

Please Tick

Saving A/C No : 33735314302		Branch FILE No.:	
CIF NO. :		Tie up no. (if applicable)	
LOS Reference No. :		PAL/Take Over/NEW/Resale/Top up	
Applicant Name : Vijay Dnyandeo Phadtare - 8730285			
Co-Applicant Name : -			
Contract (Resi.) :		Mobile :	
Loan Amount : 30 LACK		Tenure : 240 months	
Interest Rate :		EMI :	
Loan Type :		SBI LIFE :	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location : ULWE			
Property Cost : 95 LAC			
Name of Developer / Vendor :			
RBO -	ZONE -	Branch : ULWE	(Code No) 18108
Contact Person : Hindurao Shinde		Mobile No. 932252225	
Name of RACPC Co-ordinator along with Mob No:			
	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob No. :			

Please Tick

Saving A/C No: 33735344302	Branch FILE No.:
CIF NO.:	Tie up no. (if applicable)
LOS Reference No.:	PAL/Take Over/NEW/Resale/Top up

Applicant Name: Vijay Dnyandeo Phadtare - 87302851352

Co-Applicant Name: -

Contract (Resi.): \_\_\_\_\_ Mobile: \_\_\_\_\_

Loan Amount: 30 LACK Tenure: 240 months

Interest Rate: \_\_\_\_\_ EMI: \_\_\_\_\_

Loan Type: \_\_\_\_\_ SBI LIFE: \_\_\_\_\_

Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_

Realty \_\_\_\_\_ Home Top up \_\_\_\_\_

Property Location: ULWE

Property Cost: 95 lac

Name of Developer / Vendor: \_\_\_\_\_

RBO - ZONE - Branch: ULWE (Code No) 18108

Contact Person: Hindurao Shinde Mobile No. 9322522291

Name of RACPC Co-ordinator along with Mob No: \_\_\_\_\_

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2			
VALUATION - 1		OFFICE VERIFICATION	
VALUATION - 2		SITE INSPECTION	

HLST / MPST / BM / FS / along with Mob No. : \_\_\_\_\_



RASMECCC - PANVEL  
Sharda Terrace, Plot N

Mr  Mrs  Ms  Dr  Other  Gender  Male  Female  Transgender  
 Date of Birth 06/01/1988  
 Name of Spouse [Blank]  
 Name of Father DNYANDIEG IPHADHARE  
 Category  SC  ST  OBC  General  
 Residential Status  Resident  NRI/PIO Religion [Blank]  
 Photo Identification (ID) : Type [Blank]  
 Photo ID: Valid Upto [Blank]  
 Driving Licence Valid Upto [Blank]  
 Passport No. 4338D Passport Valid Upto [Blank]  
 Qualifying Year [Blank]



Handwritten signature of the applicant in black ink.

Staying at the present address for the past 04 Years and 1 Months. Type of Residence  Owned  Rented  Allotted by employer  Other  
 Flat No. or Name FLAT-101, 1st FLOOR, YUVRAJ VILLA, CO-OP SOCIETY  
 Area/Location PLOT-1B7, SECTOR-23, ULWE  
 PANVEL District RAIGHAD Pin Code 410206  
 Country [Blank]  
 Mobile (Primary) 9967154040 Mobile (Secondary) [Blank]  
 Email Address vijayphadtare26@gmail.com

Is permanent address same as present address ?  Yes  No (To be filled if permanent address is different from present address)  
 [Blank]  
 [Blank]  
 District [Blank] Pin Code [Blank]  
 Country [Blank]  
 Telephone (Landline 2) [Blank]

86/3284

Tuesday, April 30, 2024  
10:06 AM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

गावाचे नाव: उलवे  
दस्तऐवजाचा अनुक्रमांक: पवल1-3284-2024  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: विजय ज्ञानदेव फडतरे ---

पावती क्र.: 4575 दिनांक: 30/04/2024

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 27

रु. 30000.00  
रु. 540.00

एकूण:

रु. 30540.00

JOINT SR PANVEL 1

बाजार मूल्य: रु.4594260 /-  
मोबदला रु.9300000/-  
भरलेले मुद्रांक शुल्क : रु. 558000/-

सह दुय्यम निबंधक, पनवेल-१

- 1) देयकाचा प्रकार: DHC रक्कम: रु.540/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424298122108 दिनांक: 30/04/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001339465202425E दिनांक: 30/04/2024  
बँकेचे नाव व पत्ता:



02/05/2024

सूची क्र.2

दुय्यम निबंधक : द.नि. पनवेल 1

दस्त क्रमांक : 3284/2024

नोंदणी :

Regn.63m

(1) बिलेखाचा प्रकार	गावाचे नाव : उलवे
(2) मोबदला	करारनामा
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3300000 4594260
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका नं. 804, आठवा मजला, वी व्हिंग, वे ब्लिस सी. एच. एस. लि., प्लॉट नं. 04, सेक्टर 09, मौजे उलवे 1-डि, तालुका पनवेल, जिल्हा रायगड, क्षेत्र 41.719 चौ. मी. कारपेट आणि स्टिक्ट कार पार्किंग नं. 49( ( Plot Number : 04 ; SECTOR NUMBER : 09 ; ) ) 1) 41.719 चौ.मीटर
(5) क्षेत्रफळ	
(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:-संध्या गुप्ता --- वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 504 भूमी टॉवर, प्लॉट नं 28, सेक्टर 04, खारघर, नवी मुंबई, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(००). पिन कोड:-410210 पॅन नं:-AIEPG4872G 2) नाव:-अनिल कुमार गुप्ता --- वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 504 भूमी टॉवर, प्लॉट नं 28, सेक्टर 04, खारघर, नवी मुंबई, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(००). पिन कोड:-410210 पॅन नं:-ABXPG1573C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-विजय ज्ञानदेव फडतरे --- वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए एल-1, रूम नं 242, पोलिस मित्र अपार्टमेंट, सेक्टर 05, नवी मुंबई, ऐरोलो स. ओ. ठाणे, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AVSPP4338D
9) दस्तऐवज करून दिल्याचा दिनांक	30/04/2024
10) दस्त नोंदणी केल्याचा दिनांक	30/04/2024
1) अनुक्रमांक, खंड व पृष्ठ	3284/2024
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	558000
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेर	

सह दुय्यम निबंधक, पनवेल-१

आंकनासाठी विचारात घेतलेला तपशील:-

क शुल्क आकारताना निवडलेला अनुच्छेद :-

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



CHALLAN  
MTR Form Number-6



4001339465202425E	BARCODE	Date 29/04/2024-17:31 20	Form ID 25.1
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Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Registration Fee		PAN No.(If Applicable)	AVSPP4338D
PNL4_PANVEL NO 4 SUB REGISTRAR		Full Name	MR VIJAY DNYANDEO PHADTARE
RAIGAD		Flat/Block No.	Flat No.804, 8th floor, B-Wing, Bay Bliss CHS Ltd
2024-2025 One Time		Premises/Building	Plot-04, Sector-09, Ulwe 1-D, Tal-Panvel, Dist-Raigad
Account Head Details	Amount In Rs.	Road/Street	Navi Mumbai
Stamp Duty	558000.00	Area/Locality	
Registration Fee	30000.00	Town/City/District	
		PIN	4 1 0 2 0 6
		Remarks (If Any)	PAN2=AIEPG4872G~SecondPartyName=MRS SANDHYA GUPTA~
		Amount In Words	Five Lakh Eighty Eight Thousand Rupees Only
	5,88,000.00		

BANK OF BARODA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	02003942024042901282 1383522227
	Bank Date	RBI Date	29/04/2024-17:32:52 Not Verified with RBI
	Bank-Branch	BANK OF BARODA	
	Scroll No. , Date	Not Verified with Scroll	

**प व ल**  
3268 9098  
7 / 20

Valid for document to be registered in Sup Registrar office only. Not valid for unregistered document. Mobile No. : 8879841644  
निबंधक कार्यालयात नोंदणी करायलायला दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

## मूल्यांकन पत्रक (प्रभाव क्षेत्र बांधीव)

Valuation ID

20240430165

19 April 2024 11:19 AM

पन्ना

मूल्यांकन वर्ष 2024  
 जिल्हा रायगड  
 तालुक्याचे नांव पनवेल  
 गावाचे नांव उलवे, गव्हाण, खारकोपर  
 प्रमुख मूल्य विभाग 27  
 उप मूल्य विभाग 271  
 क्षेत्राचे नांव Influence Area

सर्व्हे नंबर / न शू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर 82500  
 मोजमापनाचे एकक चौ मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र - 50.06 चौ मीटर  
 बांधकामाचे वर्गीकरण - 1-आर सी सी  
 उद्भवान सुविधा - आहे  
 मिळकतीचा वापर - निवासी सदनिका  
 मिळकतीचे वय - 0 TO 2 वर्षे  
 मजला - 5th to 10th Floor  
 मिळकतीचा प्रकार - बांधीव  
 मूल्यदर/बांधकामाचा दर - Rs.82500/-

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)  
 =(82500 \* (100 / 100))  
 = Rs.82500/-

मजला निहाय घट/वाढ = 1.05 of 82500 = Rs.86625/-

Rules Applicable 3, 19, 18

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 86625 \* 50.06  
 = Rs.4336447.5/-

Rule 15

C) बंदिस्त वाहन तळाचे क्षेत्र 12.5 चौ. मीटर  
 बंदिस्त वाहन तळाचे मूल्य = 12.5 \* (82500 \* 25/100)  
 = Rs.257812.5/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J  
 = 4336447.5 + 0 + 257812.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.4594260/-

= ₹ पंचेचाळीस लाख चौ-याण्णव हजार दोन शे साठ /-

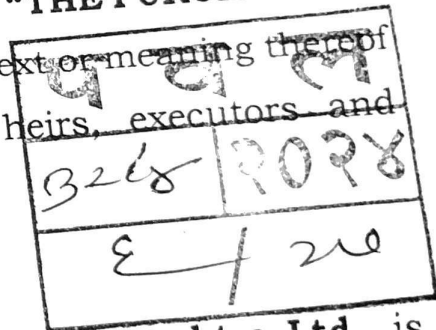
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**AGREEMENT FOR SALE**

THIS **AGREEMENT FOR SALE** is made and entered into at **Ulwe, Navi Mumbai**, on this **30<sup>th</sup>** day of **April, 2024**, **BETWEEN (1) MRS. SANDHYA GUPTA, (PAN No.AIEPG4872G), & (2) MR. ANIL KUMAR GUPTA, (PAN No.ABXPG1573C)**, both adult, Indian Inhabitants, residing at Flat No.504, Bhoomi Tower, Plot-28, Sector-4, Kharghar, Navi Mumbai-410210, (Hereinafter referred to as the **"SELLERS/VENDORS"**) (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and deem to include his/her/their legal heirs, executors and administrators) of the **ONE PART**

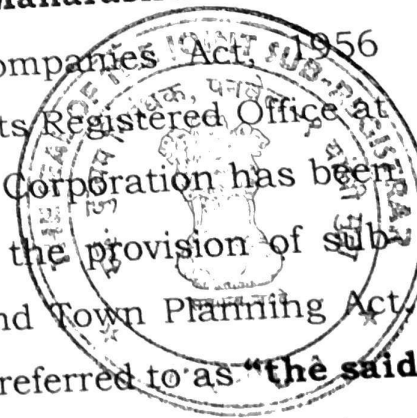
**AND**

**MR. VIJAY DNYANDEO PHADTARE, (PAN No.AVSP4338D)**, an adult, Indian Inhabitant, residing at AL-1, Room No.242, Police Mitra Apartment, Sector-5, Airoli, Navi Mumbai-400708, (hereinafter referred to as the **"THE PURCHASER"**) (which expression shall unless it be repugnant to the context or meaning thereof shall mean & deem to include his/her/their legal heirs, executors and administrators) of the **OTHER PART**.



**WHEREAS**

The **City and Industrial Development Corporation of Maharashtra Ltd.**, is Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as **"THE CORPORATION"**) having its Registered Office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Bombay - 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, 1956, Maharashtra Act No. **XXXVII of 1966** (hereinafter referred to as **"the said Act"**), for the new town of new Bombay. The area designated as site for New Town under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.





**AND WHEREAS**

The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an order duly made in the behalf as per the provision of Section 113 (3) (A) of the said Act.

**AND WHEREAS**

By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

By an Agreement to Lease dated: **13<sup>th</sup> day of June, 2008** made at CBD Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and **1) SMT. PADMIBAI NAMA MHATRE, 2) SHRI. ASHOK LAXMAN KADU, 3) SMT. VIMAL BENDU DESHMUKH, 4) SHRI. RAM BAPU GHARAT, 5) SHRI. DAYANAND GANPAT MOKAL, 6) SHRI. GAJANAN RAMA GHARAT,** (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.04, Sector-9, admeasuring 5599.98 Sq. Mtrs. at village Ulwe-1D, Navi Mumbai, Taluka-Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT')

**AND WHEREAS**

THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation

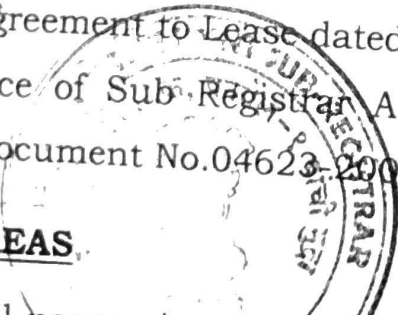
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**AND WHEREAS**

The said Agreement to Lease dated: 13<sup>th</sup> day of June, 2008 has been Registered at the Office of Sub-Registrar Assurance Panvel-2, Vide Registered Receipt No.4938, Document No.04623-2008, Dated: 6.06.2008.

**AND WHEREAS**

The Physical possession of the said plot has been



**AND WHEREAS**

The said Original Allottees have assigned all their rights in & upon the said plot in favour of **M/S. SATYAM CONCAST PVT. LTD.**, a Company duly incorporated under the provisions of Companies Act, 1956, through its Directors 1) **SHRI. GOVIND J. WAGHANI**, 2) **SHRI. HIMMAT J. WAGHANI** 3) **SHRI. B. J. WAGHANI**, 4) **SMT. KIRTI GOVIND WAGHANI** for proper consideration.

**AND WHEREAS**

By Tripartite Agreement dated 9<sup>th</sup> day July, 2008 between the CIDCO THE FIRST PART, 1) **SMT. PADMIBAI NAMA MHATRE**, 2) **SHRI. ASHOK LAXMAN KADU**, 3) **SMT. VIMAL BENDU DESHMUKH**, 4) **SHRI. RAM BAPU GHARAT**, 5) **SHRI. DAYANAND GANPAT MOKAL**, 6) **SHRI. GAJANAN RAMA GHARAT**, the Original Allottees of the **SECOND PART & the M/S. SATYAM CONCAST PVT. LTD.**, a Company duly incorporated under the provisions of Companies Act, 1956, through its Directors 1) **SHRI. GOVIND J. WAGHANI**, 2) **SHRI. HIMMAT J. WAGHANI**, 3) **SHRI. B. J. WAGHANI**, 4) **SMT. KIRTI GOVIND WAGHANI**, the New Licensees of THE THIRD PART. The said original Allottees have assigned all their rights and interests in and upon the said Plot to the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.

**AND WHEREAS**

The said Tripartite Agreement dated **9<sup>th</sup> day of July, 2008** has been registered at the Office of Sub Registrar Assurance Panvel-2, vide Receipt No.5618, Document No.05341-2008 Dated 10.07.2008.

**AND WHEREAS**

The CIDCO has transferred the said Plot in favour of **M/S. SATYAM CONCAST PVT. LTD.**, through its Directors 1) **SHRI. GOVIND J. WAGHANI**, 2) **SHRI. HIMMAT J. WAGHANI**, 3) **SHRI. B. J. WAGHANI**, 4) **SMT. KIRTI GOVIND WAGHANI**, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/ULWE/679+1238+599+240+1809+1810/2008 Dated 11.07.2008.

*Sandhya*  
*Alagappa*

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....4/-  
*Heedte*

**AND WHEREAS**

By another Tripartite Agreement dated 26<sup>th</sup> day of December, 2011 between the CIDCO THE FIRST PART, **M/S. SATYAM CONCAST PVT. LTD.**, through its Directors 1) **SHRI. GOVIND J. WAGHANI**, 2) **SHRI. HIMMAT J. WAGHANI**, 3) **SHRI. B. J. WAGHANI**, 4) **SMT. KIRTI GOVIND WAGHANI**, the New Licensees of the SECOND PART & the **M/S. PATEL ENTERPRISES**, a Partnership firm, duly registered under the Indian Partnership Act, 1932, through its Partners 1) **SHRI. KULIN SHANTILAL VORA**, 2) **SHRI. DHARMENDRA MANJI PATEL**, therein referred to as "The Subsequent New Licensees" and hereinafter referred to as "the Developers" of THE THIRD PART. The said New Licensees have assigned all their rights and interests in and upon the said Plot to the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.

**AND WHEREAS**

The said Tripartite Agreement dated **26<sup>th</sup> day of December, 2011** has been registered at the Office of Sub Registrar Assurance Panvel-3, vide Receipt No.12922, Document No.12703-2011, Dated.26.12.2011.

**AND WHEREAS**

The CIDCO has transferred the said Plot in favour of **M/S. PATEL ENTERPRISES**, through its Partners 1) **SHRI. KULIN SHANTILAL VORA**, 2) **SHRI. DHARMENDRA MANJI PATEL**, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/ULWE/679+238+599+240+1809+1810/2011 Dated: 16.01.2012.

**AND WHEREAS**

The Developers have entrusted the architect works to "**DIMENSIONS**" (hereinafter called "The Said Architect") to develop, designs and lay down specifications for construction of the building on the said plot.

**AND WHEREAS**

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No. CIDCO/B.P.-8334/ATPO(NM&K)/2012/059, Dated:14.01.2013, granted its permission to develop the said plot and to construct a building for residential and commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

thereon development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/Planning/Authorities:

**AND WHEREAS**

The Building being constructed on the said Plot shall be known as "BAY BLISS".

**AND WHEREAS**

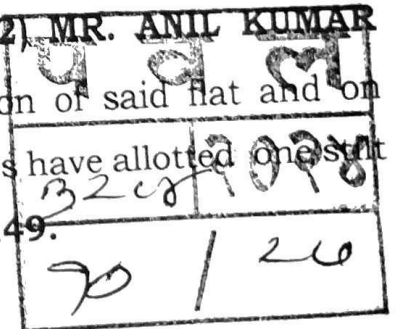
The building constructed on the said plot known as "BAY BLISS" and obtained the **Occupancy Certificate**, 8334/TPO(NM)/2017/2478, Dated 12.04.2017. Vide its Letter No.CIDCO/BP-

**AND WHEREAS**

The Completion Certificate and the Occupancy Certificate have been granted by the Additional Town Planning Officer of the CIDCO.

**AND WHEREAS**

By execution of **AGREEMENT FOR SALE** dated: 16<sup>th</sup> June, 2017, registered at sub Registrar Office Panvel-2, vide Document No.PVL-2-6543-2017, Receipt No.8012, the Developers M/S. PATEL ENTERPRISES, through its Partner Shri. Kulin Shantilal Vora, had allotted/Sold the **Flat No.804, on 8<sup>th</sup> floor, B-Wing, admeasuring 41.719 Sq. Mtrs. Carpet**, in the Project known as "BAY BLISS CHS LTD" to be constructed or constructed on **Plot No.04, Sector-09, in Ulwe -1D, Tal. Panvel, Dist. Raigad**, (herein after referred to as the said Flat) to the Original Purchasers (1) **MRS. SANDHYA GUPTA** & (2) **MR. ANIL KUMAR GUPTA**, the Developers had handed over the possession of said flat and on completion of the construction of the same. The developers have allotted one stilt car parking for Flat No.B-804, viz. **Stilt Car Parking No.49**.



**AND WHEREAS**

By executing an Agreement the Seller/Builder/Developer sold the **Flat No.804, on 8<sup>th</sup> floor, B-Wing, admeasuring 41.719 Sq. Mtrs. Carpet**, in the Project known as "BAY BLISS CHS LTD" to be constructed or constructed on **Plot No.04, Sector-09, in Ulwe -1D, Tal. Panvel, Dist. Raigad and Stilt Car Parking No.49**, (hereinafter referred to as the "Said Flat") together with the permanent hereditary and absolute right of use and occupation of the said flat.



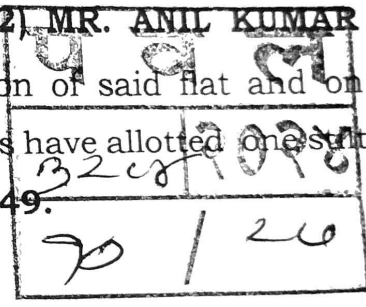
the Completion Certificate, Plot known as "BAY BLISS" and obtained  
8334/TPO(NM)/2017/2478, Dated 12.04.2017. Vide its Letter No.CIDCO/BP-

**AND WHEREAS**

The Completion Certificate and the Occupancy Certificate have been granted by the Additional Town Planning Officer of the CIDCO.

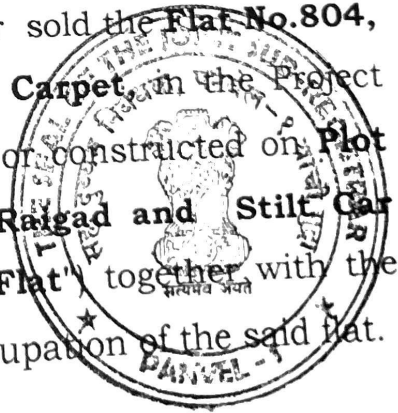
**AND WHEREAS**

By execution of **AGREEMENT FOR SALE** dated: **16<sup>th</sup> June, 2017**, registered at sub Registrar Office Panvel-2, vide Document No.PVL-2-6543-2017, Receipt No.8012, the Developers M/S. PATEL ENTERPRISES, through its Partner Shri. Kulin Shantilal Vora, had allotted/Sold the **Flat No.804, on 8<sup>th</sup> floor, B-Wing, admeasuring 41.719 Sq. Mtrs. Carpet**, in the Project known as "**BAY BLISS CHS LTD**" to be constructed or constructed on **Plot No.04, Sector-09, in Ulwe -1D, Tal. Panvel, Dist. Raigad**, (herein after referred to as the said Flat) to the Original Purchasers **(1) MRS. SANDHYA GUPTA & (2) MR. ANIL KUMAR GUPTA**, the Developers had handed over the possession of said flat and on completion of the construction of the same. The developers have allotted one stilt car parking for Flat No.B-804, viz. **Stilt Car Parking No.49**.



**AND WHEREAS**

By executing an Agreement the Seller/Builder/Developer sold the **Flat No.804, on 8<sup>th</sup> floor, B-Wing**, admeasuring **41.719 Sq. Mtrs. Carpet**, in the Project known as "**BAY BLISS CHS LTD**" to be constructed or constructed on **Plot No.04, Sector-09, in Ulwe -1D, Tal. Panvel, Dist. Raigad** and **Stilt Car Parking No.49**, (hereinafter referred to as the "Said Flat") together with the permanent hereditary and absolute right of use and occupation of the said flat.



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**AND WHEREAS**

The Sellers herein is legally, lawfully, absolutely seized, possessed of and otherwise well and sufficiently entitled to the **Flat No.804, on 8<sup>th</sup> floor, B-Wing,** admeasuring **41.719 Sq. Mtrs. Carpet,** in the Project known as "**BAY BLISS CHS LTD**" to be constructed or constructed on **Plot No.04, Sector-09, in Ulwe -1D, Tal. Panvel, Dist. Raigad and Stilt Car Parking No.49,** "more particularly described in floor plan hereof, annexed hereto". For brevity sake the Flat No.**B.804** is hereinafter referred to as the said Flat.

The Sellers/Vendors are the bonafied members of the "**BAY BLISS CO-OPERATIVE HOUSING SOCIETY LTD.**" a society duly registered under the Maharashtra Co-operative Societies Act, 1960 having Registration Certificate No.**N.B.O.M./CIDCO/HSG/(T.C.)/8122/J.T.R./Year-2019-2020,** dated **01.08.2019.** (Hereinafter referred to as the "Society").

**AND WHEREAS**

The agreed sale consideration towards purchase of said flat and other charges towards formation of society, share money, MSEB deposit, Water connection deposit, Annual Service charges, legal charges & CIDCO transfer fees have been paid by sellers of said flat.

**AND WHEREAS**

The Sellers herein desire to sell, transfer all their rights, title, interest, claim and ownership in the said Flat in favour of Purchaser against the payment of lump sum consideration amount of **Rs.93,00,000/- (Rupees Ninety Three Lakh Only).**

**AND WHEREAS**



The Purchaser after taking the inspection of relevant papers...

f. Neither the Sellers nor any of his predecessor-in-title notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and or requisition of the said flat.

g. The Sellers is in exclusive use, occupation and possession of the said flat and every part thereof and except the Seller no other person or persons are in use occupation and enjoyment of the said flat or any part thereof.

h. The Sellers has good and clear title free from encumbrances of any nature whatsoever of the said flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Seller and/or against the said flat or any part thereof.

i. The Sellers is not restricted either in the Income Tax Act, Gift Tax Act, or under any other statute from disposing off the said flat or any other statute from disposing stated in the Agreement.

j. The Sellers has 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 Purchaser and the Seller has all the right, title and interest to enter into this Agreement with the Assignee on the various terms and conditions as stated herein. Relying upon the aforesaid representations and declarations made by the Seller herein, the Purchasers has agreed to purchase the said flat.

**AND WHEREAS**

Both the parties have held several meetings and discussed the various terms and conditions and also have fixed the Sale price of the said flat, being **Rs.93,00,000/- (Rupees Ninety Three Lakh Only).**

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**NOW THIS AGREEMENT/WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The Sellers have agreed to sell and the Purchaser has agreed to Purchase the **Flat No.804, on 8<sup>th</sup> floor, B-Wing, admeasuring 41.719 Sq. Mtrs. Carpet,** in the Project known as **"BAY BLISS CHS LTD"** to be constructed or constructed on **Plot No.04, Sector-09, in Ulwe -1D, Tal. Panvel, Dist. Raigad and Stilt Car Parking No.49,** together with the permanent heredity and absolute right of the use and occupation of the said flat and together with the benefits of the deposit for a lump sum of **Rs.93,00,000/- (Rupees Ninety Three Lakh Only).**

Sandhya Akshay

....9/-

Rs. 93,000/- (Rupees Ninety Three Thousand Only) ...  
Rs. 100/- (Rupees One Hundred Only) ...  
Rs. 99,000/- (Rupees Ninety Nine Thousand Only) ...  
Sandhya Gupta

Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only) ...  
Ref ID No DD19608178 on dated 14/12/2014 ...  
Gupta

Rs. 19,50,900/- (Rupees Nineteen Lakh Fifty Thousand Nine Hundred Only) paid by RTGS vide Ref ID No DD4672713 on dated 14/12/2014 ...  
of Mrs. Sandhya Gupta

Rs. 93,000/- (Rupees Ninety Three Thousand Only) be paid in form of ...  
@ 1% of Agreement Value to be deposited in government treasury ...  
MRS. SANDHYA GUPTA & (2) MR. ANIL KUMAR GUPTA ...  
to be given to them.

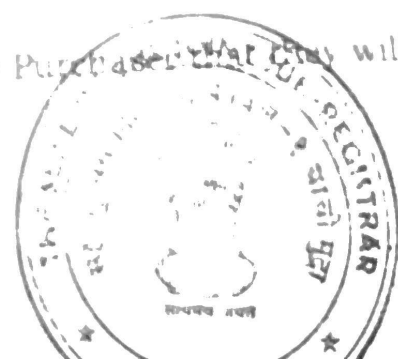
and the balance amount sum of Rs. 66,07,000/- (Rupees Sixty Six Lakh Seven Thousand Only) shall be pay within 45 days from the date of execution of Property registration on raising loan from BANK OR ANY OTHER CO-OP/NATIONALIZED BANKS ANY FINANCIAL INSTITUTIONS

3. The Sellers do hereby covenant with the Purchaser that the said flat agreed to be sold is free from the encumbrances and ...  
whatsoever and that the Sellers has full and absolute power to transfer and deliver possession of the said flat to the Purchaser

4. The Sellers when received the full and final consideration shall handover the physical Possession of the said flat to the Purchaser

5. The Sellers do hereby covenant with the Purchaser that they will clear all dues and charges that were payable.

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Rs.99,000/- (Rupees Ninety Nine Thousand Only) paid by RTGS vide Transaction ID No.444499491013, on dated 18.03.2024, in favour of Mrs Sandhya Gupta.

Rs.5,50,000/- (Rupees Five Lakh Fifty Thousand Only) paid by RTGS vide Ref. ID No.DD19608178, on dated 18.03.2024, in favour of Mrs Sandhya Gupta.

Rs.19,50,900/- (Rupees Nineteen Lakh Fifty Thousand Nine Hundred Only) paid by RTGS vide Ref. ID No.DD40732713, on dated 04.04.2024, in favour of Mrs. Sandhya Gupta

Rs.93,000/- (Rupees Ninety Three Thousand Only) be paid in form of TDS @ 1% of Agreement Value to be deposited in government treasury on behalf of (1) MRS. SANDHYA GUPTA & (2) MR. ANIL KUMAR GUPTA and TDS Certificate to be given to them.

and the balance amount sum of Rs.66,07,000/- (Rupees Sixty Six Lakh Seven Thousand Only) shall be pay within 45 days from the date of execution of Property registration on raising loan from BANK OR ANY OTHER CO-OP/NATIONALIZED BANKS/ ANY FINANCIAL INSTITUTIONS.

3. The Sellers do hereby covenant with the Purchaser that the said flat agreed to be sold is free from the encumbrances and defects in title of any nature whatsoever and that the Sellers has full and absolute power to transfer and deliver possession of the said flat to the Purchaser.

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4. The Sellers when received the full and final consideration shall handover the physical Possession of the said flat to the Purchaser.

5. The Sellers do hereby covenant with the Purchaser that they will clear all dues and charges that were payable.



6 The Purchaser do hereby covenant that after the vacant and peaceful possession of the said flat handed over to the Purchasers by the Sellers/vendors the Purchaser shall at all times thereafter pay of cause to be paid by the share of taxes, any payable.

7 The **NO OBJECTION CERTIFICATE** from the Society is to be obtained with the help of the Sellers and the charges will be done by the sellers and purchaser equally

8. The Sellers hereby further covenant with the Purchaser that they shall at all times whenever called upon the Purchasers or their Advocate or Solicitor do and execute, perform or cause to be performed and executed and done at the cost of the Purchasers all such further acts, deeds, matters and things and writings whatsoever for further and more perfectly conveying the said flat unto and to the use of the Sellers/vendors as shall or may be reasonably required.

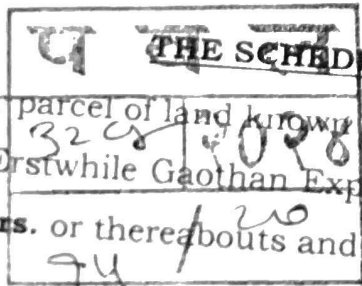
9. Save and accept as aforesaid all the terms and conditions of the Agreement made and entered into between the Sellers and the Developers of "**BAY BLISS**", shall be binding on the Purchaser as if all the same are scheduled of the flat were incorporated in this Agreement.

**THE SCHEDULE OF ABOVE REFERRED PROPERTY**

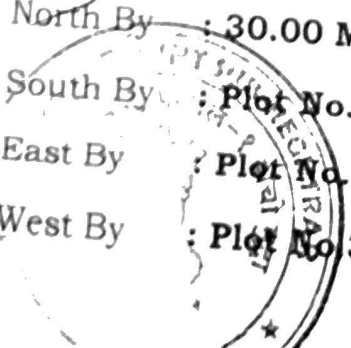
Flat No.804, on 8<sup>th</sup> floor, B-Wing, admeasuring 41.719 Sq. Mtrs. Carpet, in the Project known as "**BAY BLISS CHS LTD**" to be constructed or constructed on Plot No.04, Sector-09, in Ulwe -1D, Tal. Panvel, Dist. Raigad and Stilt Car Parking No.49.

**THE SCHEDULE OF LAND**

All that piece or parcel of land known as Plot No.04, Sector-9, in Village Ulwe-1D of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 5599.98 Sq.Mtrs. or thereabouts and bounded as follows that is to say:



- On or towards the North By : 30.00 Mtrs. wide Road
- On or towards the South By : Plot No.11,12, % 13
- On or towards the East By : Plot No.5
- On or towards the West By : Plot No.3



SIGNED AND DELIVERED by the  
Within named "Sellers/Vendors"

(1) MRS. SANDHYA GUPTA

Sandhya

(2) MR. ANIL KUMAR GUPTA

Anil Kumar

In the presence of .....

1. [Signature]

2. [Signature]

SIGNED AND DELIVERED by the

Within named "The Purchasers"

MR. VIJAY DNYANDEO PHADTARE

Vijay Phadtare

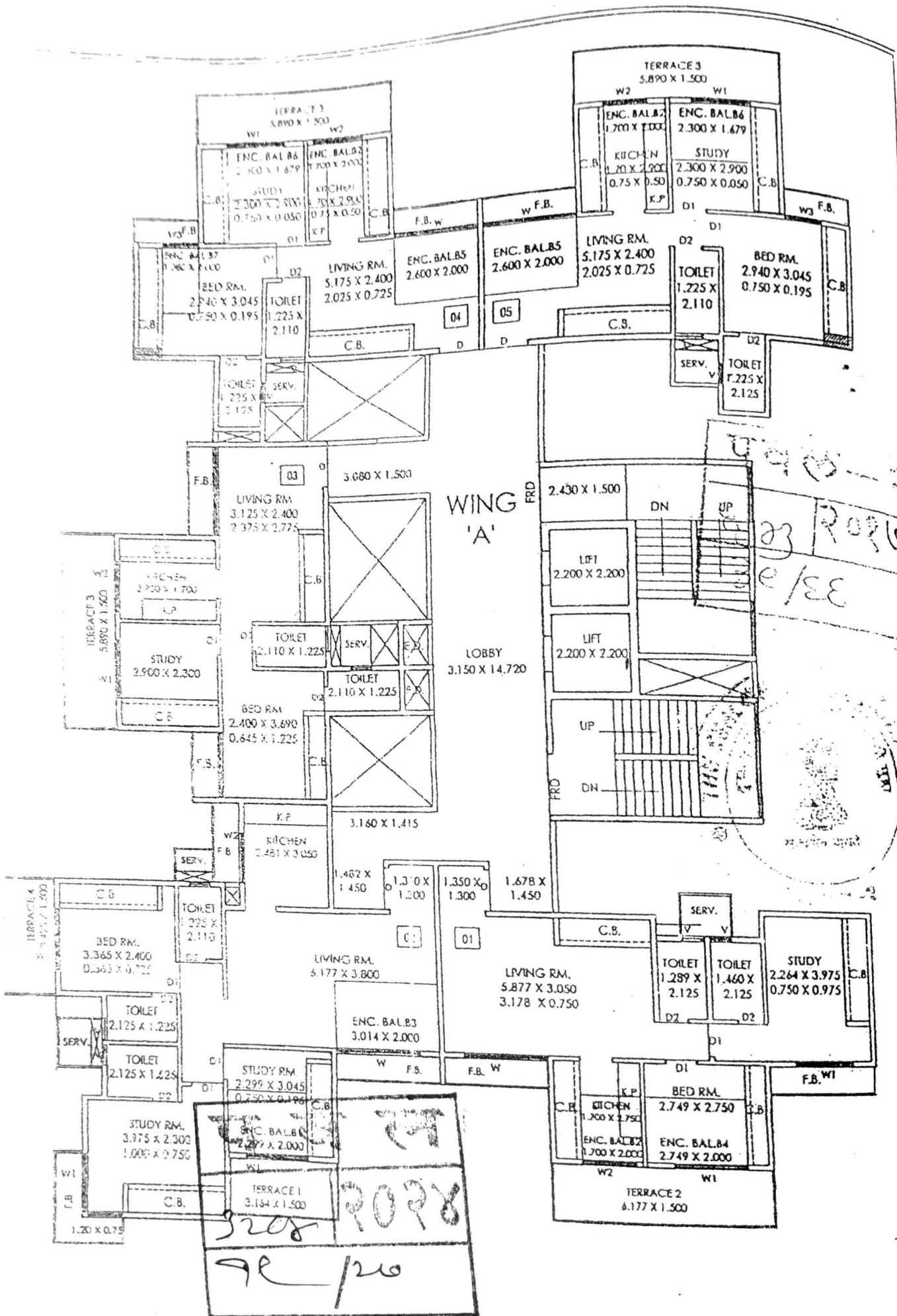
In the presence of .....

1. [Signature]

2. [Signature]

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TYPICAL FLOOR PLAN  
 4TH, 6TH, 8TH & 10TH



DEVELOPMENT PERMISSION FOR:  
 RESIDENTIAL BUILDING  
 ON PLOT NO. 4, SECTOR - 9,  
 12.5% SCHEME, J L W E, NAVI MUMBAI

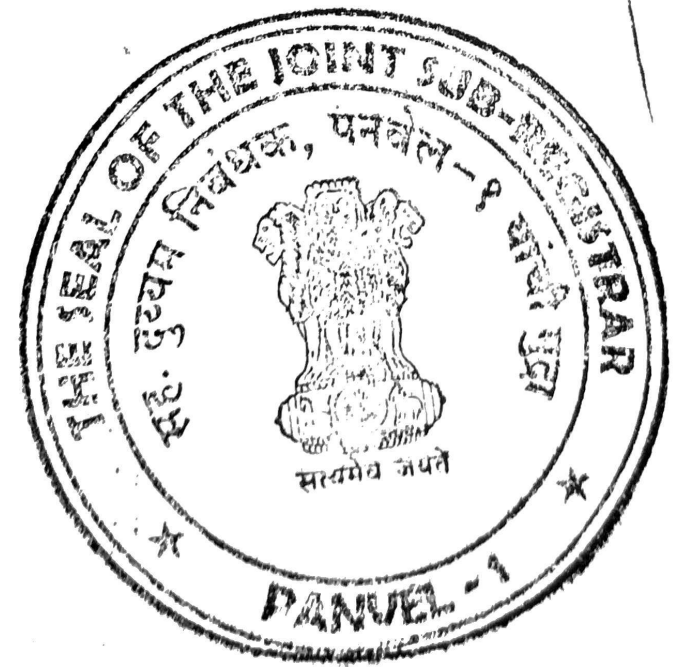
"Sellers/Vendors"

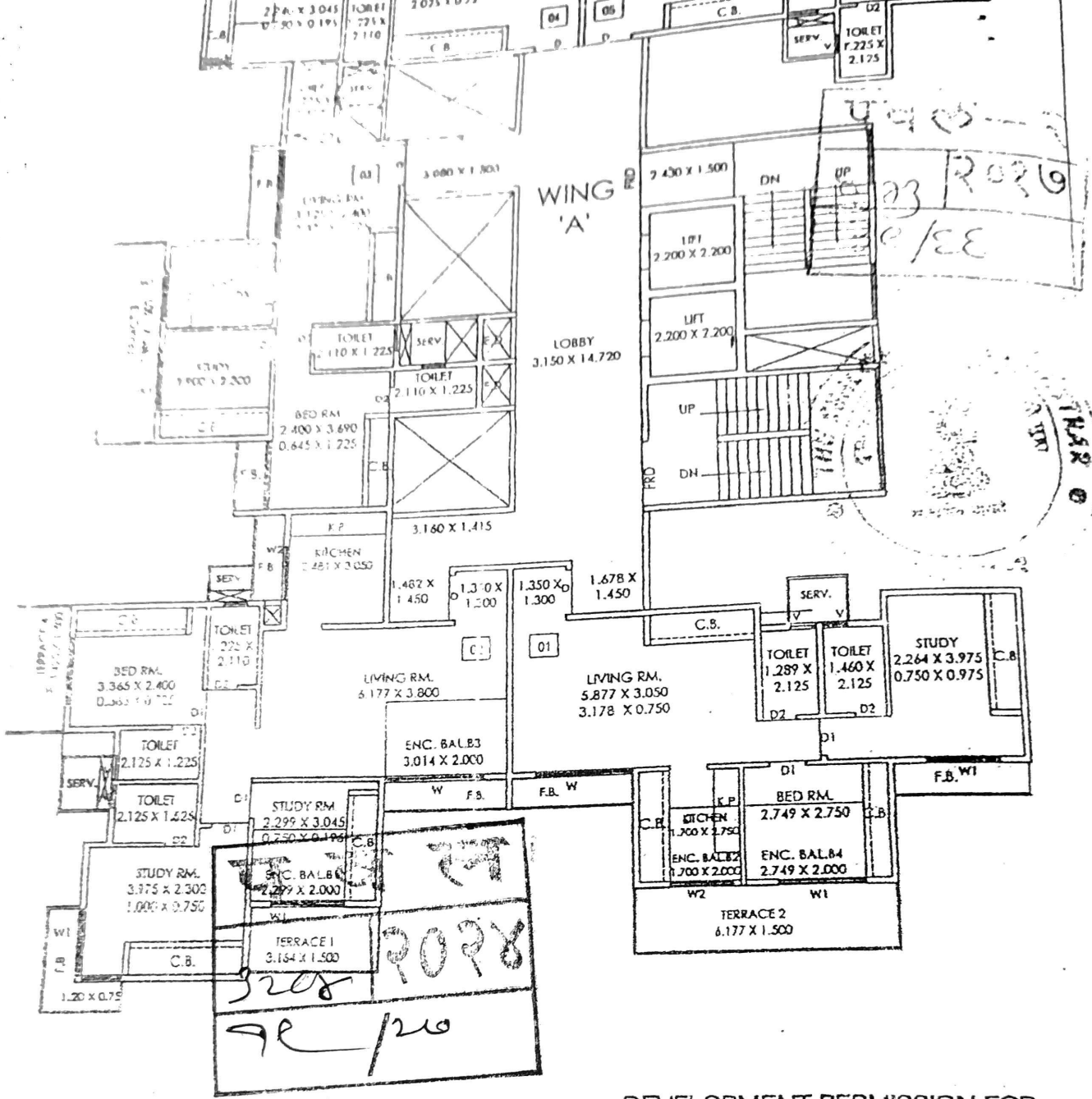
WITNESSES

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TYPICAL FLOOR PLAN  
4TH, 6TH, 8TH & 10TH

DEVELOPMENT PERMISSION FOR :  
RESIDENTIAL BUILDING  
ON PLOT NO. 4, SECTOR - 9,  
12.5% SCHEME, U L W E, NAVI MUMBAI



*Handwritten signature*



1st Floor, Nariman Point,  
Mumbai - 400 021.

Phone: 22-6650 0900  
22-2202 2509

HEAD OFFICE:  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

CO/BP-8334/TPC(NM)/2017/

2478

Date: 12 APR 2017

Unique Code No	2	0	1	2	0	3	0	2	1	0	2	2	2	0	5	0	1
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### OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building- 'A' Wing, 'B' Wing 'C' Wing (Gr. + 13 floors) having [(Residential BUA= 7676.768 Sq.mtrs.), (Comm. BUA= 722.391 Sq.mtrs.); (Total BUA = 8399.159 Sq.mtrs.) No. of Units - Resi.- 154 (One Hundred Fifty Four Nos.); Comm. - 18 (Eighteen Nos.)] .) {Free of FSI Fitness Centre BUA= 151.528 sq.mtrs. & Society Office BUA = 24.625 Sq.mtrs.} on Plot No:04, Sector-09 at Ulwe (12.5% Scheme) of Navi Mumbai completed under the supervision of Architect Dimensions Architects Pvt. Ltd. has been inspected on 20/02/2017 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 14/01/2013 and that the development is fit for the use for which it has been carried out.

Note This Occupancy Certificate is granted subject to pending Writ Petition/2190/2016, in Hon'ble Civil Court, (S.D.) Panel. The order passed by Hon'ble Court in said Writ Petition shall be binding on you.

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