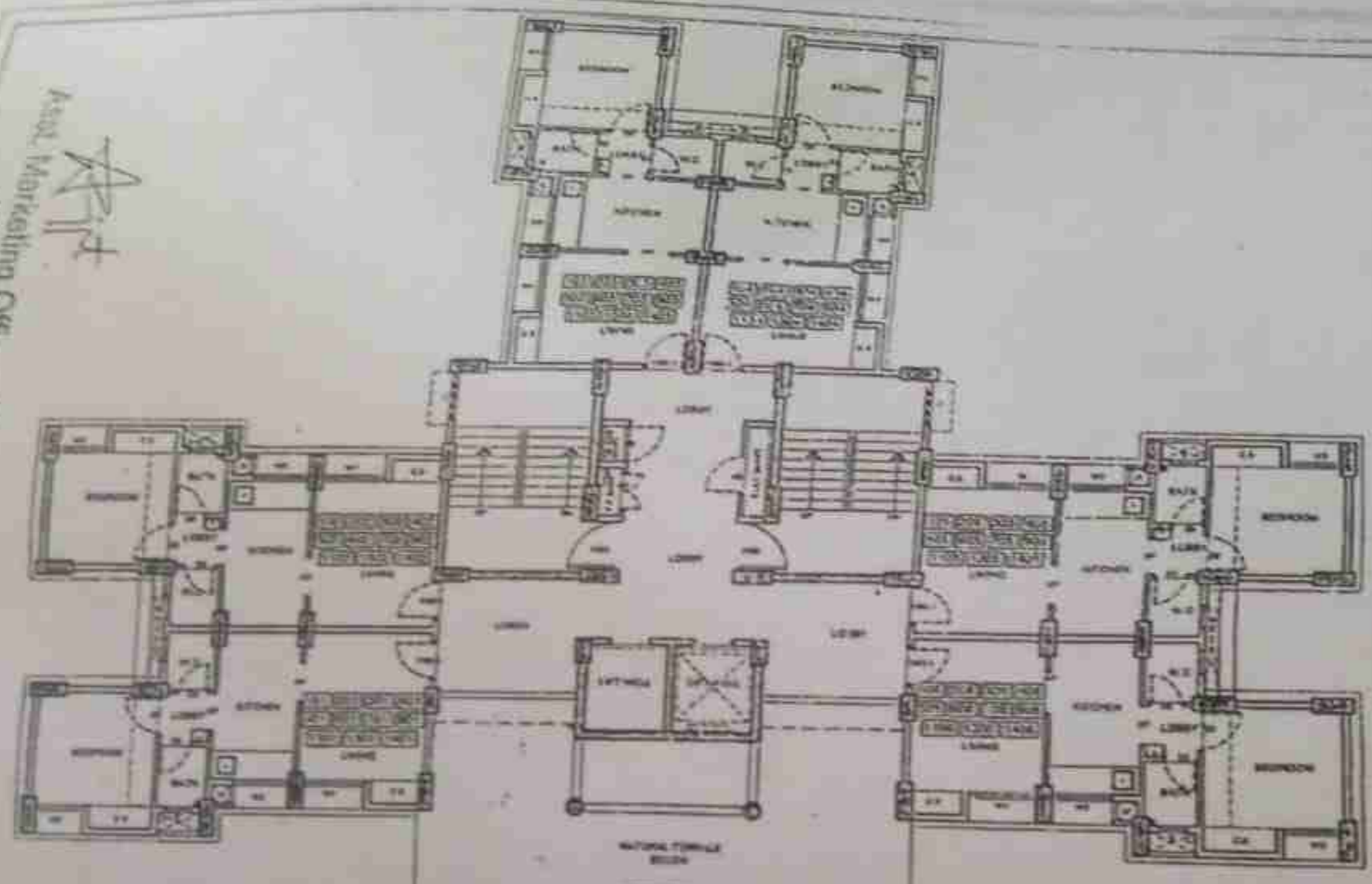
(9) दस्तावेज भरून दिव्याचा दिनांक	06/04/2017
(10)दस्ता नोंदणी क्षेत्राचा दिनांक	06/04/2017
(11)अनुज्ञांक,वॉर व प्लॅन	3605/2017
(12)वास्तव्यवास्तव्य मुदतक शुल्क	143600
(13)वास्तव्यवास्तव्य नोंदणी शुल्क	24000
(14)शेरा	

Handwritten signature

मुद्रांकवनाडी विचारा घेतून
पत्रक
एकूण शुल्क अन्वेषण निदेशक
मुद्रांक :-
(1) within the limits of any Municipal Corporation or any Commune
area annexed to it.

Handwritten signature/initials on the left margin.

Asst. Marketing Officer (Hsg.)
CIBCO Ltd.



ANNEXURE :-

CARPET AREA STATEMENT (TYPICAL)	
1 LIVING ROOM	= 71.28 SQM.
2 KITCHEN	= 1.58 SQM.
3 OPENING (LZ. & KIT.)	= 0.10 SQM.
4 OPENING (KIT. & PASS.)	= 0.09 SQM.
5 BED ROOM	= 8.47 SQM.
6 LOBBY	= 2.44 SQM.
7 BATH	= 2.80 SQM.
8 WC	= 1.80 SQM.
9 OT	= 0.09 SQM.
10 OT	= 0.15 SQM.
11 CB (LIVING ROOM)	= 0.89 SQM.
12 CB (BED ROOM)	= 0.87 SQM.
CARPET AREA OF FLAT	= 94.36 SQM.
	= 101.85 SQFT.

I ARCHITECT S.D. KHADILKAR, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE FLOOR PLAN SHOWN ALONGSIDE AND APPROVED BY THE LOCAL AUTHORITY NAMELY CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD WITHIN WHOSE JURISDICTION THE BUILDINGS ARE LOCATED AND THAT THE SAID PLANS AND THE DIMENSIONS OF THE APARTMENT AREA AS BUILT.

I SOLEMNLY AFFIRM THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

TYPICAL FLOOR PLAN
(1ST TO 7TH, 9TH, 11TH, 13TH, 14TH FLOOR PLAN)

- NOTES :-
- 1) THE CONCLUDED AGREEMENT IS FOR THE BUILT UP AREA
 - 2) FOR THE SAKE OF CONVENIENCE APPROPRIATE CARPET AREA IS INDICATED & ANY MINOR VARIATION IN THE CARPET AREA DOES NOT VIOLATE THE CONCLUDED AGREEMENT.



REG. NO. - L1, L6, L7, L8, L9, L10, L11, L12, L13, L14, L17, L23, L24, L25, L26, L27, L28, L29, L30, L31

Checked & Found Correct

APARTMENT - 1

Handwritten signatures and dates: 9/2/18, 20/2/18, 20/2/18

ARCHITECT S.D. KHADILKAR
B.G. SHIRKE CONSTRUCTION TECHNOLOGY PVT LTD
72-78 MIDC DRVA, PUNE - 411036

SOLEMNLY AFFIRMED AT NAVI MUMBAI
THIS 20th DAY OF NOV 2018



Handwritten signatures and dates: 20/2/18, 20/2/18

REG. NO. - 38052029

Handwritten signature: 4400-12

MASS HOUSING SCHEME LIG-EWS TYPE HOUSE
AT SECTOR - NO. 36, KHARGHAR, NAVI MUMBAI

BUILDING TYPE
LIG - REST.

CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
C/CO B-HARU, C.B.C. BELAPUR NANI MUMBAI - 400 014

B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT LTD
72-78 MIDC DRVA, PUNE - 411036

राज्य व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

राज्य व औद्योगिक विकास महामंडळ
महाराष्ट्र शासन
महाराष्ट्र, मुंबई - ४०० ००१
महाराष्ट्र शासन, मुंबई - ४०० ००१

महाराष्ट्र शासन
महाराष्ट्र शासन (अ),
राज्य व औद्योगिक विकास
महाराष्ट्र शासन, मुंबई - ४०० ००१
महाराष्ट्र शासन, मुंबई - ४०० ००१

महाराष्ट्र शासन
महाराष्ट्र शासन (अ),
राज्य व औद्योगिक विकास
महाराष्ट्र शासन, मुंबई - ४०० ००१
महाराष्ट्र शासन, मुंबई - ४०० ००१

CIN: L19999 MH 1970 SGC - 014574
दस्तावेज क्र. १ सारणी: इतर गणना पत्र (LIC) /

इरादापत्र

क्र. १	३३ / ४०
३३ / २०२४	

१. इरादापत्र क्र. १
२. इरादापत्र क्र. २
३. इरादापत्र क्र. ३

दिनांक: सारणी: १ सारणी: इतर गणना पत्र (LIC) /
सदस्यक्रमांक: १०० या बनावटीमध्ये सादर केलेला अर्थ क्रमांक १२२११२



सदस्यक्रमांक: १०० या बनावटीमध्ये सादर केलेला अर्थ क्रमांक १२२११२
सदस्यक्रमांक: १०० या बनावटीमध्ये सादर केलेला अर्थ क्रमांक १२२११२

क्रमांक	इरादापत्र क्रमांक	नदीनामा क्रमांक	निव्वळ घटई क्षेत्र चौ.फूट - टेंस	निव्वळ घटई क्षेत्र + टेंस चौ.मी. मध्ये अंदाजे	सदस्यक्रमांक चौ किंमत अंदाजे
१	१००	३००	३६९.८५ चौ.फूट	३४.३० चौ.मी.	२,३९३,०००.००

१. इरादापत्र क्र. १ सारणी: इतर गणना पत्र (LIC) /
सदस्यक्रमांक: १०० या बनावटीमध्ये सादर केलेला अर्थ क्रमांक १२२११२



CIDCO
WE MAKE CITIES

INDIA
CBD Belapur, 400614,
Navi Mumbai
Tel. 02267121059
02267121016
Fax: 671211102

City and Industrial Development Corporation of Maharashtra Ltd.

(ALLOTMENT LETTER - Swapnapoorti Scheme)

REFERENCE NO: 20011649/90038183
CUSTOMER NO : 24632

Date: 29.02.2016

To,

MR. BABURAO GANPAT DESAI,
306 SAISHRADHA APT,
NANDSOMADI PANCHPRAKHADI,
THANE W,
PHONE-400602,
TEL:9892603542

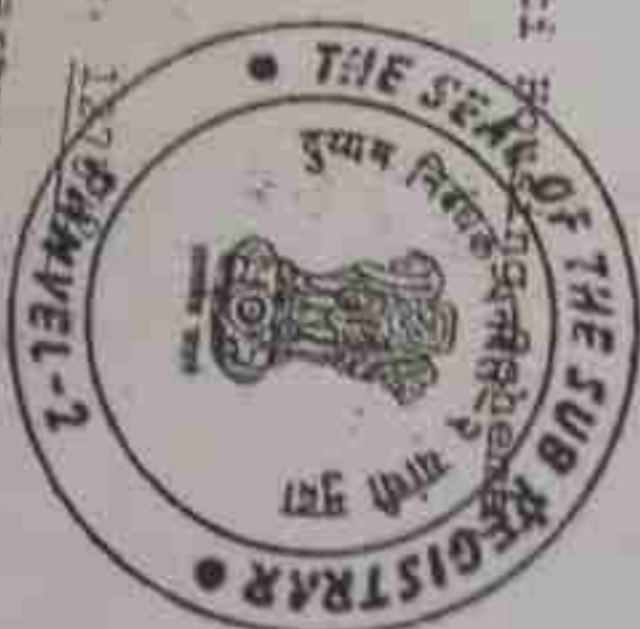
Email Id : BGDDESAT1965@YAHOO.COM

५७३३	२०२४
२९ /	४०

Sub: Allotment of Apartment in Swapnapoorti
Sector- 36, Kharghar, Navi Mumbai.
[“LIG” Type - B-KHG-SWP-L1-306]
[ISBK]

Dear Sir/Madam,

With reference to your application No. 1X7BHWEL-1
We are pleased to allot you the following apartment, subject
to the terms and conditions annexed herewith.
A. DETAILS OF APARTMENT ALLOTTED: (B-KHG-SWP-L1-306) - 1BHK



No.	No.	No.	(AREA IN sq.mt)
L1	03		

	Carpet	Terrace
TOTAL AREA(sq.mt)	34.360	0.000
CHARGEABLE AREA(sq.mt)	= 34.360	
Rate of Sale Price (Rs.)/sq.mt = 69644.94	= 34.360	

सूची क्र.2

सूचना क्र. 2
सूचना क्र. 6133/2024
दिनांक :
Page 63m

गावाचे नाव : खारपर

क्रमांक	विवरण	क्षेत्रफळ (चौरस मी.)
(1)	खारपर गावाचे क्षेत्र	4100000
(2)	खारपर गावाचे क्षेत्र	2205912
(3)	खारपर गावाचे क्षेत्र	2205912
(4)	खारपर गावाचे क्षेत्र	2205912
(5)	खारपर गावाचे क्षेत्र	2205912
(6)	खारपर गावाचे क्षेत्र	2205912
(7)	खारपर गावाचे क्षेत्र	2205912
(8)	खारपर गावाचे क्षेत्र	2205912
(9)	खारपर गावाचे क्षेत्र	2205912
(10)	खारपर गावाचे क्षेत्र	2205912
(11)	खारपर गावाचे क्षेत्र	2205912
(12)	खारपर गावाचे क्षेत्र	2205912
(13)	खारपर गावाचे क्षेत्र	2205912
(14)	खारपर गावाचे क्षेत्र	2205912

युवाकामगती विधानात घेतलेला नगरीय क्षेत्र :-
युवाकामगती विधानात घेतलेला अनुसूचित :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह सूचना क्र. 6133/2024
(पत्रवेल - २)

HLST - NAVI MUMBAI

Saving A/C No. 31376503449		RLMS REF. NO.	CRM
Tie up Project ID	RERA	CIF 1 85862644793 2 3	
RAAS		PAL / Take Over / New / Resale / Top up / LAP	

Applicant Name	Mr. Arjun Mawnya		
Co-Applicant Name			
Co-Applicant Name			
Co-Applicant Name			
Contract (Resi)	7897821237	Mobile	8160104048
Loan Amount	Rs 36.90 lacs	Tenure	20 yrs
Interest Rate		EMI	
Loan Type	Resale	SBI LIFE	yes
Moratorium Require	Yes/No	Moratorium Period	

Property Location	Kharghar
Property Cost	
Name of Developer / Vendor	Swapnapurvi

RBO - NAVI MUMBAI ZONE - AO EAST Branch Kharghar 21 (Code No.) 11673

Contact Person Vidya 7280793 Mobile No. 885055738

Name of HLC & Connector	HLC Code	Mobile No.	Email ID

	NAME	DATE		NAME	DATE
SEARCH - 1	✓ Handled	15/3	ITR VERIFICATION		
SEARCH - 2			RESIDENCE VERIFICATION	✓	5/4
VALUATION - 1			OFFICE VERIFICATION	✓	
VALUATION - 2			SITE INSPECTION		

HLST / BST / BM / ALONGWITH Mob No.

SORCIER Consultancy Services LLP
HLC CODE : MAHHLC00116
 NAME : Yash Gopagore
 MOB. NO:
 RLMS NO. :

NOTE :