

Sachin
SR.No. 1582
07/09/2015

SRI RBO-II - Sanpadu Ashok. Wagh
OURMAN-10851/P-1087
08/08-94-77

398/5057

पावती

Original/Duplicate

Thursday, September 03, 2015

नोंदणी क्र.: 39M

9:31 AM

Regn.: 39M

पावती क्र.: 5407

दिनांक: 03/09/2015

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-5057-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अशोक हरिभाऊ वाघ - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

Sub Registrar Panel 3

बाजार मूल्य: रु.4162000/-

मोबदला रु.6125000/-

भरलेले मुद्रांक शुल्क : रु. 306350/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003343642201516E दिनांक: 02/09/2015

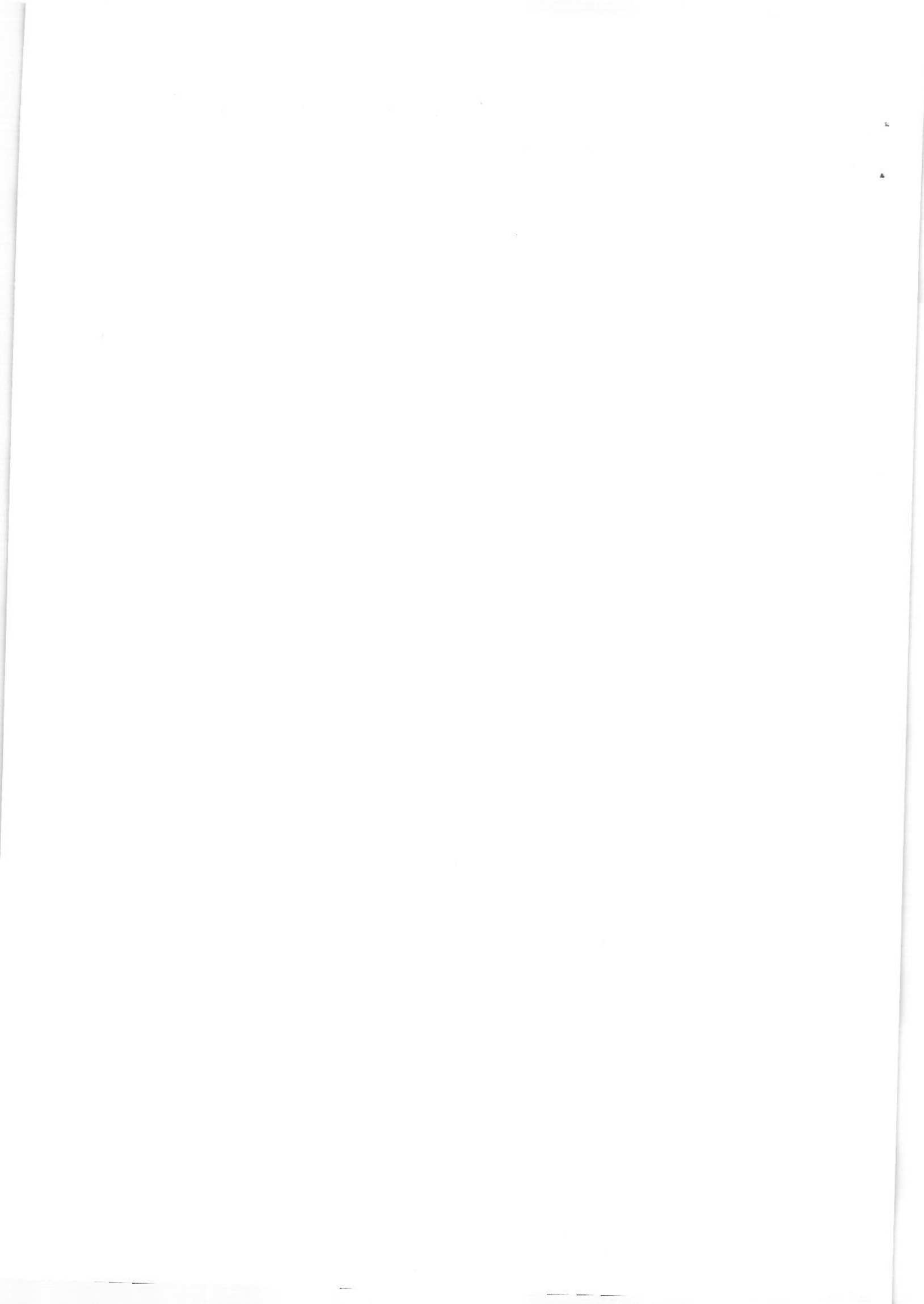
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 760/-

दस्त परत मिळाले

पक्षवापारी सही
मूळ दस्तऐवज परत दिला

दिनांक: 03/09/2015
क्यापरी दिनांक: 03/09/2015





03/09/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 5057/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6125000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4162000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: सदनिका क्रं 501, पाचवा मजला, बी विंग, पवनसुत सी एच एस लि, प्लॉट न 55, सेक्टर 21, खारघर, नवी मुंबई, ता पनवेल जि रायगड क्षेत्र 46.93 चौ मी कारपेट ((Plot Number : 55 ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 46.93 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(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:-नायर अमित चंद्रशेखर - - वय:-38; पत्ता:-, -, -, -, रा ३०४ जीम्मी पार्क २ ए ३ रा मजला से १९ नेरूळ नवी मुंबई , गोरूळ गॉडे-ईई , MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:-ADHPN6500C 2): नाव:-नायर उषा चंद्रशेखर - - वय:-65; पत्ता:-, -, -, -, रा ३०४ जीम्मी पार्क २ ए ३ रा मजला से १९ नेरूळ नवी मुंबई , गोरूळ गॉडे-ईई , MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:-ABOPC8617Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अशोक हरिभाऊ वाघ - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट न ९१ मारुत बिल्डींग पहिला मजला नंदनवन सी एच एस लि से १७ नेरूळ नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AADPW6860D 2): नाव:-स्मिता अशोक वाघ - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट न ९१ मारुत बिल्डींग पहिला मजला नंदनवन सी एच एस लि से १७ नेरूळ नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADPPW1089H
(9) दस्तऐवज करून दिल्याचा दिनांक	03/09/2015
(10) दस्त नोंदणी केल्याचा दिनांक	03/09/2015
(11) अनुक्रमांक, खंड व पृष्ठ	5057/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	306350
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



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 as 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.



CHALLAN
MTR Form Number-6

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३८
४

GRN	MH003343642201516E	BARCODE		Date	02/09/2015-19:18:27	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID (If Any)					
	Registration Fee	PAN No. (If Applicable)		AADPW6860D			
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	ASHOK HARIBHAU WAGH SMITA ASHO		
Location	RAIGAD				K WAGH		
Year	2015-2016 One Time			Flat/Block No.	FLAT NO 501, B WING, FIFTH FLOOR,		
Account Head Details		Amount In Rs.	Premises/Building	PAVANSOOT CO-OP HOUSING SO			
0030046401	Stamp Duty	306250.00	Road/Street	PLOT NO 55, SECTOR 21 KHARGHAR			
0030063301	Registration Fee	30000.00	Area/Locality	NAVI MUMBAI			
			Town/City/District				
			PIN	4	1	0	2
				1	0		
Remarks (If Any)			PAN2=ADHPN6500C~SecondPartyName=NAI				
			R AMIT CHANDRASHEKAR~CA=6125000				
			प व ल - ३				
Total		336250.00	Amount In Words	Three Lakh Thirty Six Thousand Two Hundred Fifty Rupees Only			
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			9/35				
Cheque-DD Details			Bank CIN	REF No.	00040572015090215044 1K89589698		
Cheque/DD No			Date	02/09/2015-19:19:59			
Name of Bank			Bank-Branch	STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

Mobile No. : 8600555955

(Handwritten signatures)



Agreement to sell

Date: 3/9/2015



CHALLAN
MTR Form Number-6

DEFACED FOR RS:336250.00

GRN MH003343642015785		BARCODE		AMOUNT		Date		USER	
Department		Inspector General Of Registration		30000.00		03/09/2015		IGR148(PNL3)	
Type of Payment		Deface Number		306250.00		03/09/2015 (IS)-398-5057		Form ID 25.2	
Sr No.		Stamp Duty		306250.00		Payer Details			
1		0002063891201516				TAX ID (If Any)			
2		0002063891201516				PAN No. (If Applicable)		AADPW6860D	
(Amt.in words)		Registration Fee		Three Lakh Thirty Six Thousand Two Hundred Fifty Rupees Only		Full Name		ASHOK HARIBHAU WAGH SMITA ASHOK WAGH	
Office Name		PNL3_PANVEL 3 JOINT SUB REGISTRAR				Flat/Block No.		FLAT NO 501, B WING, FIFTH FLOOR,	
Location		RAIGAD				Premises/Building		PAVANSOOT CO-OP HOUSING SO	
Year		2015-2016 One Time				Road/Street		PLOT NO 55, SECTOR 21 KHARGHAR	
Account Head Details		Amount In Rs.				Area/Locality		NAVI MUMBAI	
0030046401 Stamp Duty		306250.00				Town/City/District			
0030063301 Registration Fee		30000.00				PIN		4 1 0 2 1 0	
						Remarks (If Any)		<p style="text-align: center; font-size: 18px; font-weight: bold;">प व ल - ३</p> <p style="text-align: center;">PAN2=ADHPN6500G - Second Party Name=NAVI</p> <p style="text-align: center;">R AMIT CHANDRASHERAF - CA=6120000</p> <p style="text-align: center; font-size: 24px; font-weight: bold;">2/35</p>	
Total		336250.00		Amount In Words		Three Lakh Thirty Six Thousand Two Hundred Fifty Rupees Only			
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		REF No.		00040572015090215044 IK89583698	
Cheque/DD No				Date		02/09/2015-19:19:59			
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Mobile No. : 8600555955

सह दुय्यम निबंधक वर्ग-२
पनवेल क. ३





CHALLAN
MTR Form Number-6

GRN	MH003345417201516E	BARCODE			Date	03/09/2015-07:47:13	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (If Any)				
	Sale of Non Judicial Stamps IGR Rest of Maha			PAN No. (If Applicable)	AADPW6860D			
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	MR ASHOK HARIBHAU WAGH			
Location	RAIGAD			Flat/Block No.	FLAT NO-501 WING B 5TH FLOOR PAVAN			
Year	2015-2016 One Time			Premises/Building	SOOT CHS LTD			
Account Head Details		Amount In Rs.		Road/Street	PLOT NO 55 SECTOR-21 KHARGHAR			
0030046401 Sale of NonJudicial Stamp		100.00		Area/Locality	NAVI MUMBAI			
				Town/City/District				
				PIN	4	1	0	2
				PIN			1	0
				Remarks (If Any)	PAN2=ADHPN65000-SecondPartyName=NAI R AMIT CHANDRASHEKAR CA=6125000 <div style="border: 1px solid black; padding: 5px; display: inline-block;"> प व ल - 3 20/09/2015 3/35 </div>			
				Amount In	One Hundred Rupees Only			
Total		100.00		Words				
Payment Details			FOR USE IN RECEIVING BANK					
UNION BANK OF INDIA			Bank CIN	REF No.	02901792015090300005		38538568	
Cheque-DD Details			Date		03/09/2015-07:52:43			
Cheque/DD No			Bank-Branch		UNION BANK OF INDIA			
Name of Bank			Scroll No. , Date		Not Verified with Scroll			
Name of Branch								

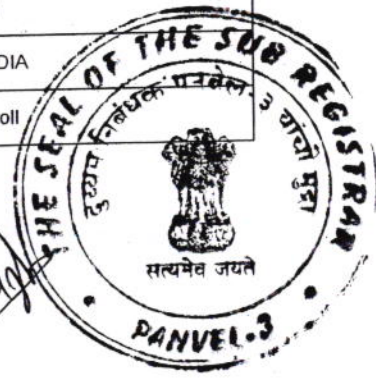
Mobile No. : 8600555955

[Signature]

[Signature]

[Signature]

[Signature]



Agreement To Sell

Date: 31/9/2015

Defacement No.
0062063890201516
3/9/2015
मह दुय्यम निबिधक वगं-२
पवेल क्र. ३

प व ल - ३
५०५०/२०१५
४/३८



C-II

**AGREEMENT TO SELL OF A FLAT IN A
CO-OPERATIVE HOUSING SOCIETY**

SOCIETY : PAVANSOOT CO-OP. HOUSING SOCIETY LTD.
REGN. NO. : NBOM/CIDCO/HSG(OH)/1406/JTR/2002-2003

FLAT NO.501, 'B' WING, FIFTH FLOOR,
ON PLOT NO.55, SECTOR - 21,
KHARGHAR, NAVI MUMBAI.
CARPER AREA IN SQ. MTR. : 46.93

=====

SALE PRICE : Rs. 61,25,000/-

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STAMP DUTY : Rs. 3,06,250/-
REGISTRATION FEES : Rs. 30,000/-

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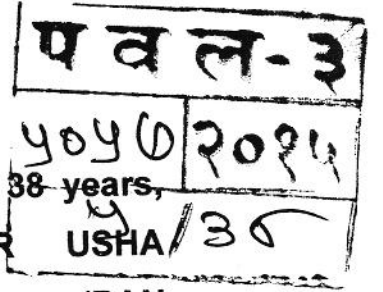
THIS AGREEMENT TO SELL is made and entered into at
Navi Mumbai, on this 3rd day of **SEPTEMBER 2015**,

BETWEEN

(1) MR. NAIR AMIT CHANDRASHEKAR, aged 38 years,
(PAN NO-ADHPN6500C), (2) MRS. NAIR
CHANDRASHEKAR, aged 65 years, (PAN
NO.ABOPC8617Q), all adults, Indian Inhabitants, residing at
Flat No. 304, JIMMY PARK II – A, 3rd Floor, Sector-19, Near
Safal Complex, Nerul (East), Navi Mumbai, hereinafter for
brevity's sake called and referred to as "THE
TRANSFERORS" (which expression shall unless it be
repugnant to the context or meaning thereof, be deemed to
mean and include their heirs, executors, administrators and
permitted assigns), of the **One Part**,

AND

(1) MR ASHOK HARIBHAU WAGH, aged 47 years, (PAN NO
AADPW6860D), (2) MRS. SMITA ASHOK WAGH, aged 41
years, (PAN NO.ADPPW1089H), all adults, Indian Inhabitants,
residing at Plot No.91, "Marut" Building, First Floor, Lane
No.04, Nandanvan CHS Ltd., Sector 17, Nerul, Navi
Mumbai – 400 706.



(Signatures of the parties)

Hereinafter for brevity's sake called and referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns), of the OTHER PART.

DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
501	B	FIFTH	55	21

NODE : KHARGHAR, NAVI MUMBAI.

CARPET AREA IN SQ. MTR. : 46.93 Sq. Mtr

SOCIETY : PAVANSOOT CO.OP HSG. SOCIETY LTD.

REGN. NO. : NBOM/CIDCO/HSG(OH)/1406/JTR/2002-2003

SALE PRICE : RS.61,25,000/- (RUPEES SIXTY ONE LAKHS TWENTY FIVE THOUSAND ONLY)

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

पवल-३
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६/३६

WHEREAS:

THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (CIDCO)

(hereinafter called as 'The said Corporation') is the New Town Development Authority declared for the areas designated by the Govt. of Maharashtra in exercise of its power under sub-section (I) and (3-a) of Section 113 of the Maharashtra Regional Town Planning Act of 1966 (Mah. XXVII of 1966) hereinafter referred to as the SAID ACT.



AND WHEREAS:

The State Government in pursuance of Section 113 (I) of the said Act acquired the land described therein and vested such lands in the said corporation for development and disposal.

(Handwritten signatures)

AND WHEREAS:

By virtue of being the Development Authority the Corporation has been empowered under Section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

AND WHEREAS:

The said Corporation invited applications from the proposed or registered Co. Operative Housing Societies for disposing off the plots to such societies on the terms and conditions publicity declared by the Corporation

AND WHEREAS:

M/S. PAVANSOOT CO.OP HSG. SOCIETY LTD., is a society duly registered under the Maharashtra Co-Operative Societies Act, 1960 under Registration No. NBOM/CIDCO/HSG(OH)/1406/JTR/2002-2003, (hereinafter referred to as 'the said Society').

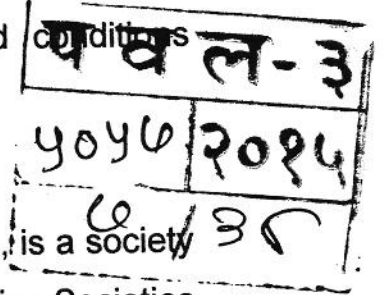
AND WHEREAS:

M/S. PAVANSOOT CO.OP HSG. SOCIETY LTD., KHARGHAR, Navi Mumbai, being a society requested the Corporation to allot them a plot of land on lease for the purpose of construction.

AND WHEREAS:

THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a town development authority under the Maharashtra Regional Town Planning Act, has agreed to grant lease of Plot No.55, Sector 21 of Village KHARGHAR, Navi Mumbai, admeasuring about 1250 Sq. Mtrs., to M/S. PAVANSOOT CO-OPERATIVE HOUSING SOCIETY LTD for a period of 60 years., (hereinafter referred to as the said Society) and therein referred to as "the Licensee" on the terms and conditions as set out in the Agreement to Lease Dated 10-01-2003.

[Handwritten signatures]



AND WHEREAS :

The Deed of Confirmation dated 06/12/2003 executed between M/S. CIDCO Ltd., and PAVANSOOT CHS LTD., the same has been registered with the sub-registrar assurances, Panvel-2, paying proper stamp duty and registration charges, vide its Receipt No. 8958, Document No. 8959, Dated :10-12-2003. Parties registered the said Agreement to Lease.

AND WHEREAS

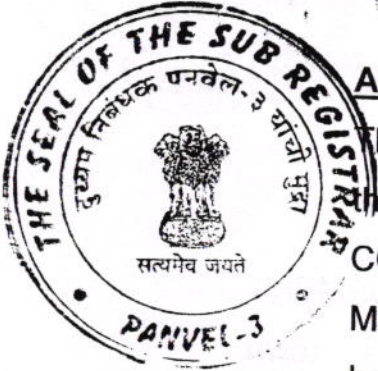
The aforesaid Agreement to Lease/ The Deed of Confirmation, the M/S. PAVANSOOT CO-OPERATIVE HOUSING SOCIETY LTD., is entitled to develop the said Plot of Land on the terms and conditions set out in the said Agreement to Lease Dated 10-1-2003.

AND WHEREAS

प व ल - ३	In pursuance of the said Agreement the Corporation handed over possession of the said Plot to the said Society on 10-1-2003, enabling the society to construct a building thereon for residential purpose as per the terms and conditions in the said Agreement to Lease.
५०५०/२०१५	
५/३६	

AND WHEREAS

The Society has agreed to entrust the work of construction of the building on the said Plot to the Developers M/S. A. R. CONSTRUCTION, through their partners (1) SHRI. A. N. MERCHANT, (2) SMT. S. R. MORAJKAR, Partnership Firm having their office at 3 A, Rahim Castle, 86, Nishanpada Road, Mumbai – 400019, upon certain terms and conditions to which the developers have agreed.



Handwritten signatures of the parties involved in the agreement, including the Society and the Developers.

AND WHEREAS

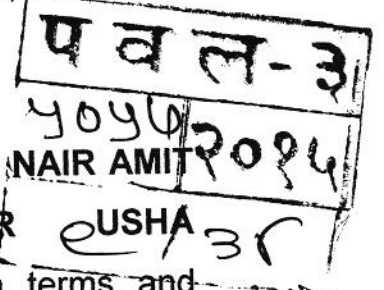
Under the said Agreement dated 30-11-2001, with the society the Developers M/S. SHRI. A. R. CONSTRUCTONS, are entitled to develop the said Plot of land on the terms and conditions as set out in the said Agreement.

AND WHEREAS:

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate, granted its permission to develop the said plots and to construct a building for residential purposes on the said plot subject to the terms and conditions of the Commencement Letter vide its letter No. CIDCO/EE(BP)/ATPO/10, Dated : 23-6-2003 AND amended commencement letter No. CIDCO/BP/ATPO/1265, Dated 24-09-2004.

AND WHEREAS:

The Society has allotted the said Flat to (1) MR. NAIK AMIT CHANDRASHEKAR, (2) MRS. NAIK EUSHA CHANDRASHEKAR on 01/08/2004 on certain terms and conditions mentioned therein.

**AND WHEREAS:**

The Society has erected a residential building on the said plot in accordance with the terms of the said Agreement to lease and obtained Occupancy certificate vide CIDCO/BP/ATPO/804, Dated 24.05.2005.

**AND WHEREAS:**

By Registered Lease Deed entered between The City and Industrial Development Corporation of Maharashtra Limited "The Lessor" and PAVANSOOT CO-OPERATIVE HOUSING SOCIETY LTD "The Lessee". The same has been registered with the sub-registrar assurances, Panvel-2, paying proper stamp duty and registration charges, vide its Receipt No. 5500, Document No. 05501, Dated :24-06-2005. Parties registered the said Lease Deed.

AND WHEREAS:

The said Society issued the Share Certificate No. 32 with distinctive shares Sr. No. 156 to 160, on 25-3-2005, in respect of **MR. NAIR AMIT CHANDRASHEKAR, (2) MRS. NAIR USHA CHANDRASHEKAR** for the Flat No.B/501.

AND WHEREAS

The membership has been confirmed in the name of **(1) MR. NAIR AMIT CHANDRASHEKAR, (2) MRS. NAIR USHA CHANDRASHEKAR**, vide CIDCO Letter No. CIDCO/EMS/EO(II)/2004/6453, Dated :- 03-08-2004.

AND WHEREAS:-

The Transferors do hereby covenant and declare that they are the original bonafide members of the Society and having been admitted by the Society as the member.

AND WHEREAS:-

The TRANSFERORS do hereby declare that not received any notice for the recovery of the Stamp Duty and Registration have been received by him on account of the registration of the agreement of the above said FLAT.

The Transferors do hereby covenant as follows:-

a. There are no suits, litigations Civil or any other proceedings pending in any competent court as against the Transferors personally affecting the said FLAT.

b. There are no attachments or prohibitory orders as against or affecting the said FLAT.

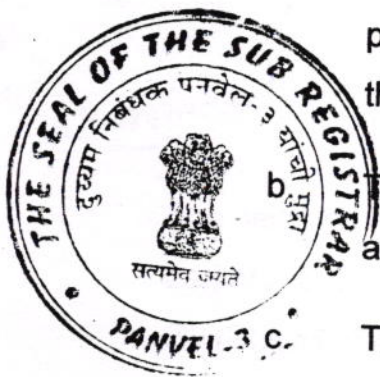
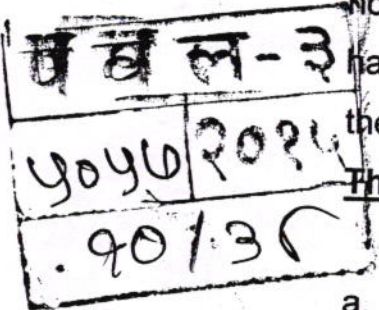
There are no charges and the said FLAT is not the subject matter to any lispens or easements or attachments either before or after judgment.

[Signature]

[Signature]

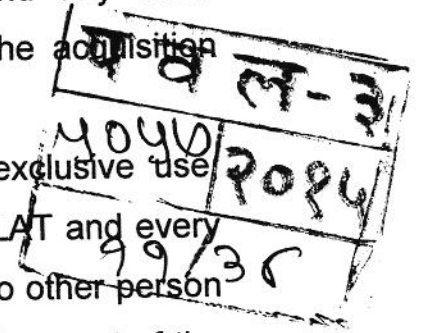
[Signature]

[Signature]



The Transferors has not received any notice either from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said FLAT.

- d. The Transferors have paid all the necessary charges of any nature whatsoever in respect of the said FLAT.
- e. The Transferors have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said FLAT. The Transferors have paid all the necessary charges till date and agrees to pay till the physical possession is given to the TRANSFEREES.
- f. The Transferors have not received any notice from CIDCO /Municipal Corporation/MSEB and any other statutory body or authorities regarding the acquisition and/or requisition of the said FLAT.
- g. The Transferors are legally entitled in exclusive use occupation and possession of the said FLAT and every part thereof and except the Transferors no other person or persons are in use, occupation and enjoyment of the said FLAT or any part thereof.
- h. The Transferors do hereby declare that no notice for the recovery of the Stamp Duty and Registration have been received by them in respect of the said Flat.
- i. The Transferors is not restricted either in the Income Tax Act or under any other statute from disposing off the said FLAT or any other statute prevented from disposing stated in the Agreement.
- j. The Transferors have not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions as stated herein in favour of the TRANSFEREES and the Transferors have all the rights, titles and interests to enter into this Agreement with the TRANSFEREES on the various terms and conditions as stated herein.



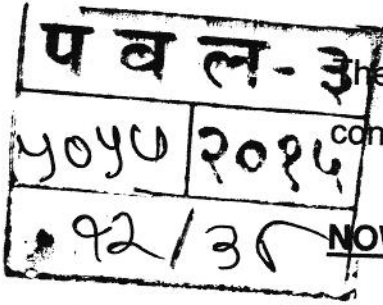
[Handwritten signatures of four individuals]

- k. The Transferors shall have no objection in any manner for transfer the consumer name in the MSEDCL. The Transferors shall co-operate to the Transferee to get the MSEDCL BILL in Transferee name.

Relying upon the aforesaid representations and declarations made by the Transferors herein, the TRANSFEREES have agreed to purchase the said FLAT.

AND WHEREAS:

The Transferors have agreed to transfer the said Shares held by the Transferors and their interests in the said FLAT to the TRANSFEREES, which the TRANSFEREES have agreed to acquire from the Transferors, after taking inspection of the documents and after being fully conversant with the several covenants and the conditions contained therein on the terms and conditions hereinafter appearing :



The Parties herein are desirous of recording the terms and conditions in writing as stated hereinafter:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The Transferors hereby agrees to sell, transfer and assign all his rights, title and interests in and upon the following FLAT;



<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
501	B	FIFTH	55	21

NODE : KHARGHAR, NAVI MUMBAI.

CARPET AREA IN SQ. MTR. : 46.93 Sq. Mtr.

SOCIETY : PAVANSOOT CO.OP HSG. SOCIETY LTD.
REGN. NO. : NBOM/CIDCO/HSG(OH)/1406/JTR/2002-2003

to the Party of the Second Part/TRANSFEREES which the TRANSFEREES have agreed to acquire the same and the said Shares and interest of the Transferors for

(Signatures of the parties)

a total consideration of **Rs.61,25,000/- (Rupees Sixty One Lakhs Twenty Five Thousand Only)** inclusive of all costs, share capital and the amount to the credit of the Transferors in the books of the said Society.

2. The TRANSFEREES have agreed to pay the said consideration of **Rs.61,25,000/- (Rupees Sixty One Lakhs Twenty Five Thousand Only)**, in the following manner.

i) A sum of **Rs.1,25,000/- (Rupees One Lakhs Twenty Five Thousand)**, paid on or before execution of this Agreement.

iv) And the balance sum of **Rs.60,00,000/- (Rupees Sixty Lakhs Only)**, shall be paid within 45 (Forty Five), days from CIDCO Transfer on raising loan from Any Co operative Bank / Nationalized Bank / Financial Institutions.

TIME IS THE ESSENCE OF THE CONTRACT.

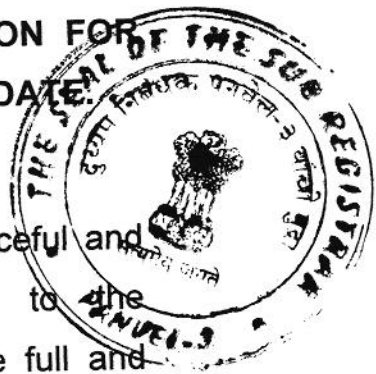
OBTAINING LOAN BY THE TRANSFEREES FROM ANY OTHER NATIONALIZE BANK/CO-OPERATIVE BANK/ FINANCIAL INSTITUTIONS, IS NOT A CONDITION FOR NON-PAYMENT OF BALANCE AMOUNT ON DUE DATE.

3. The Transferors shall deliver the vacant peaceful and physical possession of the said FLAT to the TRANSFEREES on the day of receiving the full and final consideration.

4. The Transferors hereby admit and declare that the said FLAT in the Society and the said Shares, the Transferors have full and absolute right and authority to sell the same or transfer it to any person/s.

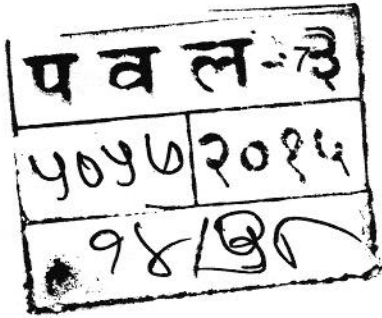
[Handwritten signatures]

व व ल-३
५०५०/२०१५
१३/३८

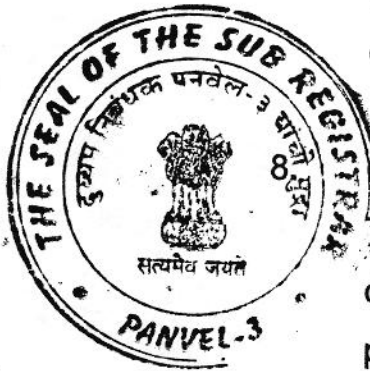


5. The TRANSFEREES hereby agree to become the members of the said Society and shall abide by all the rules and regulations adopted by it or which it may adopt from time to time.
6. The Transferors do hereby agree to pay the following charges till the physical possession is given to the TRANSFEREES.
- Maintenance charges payable to the Society till date.
 - Electricity bill up to date.

and the Transferors further undertake that IN NO CASE the TRANSFEREES shall be liable for payment or dues of the said Society for the period of occupancy of the said FLAT of the Transferors.



ON GETTING THE FULL AND FINAL SALE PRICE as agreed above, the Transferors quit, release and discharge himself from all rights, title, interests and benefits in the said Flat and further hereby assigns, transfers and assures all his rights, title, interests and benefit in the said FLAT, contributions and other status enjoyed by him in respect of the said FLAT.

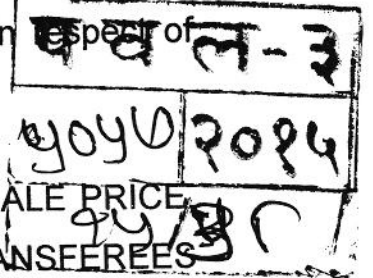


ON GETTING THE FULL AND FINAL SALE PRICE the Transferors shall have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the Transferors to his predecessor-in-title and to the said society and on the said FLAT.

9. The Transferors shall do all the needful in all respect to secure the title of the said FLAT to TRANSFEREES and shall always keep the TRANSFEREES indemnified from all liabilities and/or claim of the said FLAT.

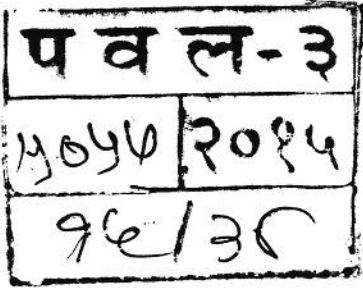
(Four handwritten signatures)

10. The Transferors have NO OBJECTION and grants the permission, for transfer the share certificate in the name of the TRANSFEREES by the Society.
11. That the Transferors hereby state and declare that they have not in any manner whatsoever dealt with his right in respect of the said FLAT.
12. That the TRANSFEREES hereby covenant with the Transferors that they shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that The Municipal Corporation, the Co-op Society and Government etc. may make herein after in respect of the said FLAT.
13. ON RECEIVING THE FULL AND FINAL SALE PRICE, the Transferors shall handover to the TRANSFEREES physical possession of the said FLAT and undertake that from time to time hereafter and at the cost of the TRANSFEREES, their heirs executors, administrators and counsels in law shall reasonably require to be done or execute and procure all documents and such further assurances in law and better and very perfectly transfer rights, title, interest and benefits in the said FLAT every part thereof unto and to the TRANSFEREES aforesaid.
14. That the Transferors hereby declare that they have paid all taxes and outgoings up to date in respect of the said FLAT and that if any amount is due from him to the Society, the Corporation or government and/or to any other person, persons or authorities relating the said FLAT the same shall be paid by the Transferors and if



any such amount is recovered from the TRANSFEREES, the Transferors do hereby agree to indemnify and keep the TRANSFEREES indemnified there from. In case due to any reason, the TRANSFEREES incurs expenditure or pays such charges/dues, the Transferors shall promptly reimburse the TRANSFEREES for these charges/dues and expenditure.

15. The Transfer charges/fees payable to the said society for the transfer of the said FLAT in the name of TRANSFEREES, shall be paid as mutually agreed.
16. The Transferors hereby declare and assure that the Transferors have not on or before the date of this Agreement, mortgaged, transferred, assigned or alienated their interest in the capital of the said Society, i.e., the Share hereinabove mentioned. And his interest in the property of the said Society that is, the FLAT hereinabove referred to. The Transferors agree and undertake to remove all such objections or demands, if any; at their own cost.



17. SUBJECT to the provisions and terms and conditions of this Agreement. AND ON PAYMENT OF FULL AND FINAL SALE PRICE AS AGREED UNDER THIS AGREEMENT, the Transferors hereby agree to transfer their shares mentioned hereinabove and the interest in the said FLAT to the TRANSFEREES and the TRANSFEREES are entitled to hold, possess, occupy and enjoy the said FLAT without any interruptions from the Transferors. The Transferors further declares that he has full rights and absolute authority to enter into this Agreement subject to Section 29 of the Maharashtra Cooperative Societies Act, 1960 and that the Transferors has not done or performed any act, deed, matter or thing whatsoever, whereby he may be

[Handwritten signatures]

prevented from entering into this Agreement as purported to be done hereby or whereby the TRANSFEREES may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour of whereby the quiet and peaceful enjoyment or possession of the TRANSFEREES in respect of the said FLAT may be disturbed and in the event of it being found that the Transferors was not entitled to enter into this Agreement and transfer his rights to be transferred hereby and the TRANSFEREES are not able to enjoy quiet and peaceful possession of the said FLAT due to any such reasons, the Transferors shall be liable to compensate, indemnify and reimburse to the TRANSFEREES the loss, damage, which the TRANSFEREES may suffer or sustain in this behalf.

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१०/३८

18. The Transferors hereinafter on their own or at the request of the TRANSFEREES, shall execute any document, paper and writings as may be necessary for perfectly vesting the said FLAT and benefits of the membership of the said Society and transferring the same unto the TRANSFEREES without any extra or excess consideration.



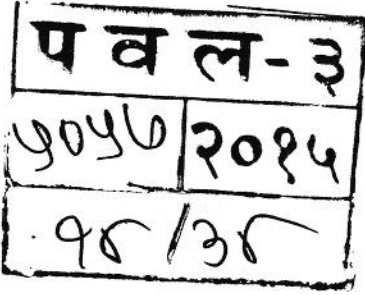
19. The TRANSFEREES do hereby agree to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the Agreement/Sale Deed as it is mandatory to pay the Stamp Duty, Registration charges as per the Provisions of the Bombay Stamp Act 1958.

20. The Transferors do hereby agree that all the bills/receipts will be handed over to the TRANSFEREES and the TRANSFEREES hereby agree to acknowledge.

[Handwritten signatures]

21. As it is mandatory for disbursement of the loan that all the original documents pertaining to the Flat should be handed over to ANY OTHER NATIONALIZE BANK/CO. OPERATIVE BANK/ FINANCIAL INSTITUTIONS, for disbursement of the loan. The TRANSFERORS do hereby agree to handover all the original documents pertaining to the Flat to the TRANSFEREES or to ANY OTHER NATIONALIZE BANK/CO. OPERATIVE BANK /FINANCIAL INSTITUTIONS, so that the loan could be disbursed in time.

22. The Transferors do hereby declare that they have paid all the stamp duty and registration charges to the Revenue authorities and in case any notice for recovery is received by the TRANSFEREES in respect of this Flat that shall be paid by the Transferors and or settle the same with the Revenue authorities at his own cost.



23.

CIDCO TRANSFER

Transfer charges for recording the name of the Transferees in CIDCO records shall be paid by the Transferees.

SCHEDULE

All that piece or parcel of land known as Plot No.55, in Sector-21, at KHARGHAR, Navi Mumbai, admeasuring 1250 Sq. Mtrs., or thereabout and bounded as under that is to say :-

On the North by : 15 Mtr. Wide Road
 On the South by : Plot No. 66
 On the East by : 15 Mtr. Wide Road
 On the West by : Plot No. 54 & 58

[Handwritten signatures]



SCHEDULE OF THE FLAT

FLAT NO. WING FLOOR PLOT NO.
501 B FIFTH 55

पवल-3
१०५५ २०१५
१९ SECTOR 3C
21

NODE : KHARGHAR, NAVI MUMBAI.

CARPET AREA IN SQ. MTR. : 46.93

SOCIETY : PAVANSOOT CO.OP HSG. SOCIETY LTD.
REGN. NO. : NBOM/CIDCO/HSG(OH)/1406/JTR/2002-2003



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands sealed, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the

Within named 'TRANSFERORS'

- (1) MR. NAIR AMIT CHANDRASHEKAR
(2) MRS. NAIR USHA CHANDRASHEKAR

in the presence of

1) SHONAL SATELKAR)

2) CHANDRASHEKAR NAIR)



SIGNED AND DELIVERED by the

Within named 'TRANSFEREES'

- (1) MR. ASHOK HARIBHAU WAGH
(2) MRS. SMITA ASHOK WAGH

in the presence of

1) SHONAL SATELKAR)

2) CHANDRASHEKAR NAIR)



RECEIPT

RECEIVED OF AND FROM the within named
'TRANSFEREES' (1) MR. ASHOK HARIBHAU WAGH (2)
MRS. SMITA ASHOK WAGH, the sum of Rs.1,25,000/-
(Rupees One Lakhs Twenty Five Thousand Only), being
the part payment of the sale price of the FLAT being,

=====

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
501	B	FIFTH	55	21

=====

NODE : KHARGHAR, NAVI MUMBAI.

CARPET AREA IN SQ. MTR. : 46.93

=====

SOCIETY : PAVANSOOT CO.OP HSG. SOCIETY LTD.
REGN. NO. : NBOM/CIDCO/HSG(OH)/1406/JTR/2002-2003,
=====

DETAILS OF PAYMENT

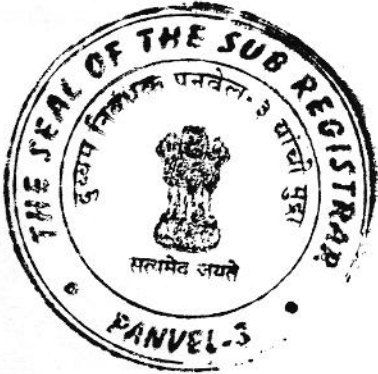
प व ल - ३
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२०/३५

=====

<u>Cheque No.</u>	<u>Dated</u>	<u>Amount</u>	<u>Bank</u>
535121	31/07/2015	Rs.1,25,000/-	State Bank of India

=====

WE SAY RECEIVED
Rs.1,25,000/-



(1) MR. NAIR AMIT CHANDRASHEKAR

(2) MRS. NAIR USHA CHANDRASHEKAR

TRANSFERORS

WITNESSES:

1) SHONAL SATELKAR

2) CHANDRASHEKAR NAIR

ii/kharghar/co.op/APM-563.pp/meena

Memorandum of Transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee	Signature
					Chairman _____ Secretary _____ Treasurer _____
					Chairman _____ Secretary _____ Treasurer _____
					Chairman _____ Secretary _____ Treasurer _____

प व ल-३

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२२/३८



PAVANSOOT CO-OP. HOUSING SOCIETY LTD.

Regd. No.: NBOM / CIDCO / HSG (OH) 1406 / JTR / 2002-2003

Plot No. 55, Sector - 21, Kharghar, Navi Mumbai - 410 210.

Ref. No.

Date : _____

Date-19/08/2015

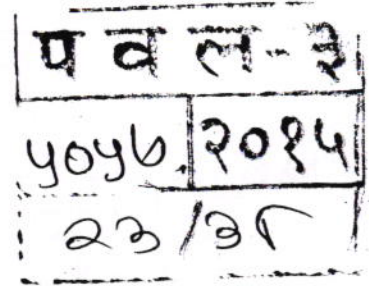
TO,

The Assistant Estate Officer,

CIDCO Ltd,

CIDCO Bhavan,

Navi Mumbai.



NO OBJECTION CERTIFICATE

This is to certify that **Mr. NAIR AMIT CHANDRASHEKAR & Mrs. NAIR USHA CHANDRASHEKAR** are the lawful owner of **FLAT No B/501** admeasuring about **46.93 Sq Mtr.** Carpet area in our society situated at Plot no-55, Sec-21, kharghar. They have paid and cleared all dues in respect of the above said flat till date.

The society has no objection in any manner whatsoever if **Mr. NAIR AMIT CHANDRASHEKAR & Mrs. NAIR USHA CHANDRASHEKAR** sell the said Flat to **Mr. Ashok Haribhau Wagh & Mrs. Smita Ashok Wagh.**

Place:- Kharghar

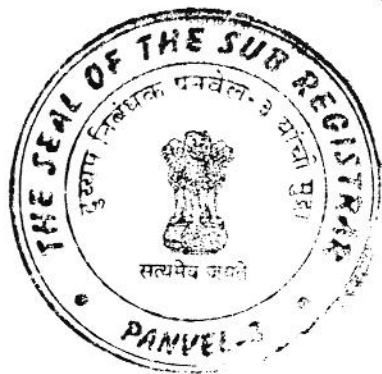
Thanks.

PAVANSOOT CO-OP. HSG. SOC LTD


SECRETARY



प व ल-३	
५०५०	२०१५
.२४/३४	



शिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा गजला, नरीगन 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 :

'शिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ००-९१-२२-५५९९ ८१००

फॅक्स : ००-९१-२२-५५९९ ८१६६

संदर्भ क्र.:

CIDCO/BP/ATPO/801,

दिनांक : २५/३/२००५

To,

The Secretary,

M/s.Pavansoot Co.Op.Hsg. Society Ltd.

C-201, Chandesh Navghar Pathak Road,

Bhayander (E)

Sub:-Occupancy Certificate for Residential Cum Commercial Building on Plot no.55, Sector-21 at Kharghar Navi Mumbai.

Ref:- 1) Your architect letter dtd. 04/04/2005

2) PSIDCI NOC issued vide letter No. 977/35, dtd. 13/04/2005

3) Fire NOC issued vide letter No.CIDCO/Fire/Klm/678/2005, dtd. 21/05/2005

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Cum Commercial Building on above mentioned plot alongwith as built drawing duly approved.

Thanking you,

Yours faithfully,

(N.S. Swami) 24/3/05

ADDL.TOWN PLANNING OFFICER
Navi Mumbai & Khopta

(Signature)



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५०५७ २०१५
२६/३८

PAVANSOOT CO-OP. HSG. SOC. LTD.

Regd No. NBOM / CIDCO / HSG (OH) / 1406 / JTR / 2002-2003

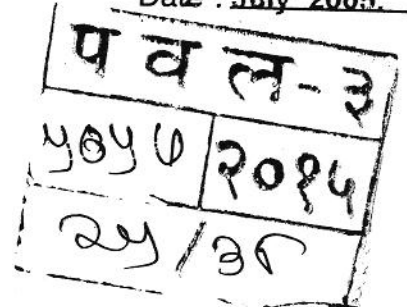
Plot No. 55, Sector - 21, Kharghar, Navi Mumbai 410 210.

Address for Correspondance : C-201, Chandresh, N. P. Road, Bhayander (E) - 401 105.

Ref. No. : _____

Datend: July 2005.

To,
Shri. Nair Amit Chandrashekhar &
Smt. Nair Usha Chandrashekhar.
Flat No. B/501.



Dear Sir / Madam,

Sub: Occupancy Certificate.



We proudly take pleasure in announcing that our society building is completed and possession of your flat is given on 3rd June, 2005.

In this connection we enclose herewith a Xerox copy of **Occupancy Certificate No. CIDCO/B/ATPO/804 dt.24/5/2005** obtained from CIDCO Ltd. for your information and record please.

Thanking you,

Yours faithfully,
for, Pavansoot Co.Op. Housing Society Ltd.


SECRETARY

Encl : As above.



6
शिडको

शहर व औद्योगिक विकास महामंडळ (महायष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, 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 :

'शिडको' भवन, सी.बी.डी., वेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ००-९१-२२-५५९९ ८१००

फॅक्स : ००-९१-२२-५५९९ ८१६६

संदर्भ क्र.:

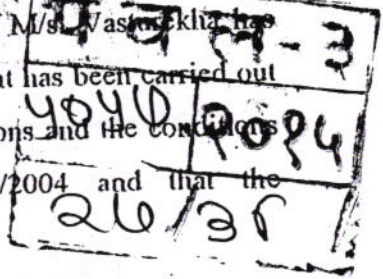
REF NO: CIDCO/BP/ATPOI / 804

दिनांक :

24/5/2005

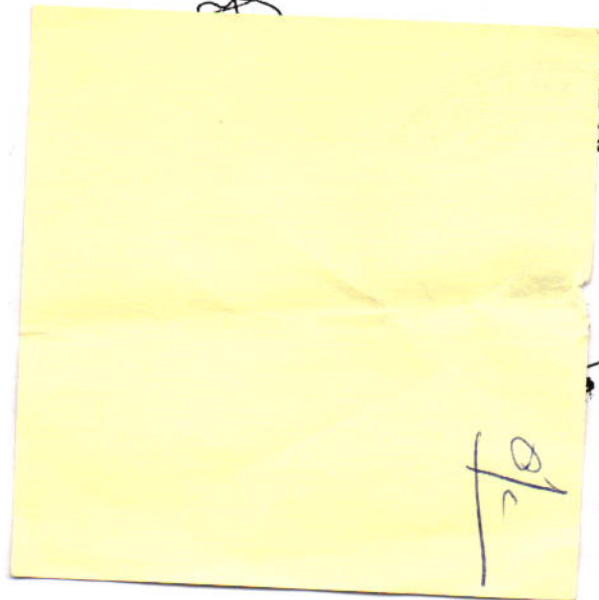
OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Cum Commercial Building [Res. BUA= 1650.8080 Sq.mtrs. Comm. BUA=196.9464 Sq.mtrs. Total BUA= 1847.7544 Sq.mtrs.(No. of Units R-40, C-17)] on Plot no.55, Sector-21 at Kharghar of Navi Mumbai completed under the supervision of M/s. Vasanklia has been inspected on 11/04/2005 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 24/09/2004 and that the development is fit for the use for which it has been carried out.



(N.S. Swami)
(N.S. Swami)

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta



(9)
सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईट,

मुंबई - ४०० ०२१.

दूरध्वनी : ००-९१-२२-२२०२ २४८९ / २२०२ २४२०

फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ००-९१-२२-५५९९ ८१००

फॅक्स : ००-९१-२२-५५९९ ८१६६

संदर्भ क्र.:

No. CIDCO/EMS/EO(II)/2004/6453

दिनांक :
03.08.2004

To
The Secretary/Chairman,
PAVANSOOT CHS Ltd.,
Plot No.55, Sector-21,
Kharghar, Navi Mumbai

Sub: Grant of permission for enrollment of additional two members in your above society on
Plot No.55, Sector-21, Kharghar, Navi Mumbai

Ref: Our letter No. CIDCO/EMS/EO(III)/2004 dated 02.8.2004

प व ल - ३
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२७/३१

We are requested to refer your application for enrollment of additional two members in the above society. We are, pleased to inform you that the Corporation has accepted your request and permitted your Society to enroll two additional members in the Society. The details of the members are given below:

Sr.No.	Name of the Additional member	User
1	Shri Pednekar Shankar Narayan & Smt. Pednekar Leena Shankar	Apartment
	Shri Nair Amit Chandrashekar & Smt. Nair Usha Chandrashekar	Apartment

Hereinafter, all the rights, claims and interest in the said society plot are applicable for the above additional members are accepted with the provisions of the New Mumbai Disposal of Lands Regulations, 1975 and all other Statutory Acts applicable.

The other terms and conditions of the agreements of lease between society and our Corporation remains unchanged.

Thanking you,

For PAVANSOOT CO-OP HSG. SOCIETY LTD

Kadar
CHAIRMAN

Yours faithfully,

[Signature]
Estate Officer (II)
Estate Officer

CIDCO LTD., CIDCO Bhavan,
Navi Mumbai - 400 615.

PAVANSOOT CO-OP HSG. SOC. LTD.
Reg
N.Bom./CIDCO/
HSG/II/CHY
06/JTR/2002/03
21/12/2002

PAVANSOOT CO-OP. HSG. SOC. LTD.

Regd No. NBOM / CIDCO / HSG (OH) / 1406 / JTR / 2002-2003

Plot No. 55, Sector - 21, Kharghar, Navi Mumbai 410 210.
Address for Correspondance : C-201, Chandresh, N. P. Road, Bhayander (E), 401 105.

Ref. No. : _____

Date : 1st Aug. 2004

To,
Shri Nair Amit Chandrashekar &
Smt. Nair Usha Chandrashekar.
Flat No - B/501.

Dear Sir,

**Sub :- Allotment of Flat,
Plot No. 55, Sector - 21, Kharghar, Navi Mumbai.**

This is to inform you that your application for membership of our society is accepted by the members in the meeting held on 18.07.2004 and it is also confirmed by CIDCO Ltd. vide letter no. CIDCO/EMS/EO(II)/2004/6453 dt. 03.08.2004.

I am pleased to inform you that you are allotted the Flat No B/501 on 5th floor admeasuring 795 Sqr. ft.

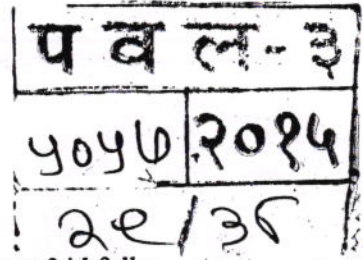
This is for your information please.

Thanking you,

Yours faithfully,

For PAVANSOOT CO-OP HSG. SOCIETY LTD.,


SECRETARY



① POP

① POP
Letter of
Intent
Allotment
Letter

Duplicate Bill

Billing Unit:	4795 : KHARGHAR S/DN	Bill For:	AUG - 15
Consumer No.:	029470268431	Old Consumer No.:	
Name:	MR/MRS NAIR AMIT CHANDRASHEKHAR & US		
Address:	FL-B/501 PAVANSOOT CHS. PLOT-55 SEC-21 KHARGHAR -410210		

* For any Queries on this Bill please contact sdo4795@ho.mahadiscom.in

PC/MR/Route Sequence	3-08-3021-2100	Tariff	01	Category	LT I Res 1-Phase
DTC:	4795331	Conn. Load	3.2 KW	Duty	01
Pole No.:	000000	Sanct. Load	3.2 KW	Supply Date	19-MAY-05

Meter No.	Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
20221726	532	3421	01	111	0	111

Arrears: 190.00	Held: 460.00	Demanded: 0.00
------------------------	---------------------	-----------------------

Bill for 1.07 Month(s)
Receipts Considered up to 23-AUG-15
Meter Status: **NORMAL**
Revised Tariff applicable wef 01-Jun-2015/Previous Bill Prompt Payment Credit (Rs.): -8.94/



*For queries related to your online payment transactions. Please contact helpdesk_pg@mahadiscom.in
Any unauthorized changes made in the bills will lead to non-acceptance of the bills.

Bill Date:	25-AUG-15
Bill period:	22-JUL-15 to 23-AUG-15
	Rs.Ps
Due Date:	14-SEP-15 600.00
If Paid by this Date:	03-SEP-15 590.00
If paid After this Date:	14-SEP-15 610.00

*The above amount is being rounded up

	Rs.Ps
Fixed Charges	50.00
Energy Charges	431.16
Electricity Duty	82.54
F.A.C	34.72
Additional Supply Charges	0.00
Tax on Sale	0.00
Previous Bill Credit	0.00
Current Interest	0.00
Capacitor Penalty	0.00
Other Charges	0.00
Total	598.42

Net Arrears	7.98
Adjustment	-8.94
Interest Arrears	0.00
Total Arrears	-0.96
Net Bill Amount	597.46
Rounded Bill	600.00
Last Receipt Date	28-JUL-15
Last Receipt Amount	1,030.00

DPC: 11.97
After this date: 14-SEP-15
Pay Rs. 610

Prompt Payment Discount: Rs. 5.16 ,If bill is paid on or before 03-SEP-15.

Billing Unit:	4795	Consumer No.:	029470268431	PC	3	Tariff:	01
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Instructions for Cheque payment:
Cheque should be a/c payee only.
Cheque should be payable in name of MSEDCL and issued by local bank.
Please attach bill with the Cheque and do not staple them.
Post-dated Cheque will not be accepted.

		Rs.Ps
Due Date:	14-SEP-15	600.00
If Paid by this Date:	03-SEP-15	590.00
If paid After this Date:	14-SEP-15	610.00

Billing Unit:	4795	Consumer No.:	029470268431	PC	3	Tariff:	01
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		Rs.Ps
Due Date:	14-SEP-15	600.00
If Paid by this Date:	03-SEP-15	590.00
If paid After this Date:	14-SEP-15	610.00

PAVANSOOT CO-OP. HOUSING SOCIETY LTD.

(Reg. No. NBOM / CIDCO / HSG (OH) 1406 / JTR / 2002 -2003)
Plot No. 55, Sector - 21, Kharghar, Navi Mumbai - 410 210

RECEIPT

No. 3653

Date: 15/8/2015

RECEIVED with thanks from Mr. / Mrs. Mr. Amit Nishant

Flat / Shop No. B-501 a sum of Rs. Three thousand
two hundred only. by Cash / Cheque No.* 959631

dated on Aug 4 2015 towards full / part payment of
our Bill No. 6287 dated 15/8/2015

Rs. 3200/-

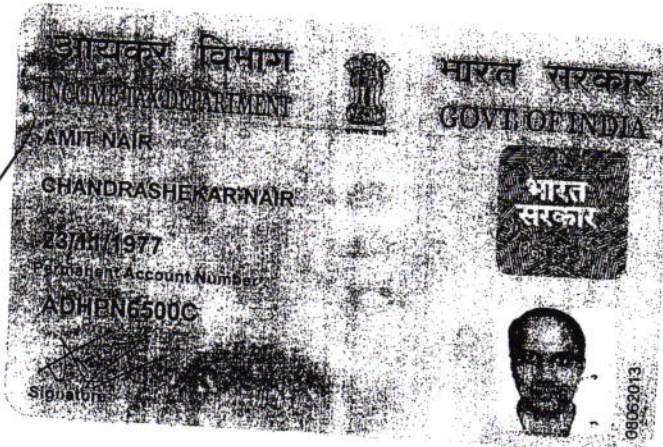
* Subject to Realisation of Cheque.

FOR PAVANSOOT CO-OP HOUSING SOCIETY LTD.

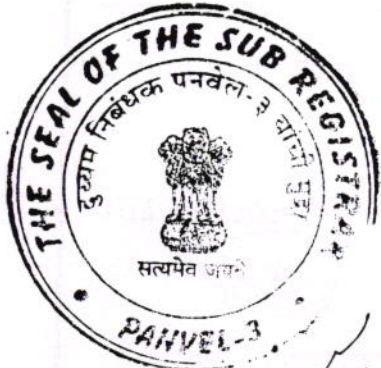
पवल-३
५०५०/२०१५
३१/३८

[Signature]
Secretary / Treasurer





प व ल - ३
५०५७२०१५
०३२/३८

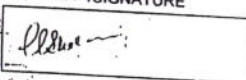


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABOPC8617Q

नाम / NAME
USHA CHANDRASHEKHAR

पिता का नाम / FATHER'S NAME
VISHWANATH TANAJI GOLATKAR

जन्म तिथि / DATE OF BIRTH
02-03-1951

हस्ताक्षर / SIGNATURE


आयकर आयुक्त (कम्प्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AADPW6860D



नाम /NAME
ASHOK HARIBAU WAGH

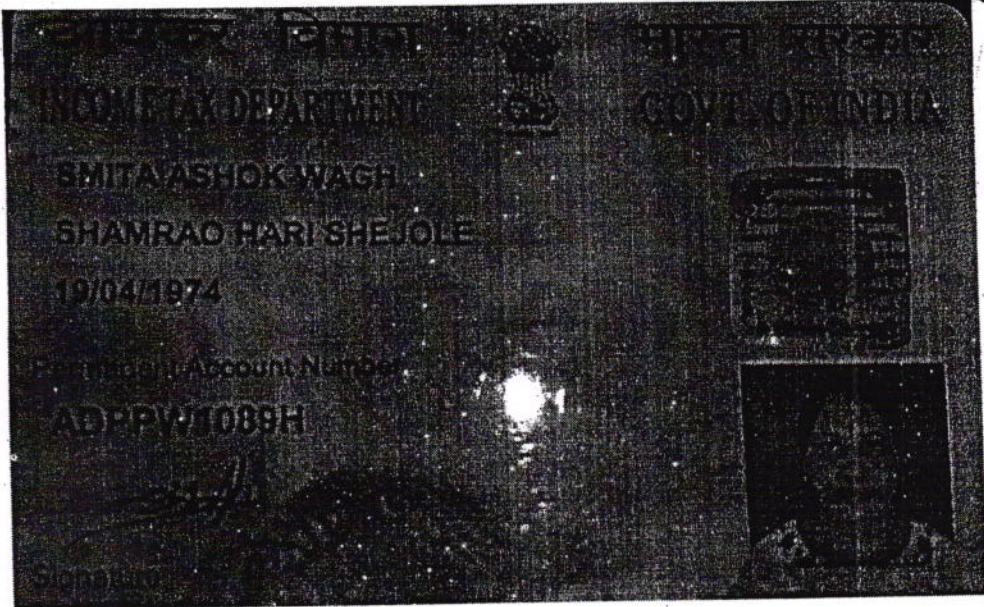
पिता का नाम /FATHER'S NAME
HARIBHAU SHAMRAO WAGH

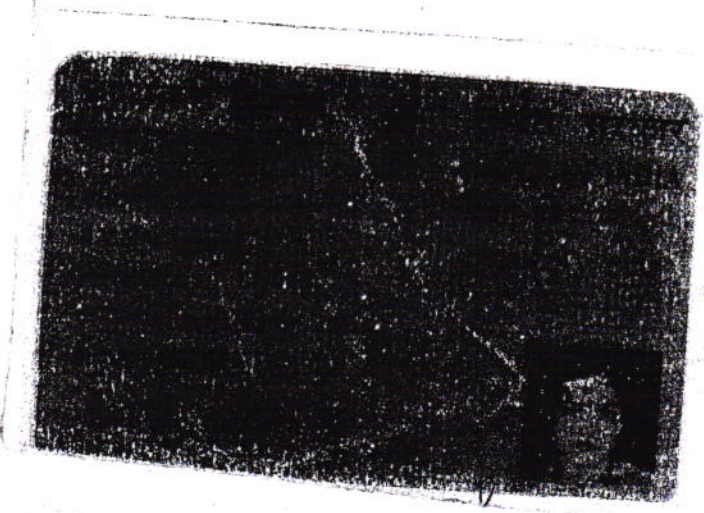
जन्म तिथि /DATE OF BIRTH
06-08-1968

हस्ताक्षर /SIGNATURE

COMMISSIONER OF INCOME-TAX, VIDARBH.

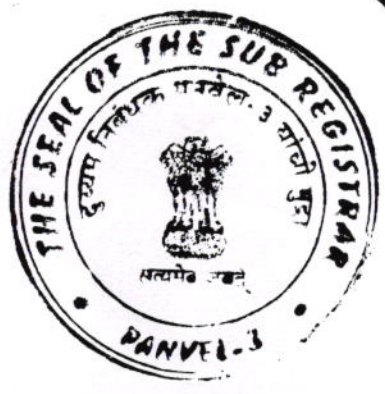
प व ल-३
५०५०/२०१५
९३/३८





आयकर विभाग
INCOME TAX DEPARTMENT
CHANDRASHEKHAR NAIR
MALAMALA UNNIKRIISHNAN NAIR
25/09/1948
Permanent Account Number
AAXPN786R
भारत सरकार
GOVT. OF INDIA
भारत सरकार
Signature
10000000

प. व. ल. ३
५०५५/२०१५
३४/३६



398/5057

गुरुवार, 03 सप्टेंबर 2015 9:31 म.पू.

दस्त गोषवारा भाग-1

पवल3

दस्त क्रमांक: 5057/2015

दस्त क्रमांक: पवल3 /5057/2015

बाजार मूल्य: रु. 41,62,000/-

मोबदला: रु. 61,25,000/-

भरलेले मुद्रांक शुल्क: रु.3,06,350/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

अ. क्र. 5057 वर दि.03-09-2015

रोजी 9:21 म.पू. वा. हजर केला.

पावती:5407

पावती दिनांक: 03/09/2015

सादरकरणाराचे नाव: अशोक हरिभाऊ वाघ - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

760.00

पृष्ठांची संख्या: 38

दस्त हजर करणाऱ्याची सही:

एकूण: 30760.00

Sub Registrar Panvel 3

Sub Registrar Panvel 3

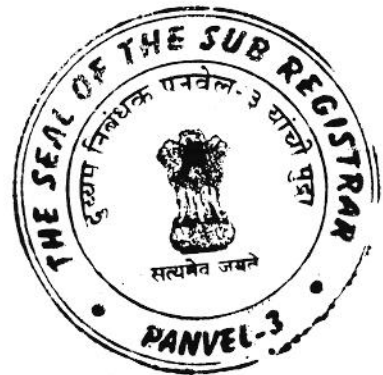
दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा.धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिकका क्र. 1 03 / 09 / 2015 09 : 22 : 11 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2 03 / 09 / 2015 09 : 23 : 25 AM ची वेळ: (फी)

दस्ताऐवजासोबत जोडलेली कागदपत्रे
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल



प व ल-३	
५०५७.	२०१५
३६/३६	





03/09/2015 9 31:39 AM

दस्त गोषवारा भाग-2

पवल3 30135

दस्त क्रमांक:5057/2015

दस्त क्रमांक :पवल3/5057/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अशोक हरिभाऊ वाघ - - पत्ता:प्लॉट नं: -, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: प्लॉट न ९१ मारुत बिल्डींग पहिला मजला नंदनवन सी एच एस लि से १७ नेरूळ नवी मुंबई , महाराष्ट्र, ठाणे. पॅन नंबर:AADPW6860D	लिहून घेणार वय :-47 स्वाक्षरी:- 		
2	नाव:स्मिता अशोक वाघ - - पत्ता:प्लॉट नं: -, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: प्लॉट न ९१ मारुत बिल्डींग पहिला मजला नंदनवन सी एच एस लि से १७ नेरूळ नवी मुंबई , महाराष्ट्र, ठाणे. पॅन नंबर:ADPPW1089H	लिहून घेणार वय :-41 स्वाक्षरी:- 		
3	नाव:नायर अमित चंद्रशेखर - - पत्ता:-, --, --, --, रा ३०४ जीम्मी पार्क २ ए ३ रा मजला से १९ नेरूळ नवी मुंबई , णेरूळ णॉडे-ईई , MAHARASHTRA, THANE, Non-Government. पॅन नंबर:ADHPN6500C	लिहून देणार वय :-38 स्वाक्षरी:- 		
4	नाव:नायर उषा चंद्रशेखर - - पत्ता:-, --, --, --, रा ३०४ जीम्मी पार्क २ ए ३ रा मजला से १९ नेरूळ नवी मुंबई , णेरूळ णॉडे-ईई , MAHARASHTRA, THANE, Non-Government. पॅन नंबर:ABOPC8617Q	लिहून देणार वय :-65 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:03 / 09 / 2015 09 : 26 : 06 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चंद्रशेखर नायर - - वय:68 पत्ता:Nerul,Navimumbai पिन कोड:400706	 स्वाक्षरी 	
2	नाव:शोनल साटेलकर - - वय:40 पत्ता:Nerul,Navimumbai पिन कोड:400706	 स्वाक्षरी 	



शिक्का क्र.4 ची वेळ:03 / 09 / 2015 09 : 27 : 38 AM

शिक्का क्र.5 ची वेळ:03 / 09 / 2015 09 : 28 : 02 AM नॉटणी पुस्तक-1 मध्ये

Sub Registrar Panvel 3

EPayment Details.

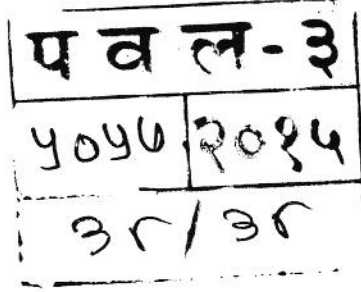
sr.	Epayment Number	Defacement Number
1	MH003343642201516E	0002063891201516
2	MH003345417201516E	0002063890201516

5057 /2015

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते की
माने आहेत. पुस्तकाचा क्रमांक ५०५०.

सह मुख्य निबंधक वर्ग-२, पनवेल-३
दिनांक ३ मार्च २०१५



Date of Visit - 9/8/15 Name of client - Ashok Hanibhanu Wagh

Flat / Office / Gala No. - 501

Floor - 5th

Location - Kharghar

Distance / Time from station -

Society Registration No. -

Nearest Bus Stand and distance from the property -

Nearest Hospital and distance from the property -

Boundaries - North - Rd

South - Parijat CHSL

East - A Wing

West - Rd

Landmark - Near Jalvaye

Property occupied by - Owner/Tenant Name of Tenant Raja Reddy Contact No. 9167542314

Type of road - B.T. / cement / W.B.M. Road width -

Corner / Intermittent

Area Calculation:

Builder's saleable area and rate if property is under construction / builder's possession - SA 795

Engineer Rate - Lumpsum value -

Year of construction - 2004-5

No. of floors - GPTSP+5

No. of flat / units per floor - 4 shops / flat on part ground floor in case - shops &

No. of Lifts - 1 Door and window -

Flooring - Vitrified

Kitchen - Vitrified with Black Granite

Wiring - Cured

Plumbing - Cured

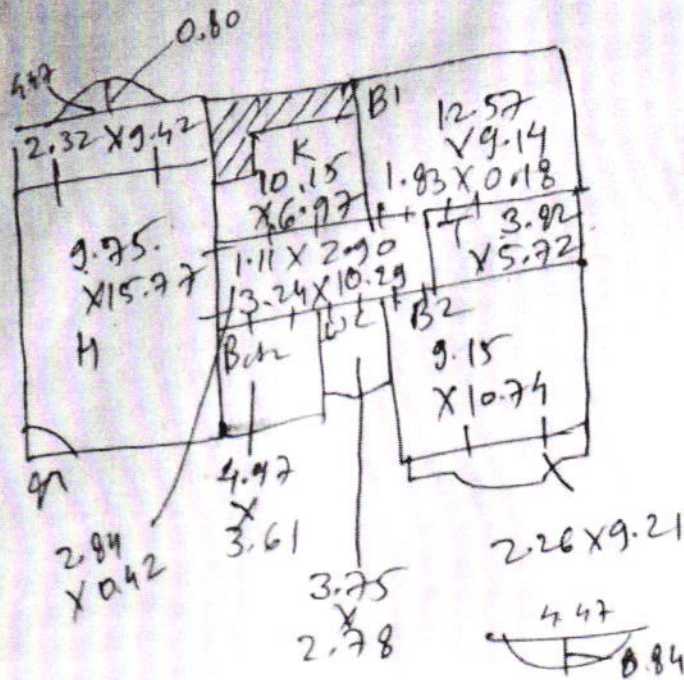
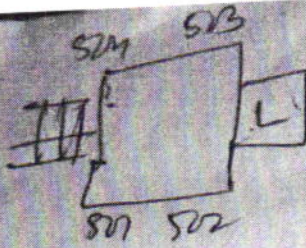
Contact person's name and relationship with property - self

Mobile No. - 8879150156

Site photographs / location map -

If Under construction building then current status -

Expected date of completion -



- B2 0.25 X 0.45 X 2
- B1 1.09 X 0.90
- T 0.84 X 0.25
- K 0.98 X 0.41
- 1.52 X 0.25
- 0.50 X 0.45
- H 0.76 X 0.25 X 2

H 153.37

Passage ~~140.65~~ 37.75

K 69.74

B1 114.78

T 21.64

B2 98.05

WC 10.43

Bath 17.94

626.60

523.70

H FB 23.64

B2 FB 22.69

46.33

Total ~~570.03~~
 672.93

