



For Proposals upto

Lacs

Please Tick

Saving A/C No. :	Branch File NO.
CIF No.: ① 85432850444 ② 80712632141	Tie up No.
LOS Reference No	PAL/Take Over/NEW/Resale/Top up

Applicant Name : MR. APURN MOHAN

Co. Applicant Name MRS. HEMLATA SHYAM MOHAN

MRS. SHRAVAN S. PAWAR

Contract (Resi.) 983051552

Mobile No.: 8600108372 | 9431127552

Loan Amount.: Rs. 108,00,000/-	Tenure 25 YEARS
Interest Rate : 8.65% (Rat Concession to be applied)	EMI
Loan Type TERM LOAN	SBI LIFE YES
Hsg. Loan RESALE	Maxgain -
Reality -	Home Top up -

RBO-II Zone-II Branch : NRI SEAWOODS (Code No.) 16215

Contract Person : PRAVIN GAIKWAD Mobile No. 7718840038

Name of RACPC Co - ordinator with Mob. No.:

	DATE		DATE
SEARCH-1	① SAI & Co	RESIDENCE VERIFICATION	}
SEARCH-2	② Rashmi Chitale	OFFICE VERIFICATION	
VALUATION-1	① Vastukata	SITE INSPECTION	
VALUATION-2	② SUNZL BHARAD		

HL ST/MPST/BM/FS/along with Mob. No.

HL TO BE PACKED AT NRI SEAWOODS BRANCH 16215

398/9200

पावती

Original/Duplicate

Friday, May 10, 2024

नोंदणी क्र. :39म

12:55 PM

Regn.:39M

पावती क्र.: 10114 दिनांक: 10/05/2024

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवत3-9200-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अपूर्व मोहन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त ,पंढनेल प्रिंट,सूची-२ अंदाजे  
1:15 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.7626646 /-

मोबदला रु.12000000/-

मरलेले मुद्रांक शुल्क : रु. 720000/-

Sub Registrar Panvel, 3

मह दुय्यम निबंधक वग

पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रकम: रु.640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524100002110 दिनांक: 10/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001748447202425E दिनांक: 10/05/2024

बँकेचे नाव व पत्ता:





सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

10/05/2024

दस्त क्रमांक : 9200/2024

नोंदणी :

Regn.63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12000000
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	7626646
(4) भू-मापन, पोटहिस्सा व धरजमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :- इतर माहिती: सदनिका क्र ए 1004.10 वा मजला, ए विंग, " नीलकंठ एक्सोटिका को-ऑ हीसींग सोसायटी" भूखंड क्र 88 व 89, सेक्टर 21, उलवे, ता. पनवेल, जि. रायगड. क्षेत्रफळ 61.24 चौ. मी. कारपेट + 19.79 चौ. मी. ओपन टेरेस, पार्किंग स्पेस क्र. जी-4 आणि जी-5 ( ( Plot Number : 88 AND 89 ; SECTOR NUMBER : 21 ; ))
(5) क्षेत्रफळ	1) 61.24 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिंहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- संजय मनोहरलाल हरजाई वय:-53; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र ए 1004.10 वा मजला, ए विंग, " नीलकंठ एक्सोटिका " भूखंड क्र 88 व 89, सेक्टर 21, उलवे, ता. पनवेल, जि. रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार: (०.). पिन कोड:-410206 फॅन नं:-ABMPH5190D 2): नाव:- सोनिया संजय हरजाई वय:-49; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र ए 1004.10 वा मजला, ए विंग, " नीलकंठ एक्सोटिका " भूखंड क्र 88 व 89, सेक्टर 21, उलवे, ता. पनवेल, जि. रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार: (०.). पिन कोड:-410206 फॅन नं:-AEPH7640R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अपूर्व मोहन वय:-44; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं १०२ टॉवर नं २४ एन आर आय कॉम्प्लेक्स सीवूड्स इस्टेट नेरळ नवी मुंबई -, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400706 फॅन नं:-AKQPA9207M 2): नाव:- हेमलता श्याम मोहन वय:-66; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं १०२ टॉवर नं २४ एन आर आय कॉम्प्लेक्स सीवूड्स इस्टेट नेरळ नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400706 फॅन नं:-AFJPM9825M 3): नाव:- श्रवण पवार वय:-43; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं १०२ टॉवर नं २४ एन आर आय कॉम्प्लेक्स सीवूड्स इस्टेट नेरळ नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400706 फॅन नं:-APEPP9031K
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	10/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9200/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	720000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग-२,

पनवेल क्र. ३.

मुल्कांकनाज, ठी विचारात घेतलेला उपशील:-

मुद्रांक शुल्क आकारवताना निवडलेला अनुच्छेद :-

(ii) within the limits of 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 not 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



SRN	MH001748447202425E	BARCODE			Date	08/05/2024-15:17:40	Form ID	25.2		
Department Inspector General Of Registration				Payer Details						
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
				PAN No.(If Applicable)	AFJPM9825M					
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR				Full Name	HEMLATA SHYAM MOHAN					
Location RAIGAD										
Year 2024-2025 One Time				Flat/Block No.	FLAT NO. A-1004, 10TH FLOOR, A WING,					
Account Head Details		Amount In Rs.	Premises/Building	NEELKANTH EXOTICA CHS LTD						
0030046401	Stamp Duty	720000.00	Road/Street	PLOT NO. 88 AND 89, SECTOR 21, ULWE,						
0030063301	Registration Fee	30000.00	Area/Locality	PANVEL						
				Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	PAN2=ABMPH51900-SecondPartyName=SANJAY MANOHAR HARJAI-					
				Amount in	Seven Lakh Fifty Thousand Rupees Only					
Total				Words	3/32					
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	03006172024080022355569				
Cheque/DD No.				Bank Date	RBI Date	08/05/2024 - 08/05/2024 Not Verified with RBI				
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch				Scroll No. , Date	Not Verified with Serial No. 9820661020					

**प व ल - ३**  
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३/३२



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दृश्य निवृत्त कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या अशाचलाना सरदर चलान लागू नाही.

*Sanjay*

*Sonikharai*

*How!*

*Bozaw*

*Pravan*



प व ल - ३  
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**AGREEMENT FOR SALE**

THIS AGREEMENT is made and entered into at Ulwe on this day of 10<sup>th</sup> May, 2024

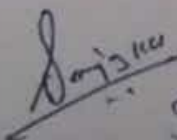
**BETWEEN**


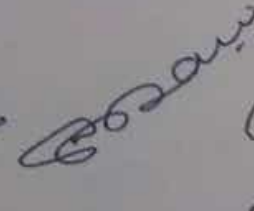
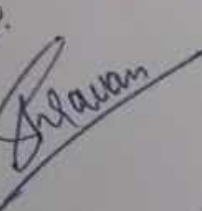
1) **MR. SANJAY MANOHARLAL HARJAI (PAN: ABMPH5190D)** aged 53 years, and 2) **MRS. SONIA SANJAY HARJAI (PAN: AEOPH7640R)** aged 49 years, Indian Inhabitants, Residing at : Flat no. A-1004, Neelkanth Exotica, Plot no. 88 and 89, Sector 21, Ulwe, Tal: Panvel, District: Raigad, hereinafter referred to as **'THE SELLERS/TRANSFERORSS'** (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART:**



**AND**

1) **MR. APURV MOHAN (PAN: AKQPA9207M)**, aged 44 years AND 2) **DR. HEMLATA SHYAM MOHAN (PAN: AFJPM9825M)** Aged 66 years, AND 3) **MRS. SHRAVAN PAWAR (PAN: APEPP9031K)**, Aged 43 years, residing at: Flat no. 102, Tower no. 24, NRI Complex Seawoods Estate, Nerul, Navi Mumbai 400706, hereinafter referred to as **'THE PURCHASERS /TRANSFEREES'** (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include, his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

  
Sonia Harjai

**WHEREAS :**

1. THE STATE GOVERNMENT in pursuant to section 113-A of the Maharashtra Regional Town Planning Act' 1966 acquired the land and vested in City and Industrial Development Corporation of Maharashtra Limited, hereinafter known as 'CIDCO Ltd.' for development and disposal inter alia a piece or parcel of land therein and such lands in the said corporation for development and disposal.

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2. WHEREAS By and under an **Agreement to Lease** executed on dated 21.01.2008 between CIDCO Ltd., (therein referred to as "the Corporation") as the LESSOR and 1) **SMT. HIRABAI NATHURAM PATIL**, 2) **MR. ANIL NATHURAM PATIL**, 3) **SMT. VASTALA NATHURAM PATIL**, 4) **MRS. JYOTSANA NATHURAM PATIL**, 5) **SMT. SHITAL NATHURMA PATIL**, 6) **SMT. BHARTI NATHURAM PATIL**, as the LESSEE'S, the lessees were allotted, sized and possessed with a plot of land i.e. **Plot No.88, at Sector -21, Ulwe Node, Navi Mumbai,** under 12.5% G.E.S, admeasuring total area of **1499.21 Sq. Mts.** (hereinafter referred to as the '**Said Plot no. 88**').



WHEREAS by the Letter No. CIDCO WASAHAL SATYO/ULWE/757+1204/2014/830 dated 26.05.2014 The Corporation permitted to transfer the said Plot in the name of the New License and also executed Tripartite Agreement on 27.03.2008 by and between The Corporation, The Original Licensee and the New licensee and said Tripartite Agreement also duly registered under Registration Document No. Uran-02575-2008 dated 27.03.2008.

4. WHEREAS By and under an **Agreement to Lease** executed on dated **31.07.2008** between CIDCO Ltd., (therein referred to as "the Corporation") as the LESSOR and 1) **MR. BHALCHANDRA JANU THOKAL**, 2) **MR. NAGESH JANU**

*Janu*  
*Sachin*  
*Janu*  
*Janu*

**THOKAL & 3) SMT. HARSHADA SHRIKANT THOKAL** as the LESSEES, the lessees were allotted, sized and possessed with a plot of land i.e. **Plot No.89, at Sector -21, Ulwe Node, Navi Mumbai, under 12.5% G.E.S,** admeasuring total area of **1249.70 Sq. Mtrs.** (hereinafter referred to as the 'Said Plot no.89').

5. AND WHEREAS by the Letter No. CIDCO /VASAHAT/SATYO/ULWE/757+1204/2014/830 dated 26.05.2014 The Corporation permitted to transfer the said Plot in the name of the New License and also executed Tripartite Agreement on 16.09.2008 by and between The Corporation, The Original Licensee and the New licensee and said Tripartite Agreement also duly registered under Registration Document No. Uran-07476-2008 dated 10.10.2008.

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6. AND WHEREAS now M/S. SATYAM CONCAST PVT. LTD is in the possession of Plots No. 88 & 89, Sector-21, Ulwe Node, admeasuring about 1499.12 sq. mtrs area and admeasuring 1249.70 sq. mtrs. area respectively (hereinafter collectively referred to as the Said Plots) and have decided to amalgamate the said Plots and CIDCO Ltd. vide its Letter No. CIDCO/VASAHAT/SATYO/ULWE/1204+757/2013 dated 02/12/2013 granted the No Objection and Permission for amalgamation of the Said Plots.



7. AND WHEREAS the New Licensee sold and transferred the said Plots No. 88 and 89, Sector-21, Ulwe, total admeasuring area is 2748.82 sq. mtrs. area to the name of Subsequent New Licensees. The New Licensee will not having any rights in this Plots. In this only 50% area will be transfer i.e. admeasuring 1374.41 sq. mtrs. area will be transfer to M/s. NEELKANTH INFRACON, and admeasuring 1374.41 sq. mtrs. area will be transfer to M/S. SATYAM CONCAST PVT. LTD. the Subsequent New Licensees.

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Schriattigai

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*[Handwritten signature]*  
*[Handwritten signature]*



8. As per the terms of the said Tripartite Agreement dated 21<sup>st</sup> May 2014, the Promoter No. 1 herein (namely M/S. NEELKANTH INFRACON) and the Promoter No. 2 herein (namely M/S. SATYAM CONCAST PVT. LTD.) are entitled to the said Plots in the ratio of 50:50% i.e. the Promoter No. 1 herein is entitled to 50% undivided share in respect of the Said Plots and the Promoter No. 2 herein are entitled to balance 50% undivided share in respect of the Said Plots.

9. AND WHEREAS M/S. NEELKANTH INFRACON and M/S. SATYAM CONCAST PVT. LTD (hereinafter referred to as "Builders") has applied to CIDCO Ltd. for permission of development of Said Plot, and the inview of application and the plans submitted with the above authority, the Development Permission Cum Commencement Certificate was issued infavor of the Builders vide its permission having its ref. no. **CIDCO/BP-8316-10014/TPO(NM & K)/2014/870 Dated 01/09/2014**, and inview of aforesaid the Builder has constructed building at the Said Plot which became named as '**NEELKANTH EXOTICA**' and subsequently upon completion of the construction of building an **Occupation Certificate** was issued by CIDCO LTD. vide its letter dt. **24.07.2017** having its Ref. no. **CIDCO/BP-8316-10014/TPO(NM)/2017/2631**.

10. AND WHEREAS the Builders **M/S. NEELKANTH INFRACON** through its partners 1) SHRI. HEMANT GANPATBHAI GAUDANI, 2) MR. BHAVIK HEMANT GAUDANI, 3) MR. RAMESHBHAI RAJIVBHAI PATEL, 4) MR. ANIL RAJIVBHAI PATEL, 5) MR. DARSHIT RAMESH PATEL AND 6) SHRI. SUNIL GANPATBHAI GAUDANI, AND **M/S. SATYAM CONCAST PVT. LTD.** through its directors 1) MR. GOVIND JIVRAHBHAI VAGHANI, 2) SHRI. HIMMAT JOVRAJBHAI VAGHANI, 3) SHRI. BAVCHAND JIVRAJBHAI VAGHANI AND 4) SMT. KIRTI GOVIND VAGHANI under their rights has sold, transferred their ownership, rights and interest in the Said

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*Sonik Bajaj*

Sonik Bajaj

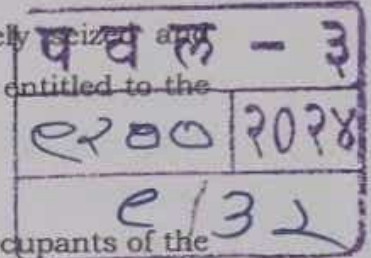
*Himmat Jovraj*

*Govind Jivraj*

*Shri. Kirti Govind*



Flat i.e. FLAT NO. A-1004, 10<sup>TH</sup> FLOOR, A WING, BUILDING NAMELY "NEELKANTH EXOTICA" SITUATED AT PLOT NO. 88 AND 89, SECTOR 21, ULWE, TAL: PANVEL, DIST: RAIGAD, ADMEASURING 61.24 SQ.MTRS. CARPET AREA + 19.79 SQ.MTRS. OPEN TERRACE alongwith parking space no. G-4 AND G-5, in favor of SELLER vide registered Agreement For Sale dt. 14.08.2019 which was registered on 14.08.2019 with the sub-registrar of assurances at Panvel-3 having its registered document no. PVL3-12850-2019 having its receipt no. 15822, since then THE SELLER is absolutely seized and possessed of or otherwise well and sufficiently entitled to the SAID FLAT.



11. AND WHEREAS a co-operative society of the occupants of the building has formed under the Maharashtra Co-operative Housing Societies Act, in name as 'M/S. NEELKANTH EXOTICA CO-OPERATIVE HOUSING SOCIETY LIMITED' having its registration no. NBOM/CIDCO/HSG(TC)/8273/JTR/2019-2020.

12. AND WHEREAS THE PURCHASER herein present has approached to THE SELLER for purchase of the flat i.e. FLAT NO. A-1004, 10<sup>TH</sup> FLOOR, A WING, BUILDING NAMELY "NEELKANTH EXOTICA" SITUATED AT M/S. NEELKANTH EXOTICA CO-OPERATIVE HOUSING SOCIETY LIMITED, ON PLOT NO. 88 AND 89, SECTOR 21, ULWE, TAL: PANVEL, DIST: RAIGAD, ADMEASURING 61.24 SQ.MTRS. CARPET AREA + 19.79 SQ.MTRS. OPEN TERRACE alongwith parking space no. G-4 AND G-5 (Hereinafter referred to as the SAID FLAT), and THE SELLER had agreed to sale the Said Flat alongwith its rights, title and interest to THE PURCHASER for the Valuable full and final consideration of Rs.1,20,00,000/- (RUPEES ONE CRORE TWENTY LAKH ONLY) which THE PURCHASERS agreed and accepted.



*Signature*  
20/11/19

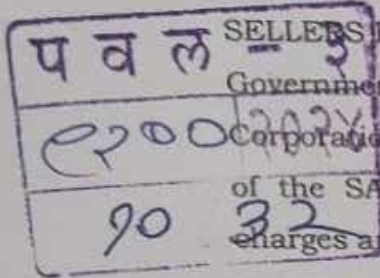
Soniattaraji

*Signature*  
Srivastava

13. THE SELLERS do hereby covenant as follows:

a. There are no suits, litigation's Civil or any other proceedings pending as against THE SELLERS personally affecting the SAID FLAT.

b. There are no attachments or prohibitory orders as against or affecting the SAID FLAT and the SAID FLAT is free from all encumbrances or charges and/ or is not the subject matter to any lis-pendens or easements or attachments either before or after judgment. THE



SELLERS have not received any Notice neither from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the SAID FLAT. The SAID FLAT is free from all charges and encumbrances of any nature whatsoever.

c. THE SELLERS have paid all the necessary charges of any nature whatsoever in respect of the SAID FLAT and THE SELLERS have not received any notice from any statutory body or authorities asking for the payment/dues of any nature whatsoever of the SAID



d. THE SELLERS in the past have not entered into any agreement either in the form of sale, lease exchange, assignment or in any other way whatsoever and has not created any tenancy or any other rights of the like nature in the SAID FLAT and has not dealt with or disposed off in any manner whatsoever, except mortgage loan with State Bank of India.

e. THE SELLERS were in exclusive use, occupation and possession of the SAID FLAT and every part thereof and except THE SELLERS no other person or persons are in use, occupation and enjoyment of the SAID FLAT or any part thereof.

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*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



f. THE SELLERS are having 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, charges, inheritance, sale, gift, trust, or otherwise outstanding against THE SELLERS and/ or against the SAID FLAT.

g. THE SELLERS have not been restricted either under the provisions of the Income Tax Act, Gift Tax Act, or under any other statute from disposing off the SAID FLAT or any other statute from disposing off the Flat as stated in the Agreement.

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h. THE SELLERS have not done any act, deed, matter or thing whereby they have been prevented from entering into his Agreement on the various terms and conditions as stated herein in favour of THE PURCHASERS and THE SELLERS had all the right, title and interest to enter into this Agreement with THE PURCHASERS on the various terms and conditions as stated herein.

i. Relying upon the aforesaid confirmation declarations made by THE SELLERS herein, THE PURCHASERS has agreed to purchase the SAID FLAT.



j. THE SELLERS hereby agree to transfer the shares held by THE SELLERS and their interest in the SAID FLAT to THE PURCHASERS, which THE PURCHASERS has agreed to acquire from THE SELLERS, on the terms and conditions hereinafter appearing. The parties herein are desirous of recording the terms and conditions in writing as stated hereinafter :

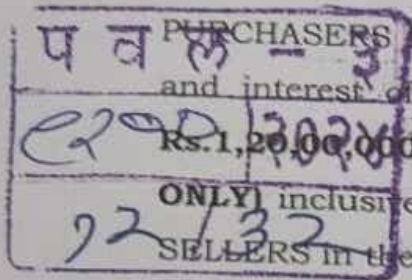
Savitri  
Savitri

Shri

Shri  
Shri

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :**

1. THE SELLERS hereby agrees to sell transfer and assign all their rights, title and interest in and upon the SAID FLAT i.e. **FLAT NO. A-1004, 10<sup>TH</sup> FLOOR, A WING, BUILDING NAMELY "NEELKANTH EXOTICA" SITUATED AT M/S. NEELKANTH EXOTICA CO-OPERATIVE HOUSING SOCIETY LIMITED, ON PLOT NO. 88 AND 89, SECTOR 21, ULWE, TAL: PANVEL, DIST: RAIGAD, ADMEASURING 61.24 SQ.FT CARPET AREA + 19.79 SQ.MTRS. OPEN TERRACE alongwith parking space no. G-4 AND G-5, to THE PURCHASERS, which THE PURCHASERS has agreed to acquire the same with the shares and interest of THE SELLERS for the total consideration of **Rs.1,20,00,000/- (RUPEES ONE CRORE TWENTY LAKH ONLY)** inclusive of all costs, share capital to the credit of THE SELLERS in the books of the society.**



2. THE PURCHASERS agrees to pay/paid the said consideration of **Rs.1,20,00,000/- (RUPEES ONE CRORE TWENTY LAKH ONLY)** to THE SELLERS in following manner:



- i) **Sum of Rs.1,00,000/- (Rupees One Lakhs Only)** has been paid through Cheque bearing no.000047, dated **20.03.2024**, drawn on HDFC Bank, Jharkhand, the receipt of which acknowledged herewith.
- ii) **Sum of Rs.9,80,000/- (Rupees Nine Lakh Eighty Thousands Only)** has been paid through Cheque bearing no.000062 dated **10.05.2024**, drawn on **HDFC Bank, Jharkhand, India**, the receipt of which acknowledged herewith.
- iii) **Rs.1,20,000/- (Rupees One Lakh Twenty Thousands Only)** will be deducted & to be paid within stipulated time as TDS (Tax Deducted at

*[Signature]*  
Sriatraya

*[Signature]*

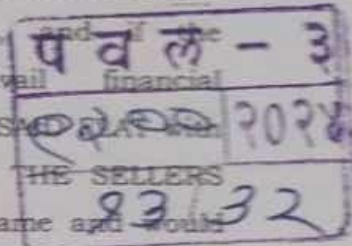
*[Signature]*

*[Signature]*



Source] to the Income Tax Department under the provision of Section 194 IA of Income Tax Act'1961, applicable @1% of consideration value, However copy to be provided before execution of Sale Deed.

- i. Sum of Rs.1,08,00,000/- (Rupees One Crore Eight Lakh Only) would be payable within 60 days from the date of execution and registration of present and in the event, for making full or partial payment of the balance sum to THE SELLERS in accordance with the terms of the present agreement through loan/personal resources, and if the PURCHASERS desires to avail financial assistance/loan by mortgaging the SAID FLAT to any bank or financial institution, THE SELLERS would have no objection to the same and would execute all necessary documents/ receipts, as may be required in accordance with the norms/rules of the bank/financial institution to facilitate THE PURCHASERS for availing the said loan.



3. THE SELLERS will deliver the vacant, physical possession of the SAID FLAT and all document/s in Original, to the PURCHASERS after full and final payments.



4. THE SELLERS shall obtain the necessary No Objection Certificate from the Society for transfer, and sale of the interest of THE SELLERS in the SAID FLAT, as well as the right, title and interest of THE SELLERS in the SAID FLAT to THE PURCHASERS and also to the admission of THE PURCHASERS to the membership of the Society in place of THE SELLERS when the sale herein is completed by delivering the vacant and peaceful possession of the SAID FLAT to THE PURCHASERS.

*Sania Harji*  
Sania Harji

*[Signature]*  
[Signature]

*[Signature]*  
[Signature]

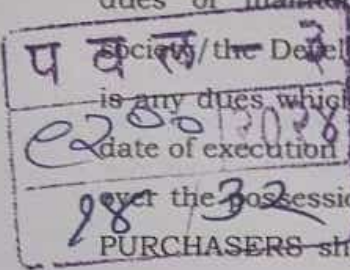
5. THE SELLERS hereby admit and declare that the SAID FLAT, is not encumbered with any third party and/or vested with any rights to any third party and THE SELLERS have full and absolute rights and authority to sell the same or transfer it to any person/s.


6. The PURCHASERS hereby agree to become member 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.

7. THE SELLERS hereby agree to pay all the outstanding dues of maintenance or any other dues payable to the Society/the Developer, Electricity bill, property Tax and if there is any dues which have not been paid by THE SELLERS till the date of execution and registration of final Sale Deed and handing over the possession of the Said Flat to PURCHASERS, then the PURCHASERS shall inform THE SELLERS in writing by giving one month notice and THE SELLERS shall pay the same.

8. That THE SELLERS shall have no right, title, interest, claim, demand or charge of whatsoever nature on satisfying the payments and conditions made by THE SELLERS to their predecessors of any title and on the SAID FLAT. THE SELLERS shall do all the needful in all respect to secure the title of the SAID FLAT to the PURCHASERS and shall always keep the PURCHASERS indemnified from all liabilities and/ or claim of the SAID FLAT up to the date of handing over the possession of Said Flat to PURCHASERS.

9. The PURCHASERS hereinafter upon full and final payments shall be entitled to have a hold on the occupation of the SAID FLAT and the PURCHASERS can hold the same for unto, and to the use and benefit of their heirs, executors, successors for ever without any claim, Charge, interest, demand or lien of THE SELLERS, and may through any person on their behalf or who may claim through them, in trust for them, subject to only on the part the PURCHASERS, to pay the taxes,

  
Sahajkhai

  
Suman



assessment, charges, duties or calls made by the society/developer, Municipal authority Government or any local authority in respect of the SAID FLAT from the date of signing of this agreement.

10. That THE SELLERS hereby agrees to return and handover to the PURCHASERS all documents referred to here in above and undertake that from time to time and at all time hereafter, and at the cost of the PURCHASERS, their heirs to sign all necessary papers, agreements, forms, conveyance for effectually getting the SAID FLAT transfer in the name of the PURCHASERS. THE SELLERS shall not sign any new sale agreement in respect of the SAID FLAT with any other party/ person and shall assist in getting the SAID FLAT transfer in the name of the PURCHASERS or his legal heirs only.

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11. That THE SELLERS hereby declare that they have paid all taxes and outgoing up to the date of execution of present in respect of the SAID FLAT and that if any amount is due from them to the society, the Corporation or Government, the same shall be paid by them and/or they shall indemnify THE PURCHASERS for the same.

12. It is agreed by and between the parties hereto that all the taxes and outgoing of and from the date of possession of the SAID FLAT shall be borne and paid by the PURCHASERS and any amount due in respect of the taxes, statutory amount as and when occurred and other outgoings up to the date of Possession, shall be paid by THE SELLERS.



13. THE SELLERS declare that they will hand over peaceful vacant possession along with all the original documents of the SAID FLAT after receiving full and final payment in token of transfer of rights, title, interest and benefits in respect of the SAID FLAT to PURCHASERS. THE SELLERS declares that, except documents shown to THE PURCHASERS no other documents of title in respect of the SAID FLAT were in existence,

*Sachin Hajari*  
Sachin Hajari

*Arjun*

*Sachin Hajari*  
Sachin Hajari

THE SELLERS undertake to indemnify and keep indemnified the PURCHASERS at all times in respect of the same.

14. The PURCHASERS do hereby declare that they shall pay and bear all charges such as Stamp Duty, Registration Charges, Advocate Fee, Legal Documentation Fee, Conveyance Charges and further it has been agreed between the parties hereto that the Transfer Charges, fees payable to CIDCO Ltd., will be paid by the PURCHASERS only.

15. THE SELLERS do hereby declare that, any statutory dues payable to central government, state government, municipal corporation, CIDCO Ltd., arising out of and for non-payments of/for the previous transactions of sale-purchase, transfer, mortgage and any transactions in respect to THE SAID FLAT, if any, shall be recovered from and/or paid by THE SELLERS only.

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16. THE SELLERS hereby declare that and assure that THE SELLERS have not, on or before the date of this Agreement, transferred, assigned or alienated their interest in the capital of the said society and their interest in the property of the Said society of the SAID FLAT hereinabove referred to any person whatsoever.



Subject to the provisions and terms and conditions of this Agreement, THE SELLERS hereby agree to transfer the SAID FLAT to the PURCHASERS and the PURCHASERS would be entitled to hold, possess, occupy and enjoy the SAID FLAT without any interruptions from THE SELLERS. THE SELLERS further declare that they have full rights and absolute authority to enter into this Agreement subject to section 29 of the Maharashtra Cooperative Societies Act, 1960 and the PURCHASERS has with full knowledge and after scrutinizing documents, as has been produced by THE SELLERS, referred to above, entered into the present agreement.

Sanjay

Sriatibai

Approved

Shivan

Shivan



18. In the event THE SELLERS fails to perform their part of the contract in handing over peaceful possession of the SAID FLAT and/or execute necessary documents as mentioned in the agreement, THE PURCHASERS shall be entitled to enforce the contract by way of specific performance of contract before appropriate forum at the cost and risk of THE SELLERS apart from liquidated damages.

19. THE SELLERS shall keep THE PURCHASERS indemnified and free from all losses/ damages which may be suffered, incurred, undergone and/or sustained by THE PURCHASERS due to any act done in the past or in future by THE SELLERS in respect of the membership/flat/society and in the event the title of the SAID FLAT is found to be defective for any reason whatsoever.

20. THE SELLERS hereinafter at the request and cost of the PURCHASERS, 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 PURCHASERS without any extra or consideration.

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**SCHEDULE OF THE PROPERTY**

FLAT NO. A-1004, 10<sup>TH</sup> FLOOR, A WING, BUILDING NAMEDLY "NEELKANTH EXOTICA" SITUATED AT M/S. NEELKANTH EXOTICA CO-OPERATIVE HOUSING SOCIETY LIMITED, ON PLOT NO. 88 AND 89, SECTOR 21, ULWE, TAL: PANVEL, DIST: RAIGAD, ADMEASURING 61.24 SQ.FT CARPET AREA + 19.79 SQ.MTRS. OPEN TERRACE alongwith parking space no. G-4 AND G-5.



*Sonia Hajaj*

Sonia Hajaj

*[Signature]*  
*[Signature]*  
*[Signature]*

Dated: 10<sup>th</sup> May, 2024

**RECEIPT**

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RECEIVED of and from the within named 'PURCHASERS/ TRANSFEREE' 1) MR. APURV MOHAN, 2) DR. HEMLATA SHYAM MOHAN AND 3) MRS. SHRAVAN PAWAR a sum of **Rs.10,80,000/- (Rupees Ten Lakh Eighty Thousands Only)** through cheques, being the part payment from the sale consideration of **Rs.1,20,00,000/- (RUPEES ONE CRORE TWENTY LAKH ONLY)** towards the purchase of **FLAT NO. A-1004, 10<sup>TH</sup> FLOOR, A WING, BUILDING NAMEDLY "NEELKANTH EXOTICA" SITUATED AT M/S. NEELKANTH EXOTICA CO-OPERATIVE HOUSING SOCIETY LIMITED, ON PLOT NO. 88 AND 89, SECTOR 21, ULWE, TAL: PANVEL, DIST: RAIGAD, ADMEASURING 61.24 SQ.FT CARPET AREA + 19.79 SQ.MTRS. OPEN TERRACE alongwith parking space no. G-4 AND G-5.**

**Details of Payments:**

Sr.	Cheque no.	Date	Bank Name	Amount in Rs.
1	000047	20.03.2024	HDFC Bank, Jharkhand, India	1,00,000/-
2	000062	10.05.2024	HDFC Bank, Jharkhand, India	9,80,000/-
			<b>Total Rs.</b>	<b>10,80,000/-</b>

**(Rupees Ten Lakh Eighty Thousands Only)**

WE SAY RECEIVED

Rs.10,80,000/-

(Rupees Ten Lakh Eighty Thousands Only)

*Sanjay Harjai*  
*10/5/24*



**MR. SANJAY MANOHARLAL HARJAI  
MRS. SONIA SANJAY HARJAI  
(SELLERS/TRANSFERORS)**

**WITNESSES:**

- [Signature]*
- [Signature]*



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**



REGD. OFFICE:  
 "KUSMAL", 2nd Floor, Nairman Point,  
 Mumbai - 400 071.  
 PHONE : 00-91-22-6650 0900  
 FAX : 00-91-22-2202 2509

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

Ref. No: CIDCO/BP-8316-10014/TPO(NM)/2017 2031

Date: 24 JUL 2017

Unique Code No | 2 | 0 | 1 | 4 | 0 | 3 | 0 | 2 | 1 | 0 | 5 | 2 | 3 | 3 | 7 | 7 | 0 | 1

**OCCUPANCY CERTIFICATE**

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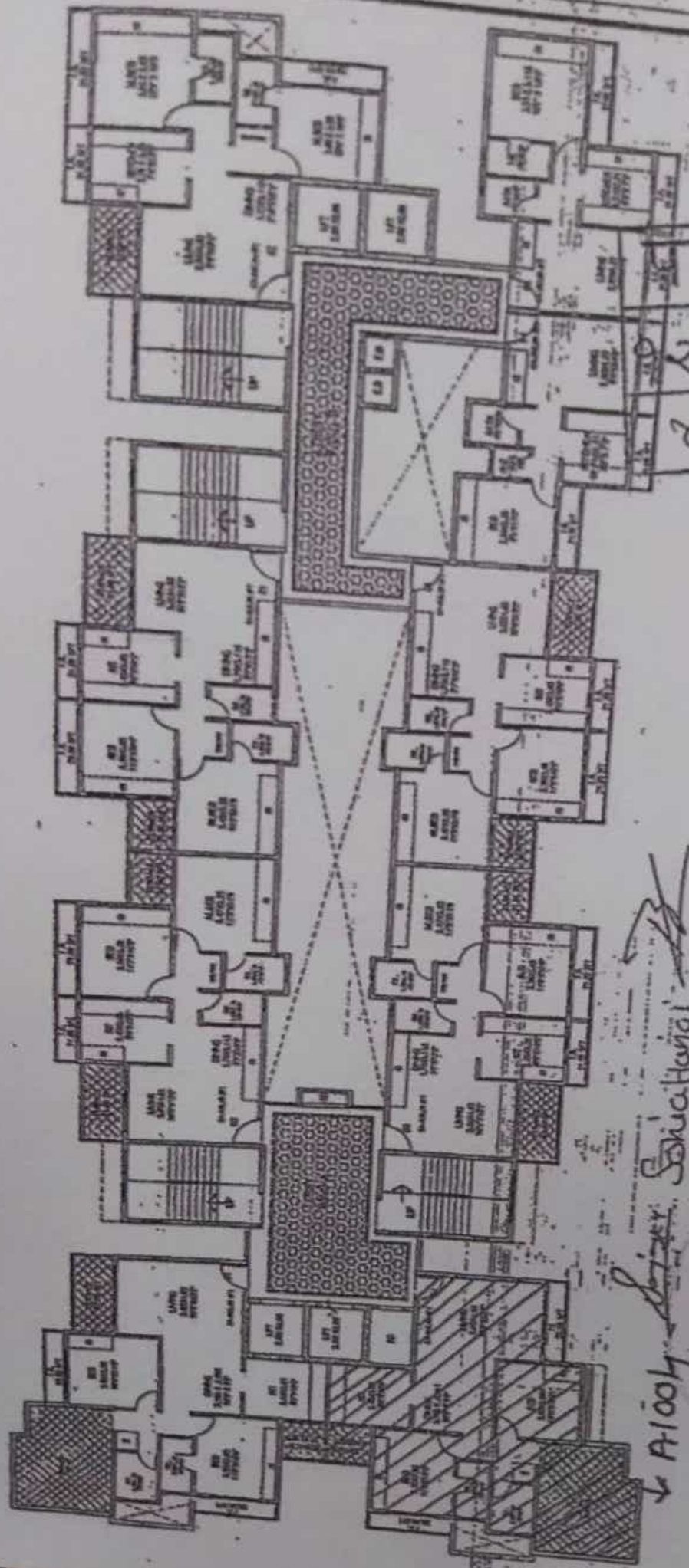
I hereby certify that the development of Residential Buildings (Ground Floor) [(Residential BUA = 3509.605 Sq.mtrs.), (Comm. BUA = 613,419 Sq.mtrs.) (Total BUA = 4123.054 Sq.mtrs), Residential Units = 73 (Seventy Three Nos.), (Comm. Units = 17 (Seventeen Nos.) (Free of FSI Fitness Centre BUA = 69.882 sq.mtrs.) Society Name BUA = 24.914 Sq.mtrs.) on Plot No.88 & 89, Sector-21 at Ulwe, Mumbai completed under the supervision of Architect M/s. D. S. D. & Co. and sanctioned on 28/05/2017 and I declare that the development has been completed in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 01/09/2014 and that the development is ready for the use for which it has been carried out.



You have to pay the necessary charges due to GST if applicable in future as per CIDCO policy and as informed to you in writing, and if not paid the permission granted will be revoked.

(Mithlesh J. Patil)  
 Associate Planner (BP)





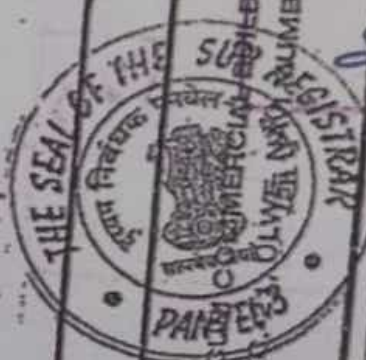
**FLOOR PLAN**

REVISION	
DWG. NO.	
DRAWN BY	
DATE	11.03.14



*Handwritten notes and signatures in the upper right section of the plan.*

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*Signature of Smita Hajar*

PROPOSED RESIDENTIAL BUILDING ON  
 PLOT NO. 80, 89, SECTOR 23,  
 OLIVE GROVE, MUMBAI

DEVELOPERS

