

SALE DEED
(Full and Final Payment)

This Sale Deed made and executed at Panvel this 25TH day of the month of APRIL in the Christian Year Two Thousand Twelve (2012)

BETWEEN

MR. DEVINDER TREHAN, (PAN No. ACRPT9045P) Age 41 Years, Indian Inhabitant, Residing at – Balaji Heights 1202 , Plot No. 7 , Sector 31, Kamothe , Navi Mumbai, hereinafter referred to as '**THE TRANSFEROR/ VENDOR**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

MRS. NEENA VIJAY KAKKAR (PAN No. AKGPK4944B) Age 47 years Indian Inhabitant, Residing at – Room No. 106 & 206 , Shree Apartment , Sector – 01 , Kalamboli , Navi Mumbai – 410 218 . hereinafter referred to as '**THE TRANSFEREE/ PURCHASER**' (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 **SECOND PART**.



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WHEREAS Vendor & Purchaser had jointly purchased Shop No. 28, on the Ground Floor, admeasuring Built up area of 26.01 sq. mtr. + loft area 08.82 sq.mtr. Built up area, in the building known as "SHREEJI SANGH CO-OPERATIVE HOUSING SOCIETY LTD.", Constructed on Plot No. 15 / 16, Sector No. 7, situated at New Panvel(W), Navi Mumbai, Tal. Panvel, Dist. Raigad within the limits of CIDCO Ltd., situated in the above said building in the Jurisdiction of Registration Sub District of Panvel, District Raigad and within the limits of CIDCO Ltd., by Registration Document No 03522-2004 dated 14/05/2004 at Panvel Sub Registrar Office, Panvel, from M/S. MITESH ENTERPRISES, through its Prop. MR. KHIMAJI DHARMASI PATEL, having address at- Neelkanth Bhuvan, Plot No. 35 & 36, Sector 18A, Nerul, Navi Mumbai.

AND WHEREAS the Vendor is not in need of the said Shop, he has decided to sell and dispose it off.

AND WHEREAS the Purchaser/s are being interested in purchasing the said Shop, he approached the Vendor/s and a talk regarding sale and purchase of the Shop took place between the parties.

AND WHEREAS on discussion, the Vendor/s agreed to sell and the Purchaser/s have agreed to purchase the said shop for a total consideration of Rs. 10,50,000/- (Rupees Ten Lacs Fifty Thousand Only).



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

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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL that piece or parcel of land comprises and known as Plot No. 15/ 16, containing by an area of 2870.34 sq.mtr. situated at- Sector No. 7, at New Panvel (W), Navi Mumbai, within the jurisdiction of Registration, District Raigad and Registration Sub-District Thane, Tal. Panvel, Dist. Raigad and Bounded as under :-

On or towards the North by : Plot No. 14 / 17
On or towards the South by : 5/11 mtr. Wide Road
On or towards the East by : 11 mtr. Wide Road
On or towards the West by : 20 mtr. Wide Road

THE SECOND SCHEDULE ABOVE REFERRED TO

50% undivided Share in respect of Shop No. 28, on the Ground Floor, admeasuring Built up area of 26.01 sq. mtr. + loft area 08.82 sq.mtr. Built up area, in the building known as "SHREEJI SANGH 50% undivided share. CO-OPERATIVE HOUSING SOCIETY LTD.", Constructed on Plot No. 15 / 16, Sector No. 7, situated at New Panvel(W), Navi Mumbai, Tal. Panvel, Dist. Raigad within the limits of CIDCO Ltd.



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दस्तावेज क्रमांक व वर्ष: 3698/2012

Wednesday, April 25, 2012

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दुय्यम निबंधक: सह दु.नि.पनवेल 2

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गावाचे नाव : नविन पनवेल (नगर पालिका हद्द सिडको क्षेत्र)

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,050,000.00
सा.भा. रु. 1,057,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: उपविभाग 1/13** शॉप नं.28,तळ मजला **श्री जी संग को जी टी सोसायटी लि**प्लॉट नं.15 आणि 16,सेक्टर 7,नविन पनवेल पश्चिम ता पनवेल,जि रायगड,क्षेत्र 28,131 चौ.मी बांधीव +लॉफ्ट 8.81 चौ.मी (या पैकी 50% हिस्सा समाईकातील अविनक्त हिस्सा)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) देवेन्द्र त्रेहन - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: बालाजी हाईट 1202,से 31 कामोडे ; शहर/गाव: -; तालुका: -; पिन नम्बर: ACRPT9045P.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) निना विजय कवकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: 106व 206, श्री अपार्टमेंट,से 1,कळंबोली ; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AKGPK4944B.
- (7) दिनांक करून दिल्याचा 25/04/2012
- (8) नोंदणीचा 25/04/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 3698 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 63450.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 10600.00
- (12) शेरा



(Signature)
सहदुय्यम निबंधक, वर्ग २
(पनवेल-२)

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'विर्मल', दुसरा मजला, नरीमन पॉइंट

मुंबई - ४०० ०२९

दूरध्वनी : ००-९१-२२-२२०२ २४८१ / २२०२ २४२०

फॅक्स : ००-९१-२२-२२०२ २५०९

शिड्डो

मुख्य कार्यालय :

'शिड्डो' भवन, सी.बी.डी., बेलापूर

नवी मुंबई - ४०० ६१४

दूरध्वनी : ००-९१-२२-२२०२ ८१००

फॅक्स : ००-९१-२२-२२०२ ८१६६

संदर्भ क्र.:

REF NO: CIDCO/BP/ATPO / 1135

दिनांक : 30/8/2011

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-Cum-Commercial Building [BUA=3566.744 Sq.mtrs. Comm. BUA=738.435 Sq.mtra. Total BUA=4305.179 Sq.mtrs. (No. of Units R-108, C-3%)] on Plot no. 15&16, Sector-07 at New Panvel (W) of Navi Mumbai completed under the supervision of M/s Dimension has been inspected on 29/07/2004 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 29/08/2003 and that the development is fit for the use for which it has been carried out.



(Signature)
(N.S. Swami)

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

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१३ / १७	



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