

DOCUMENT TYPE : AGREEMENT FOR SALE

PARTY NAME : SNEHA S. PATANKAR

Property Details : FLAT NO. 203, 2nd FLOOR
SUHAS RESIDENCY,
PLOT NO. 235, SECTOR-17
ULWE, NAVI MUMBAI.



ADVOCATE

Adv. MOHINI S. MATE

B.A LLB.

ADVOCATE, HIGH COURT

OFFICE ADD- SHOP NO. 03, GROUND FLOOR, SHUBHAM SHREE, OPP. SARASWAT BANK, PLOT NO. 207, SECTOR-23, ULWE, NAVI MUMBAI-410206.

E-Mail Id- **matemohini09@gmail.com**

Cont.-Mobile No. **9820962514.**

***CIDCO TRANSFER, STAMP DUTY, REGISTRATION &**

ALL LEGAL WORK OF PROPERTY WILL BE DONE HERE.

529/8270

Tuesday, November 03, 2020

4:15 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8741 दिनांक: 03/11/2020

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल5-8270-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: जेहा शंकर पाठणकर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 31

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:34 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.3025440/-

मोबदला रु.4050000/-

भरलेले मुद्रांक शुल्क : रु. 121500/-

Joint Sub Registrar Panvel 5

राह दुय्यम निबंधक वर्ग-२

(पनवेल ५)

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0311202009524 दिनांक: 03/11/2020

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006494530202021E दिनांक: 03/11/2020

बँकेचे नाव व पत्ता:

पावतीची स्वाक्षरी

मुळदस्तावेज परत मिळाला.

रु. लियेक

राह दुय्यम निबंधक, पनवेल ५, (वर्ग-२)

Index-2(सूची - २)



03/11/2020

सूची क्र. 2

दुयम निबंधक सह दु नि पनवेल 5

दस्ता क्रमांक : 8270/2020

नोदणी

Regn 83m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनाम
(2) शोबदला	4050000
(3) बाजारभाव (भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3025440
(4) भू मापन, पोलहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्रभावक्षेत्र-27.1, दर-66000/-प्रती चौ.मी, सदनिका नं-203, दूसरा मजला, सुहास रोडिन्सी, प्लॉट नं-235, सेक्टर-17, उलवे ता. पनवेल जि. रायगड क्षेत्र-411 चौ.फूट कारपेट ((Plot Number : 235 ; SECTOR NUMBER : 17 ;))
(5) क्षेत्रफळ	1) 411 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मदनलाल बस्तीराम चौहान - - वय:-30; पत्ता:-प्लॉट नं: -, माला नं: -, इमारतीचे नाव: कशिनाथ तांडेल चाल शॉप नं-2 करवे गाव नेरुळ, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AMKPC5457D
(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-स्नेहा शंकर पाठणकर - - वय:-24; पत्ता:-प्लॉट नं: -, माला नं: -, इमारतीचे नाव: रा-ए-6,3/13, संचुरी सी.एच.एस लि सेक्टर-16 ठाणे नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-COHPP6582F 2): नाव:-अभिषेक संजय कदम - - वय:-28; पत्ता:-प्लॉट नं: -, माला नं: -, इमारतीचे नाव: रा-ए-6,3/13, संचुरी सी.एच.एस लि सेक्टर-16 ठाणे नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-CHYPK1818F
(9) दस्ताऐवज करून दिल्याचा दिनांक	03/11/2020
(10) दस्त नोंदणी केल्याचा दिनांक	03/11/2020
(11) अनुक्रमांक, खंड व पृष्ठ	8270/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	121500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

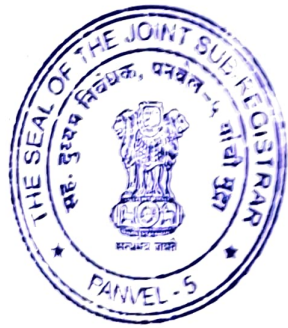
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-२
(पनवेल-५)

पुस्तकबंदी वर्ष	2020		
शिकवा	राजराज		
प्राप्तकर्त्याचे नाव	पनवेल		
पत्राचे नाव	उत्तरे, गव्हाण, खारकोपर		
जमूस मूल्य विभाग	27		
एच मूल्य विभाग	27 I		सर्व्हे नंबर / व भू क्रमांक
क्षेत्राचे नाव	Influence Area		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		मोजमापनाचे एकक	चौ मीटर
मूल्यदर	66000		
बांधीचे क्षेत्राची माहिती		मिळकतीचा प्रकार -	बांधीत
मिळकतीचे क्षेत्र -	45.84 चौ मीटर	मिळकतीचा प्रकार -	बांधीत
बांधकामाचे वर्गीकरण -	1-आर सी सी	मूल्यदर/बांधकामाचा दर -	Rs. 66000/-
उद्भवान सुविधा -	आहे		
		मिळकतीचा वारप -	निवासी सदनिका
		मिळकतीचे वय -	0 TO 2 वर्षे
		मजला -	1st To 4th Floor
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)	
		= (66000 * (100 / 100))	
		= Rs 66000/-	
मजला निहाय घट/वाढ		= 100% of 66000 = Rs 66000/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 66000 * 45.84	
		= Rs. 3025440/-	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मॅग्नाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी	
		= A + B + C + D + E + F + G + H + I	
		= 3025440 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
		= Rs. 3025440/-	

Home Print

पत्रक - 4
260 2020
9 / 39



CHALLAN
MTR Form Number 8

MTR Form Number 8		Date	03/11/2020 13:14:50	Form ID	25.1
Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No. (If Applicable)	COMPRES2F		
Office Name: PNL5_PANVEL NO 5 SUB REGISTRAR		Full Name	SNEHA SHANKAR PATANKAR		
Location: RAIGAD		Flat/Block No.	FLAT NO. 203, 2ND FLOOR, SUHAS		
Period: 2020-2021 One Time		Premises/Building	RESIDENCY		
Account Head Details		Amount In Rs.	Road/Street		
00046401 Stamp Duty		121500.00	PLOT NO. 235, SECTOR 17		
00063301 Registration Fee		30000.00	Area/Locality		
			ULWE, NAVI MUMBAI		
			Town/City/District		
			PIN		
			4 1 0 2 0 6		
			Remarks (If Any)		
			PAN2=REKPC5457D-SecondPartyName=MADANLAL BASTIRAM		
			CHOUHAN-CA=4050000		
			Amount In Words		
		1,51,500.00	One Lakh Fifty One Thousand Five Hundred Rupees Only		
Payment Details		FOR USE IN RECEIVING BANK			
IDBI BANK		Bank CIN	Ref. No.	69103332020110314404	2639589918
Cheque-DD Details		Bank Date	RBI Date	03/11/2020-13:16:30	Not Verified with RBI
Cheque/DD No.		Bank-Branch		IDBI BANK	
Name of Bank		Scroll No.		Date	
Name of Branch		Not Verified with Scroll			

Department ID :
E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तावेजांसाठी सदर चलन लागू.

पबल - ५
2002020
3 / 39



Mobile No. : 9820962514
Sneha
Abhishek

Handwritten signature or mark.



CHALLAN
MTR Form Number-6



GRN	MH006494530202021E	BARCODE		Date	03/11/2020-13:14:50	Form ID	25.1
-----	--------------------	---------	--	------	---------------------	---------	------

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR	PAN No.(If Applicable)	COHPP6582F
Location	RAIGAD	Full Name	SNEHA SHANKAR PATANKAR
Year	2020-2021 One Time	Flat/Block No.	FLAT NO. 203. 2ND FLOOR. SUHAS
		Premises/Building	RESIDENCY

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	121500.00				
0030063301 Registration Fee	30000.00		ULWE, NAVI MUMBAI		
					4 1 0 2 0 6

Remarks (If Any)	
PAN2=REKPC5457D--SecondPartyName=MADANLAL BASTIRAM	
CHOUHAN-CA=4050000	

Amount In	One Lakh Fifty One Thousand Five Hundred Rupees On
Words	ly
Total	1,51,500.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	69103220201034404 2639589918
Cheque/DD No.	Bank Date	RBI Date	03/11/2020-13:16:30 Not Verified with RBI
Name of Bank	Bank-Branch	IDBI BANK	2020
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID :
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details	
No.	Remarks
(S)-529-8270	

No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
(S)-529-8270		0002908031202021	03/11/2020-16:14:57	BR518	30000.00





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0311202009524

Receipt Date 03/11/2020

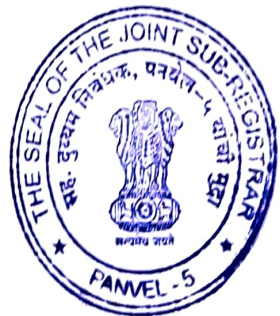
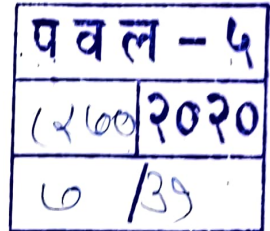
Received from SNEHA SHANKAR PATANKAR, Mobile number 9820962514, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 8270 dated 03/11/2020 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name IBKL	Payment Date 03/11/2020
Bank CIN 10004152020110308627	REF No. 2642654986
Deface No 0311202009524D	Deface Date 03/11/2020

This is computer generated receipt, hence no signature is required.



Neer
Abhishek

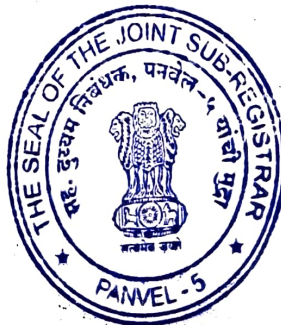
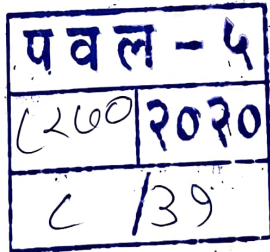
AGREEMENT FOR SALE

21/11/20

THIS AGREEMENT FOR SALE is made and entered into at **Navi Mumbai**, on this 23rd day of **November -2020**, BETWEEN, **Mr. MADANLAL BASTIRAM CHOUHAN**, Age- 30 Years, PAN NO. **AMKPC5457D** AM Indian Inhabitant, Residing at Kashinath Tandel Chawl, Shop No. 02, Near Shiv Mandir, Karave Gaon, Nerul, Navi Mumbai-400706 (Hereinafter referred to as the **"SELLER/ VENDOR"**) (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

1) **Ms. SNEHA SHANKAR PATANKAR** , Age- 24 Years, PAN NO. **COHPP6582F** And 2) **Mr. ABHISHEK SANJAY KADAM**, Age- 28 Years, PAN NO. **CHYPK1818F** Indian Inhabitant, Both residing at A-6, 3/13, Century CHS LTD, Near Sambhaji Garden, Sector- 16, Thane, Nerul, Node-III, Navi Mumbai-400706 (hereinafter referred to as 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**.



Neer
Abhishek

1

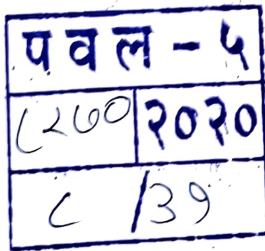
AGREEMENT FOR SALE

Meh
Abhishek

THIS **AGREEMENT FOR SALE** is made and entered into at **Navi Mumbai**, on this 03rd day of **November -2020**, **BETWEEN**, **Mr. MADANLAL BASTIRAM CHOUHAN**, Age- 30 Years, PAN NO. **AMKPC5457D** AM Indian Inhabitant, Residing at Kashinath Tandel Chawl, Shop No. 02, Near Shiv Mandir, Karave Gaon, Nerul, Navi Mumbai-400706 (Hereinafter referred to as the **"SELLER/ VENDOR"**) (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

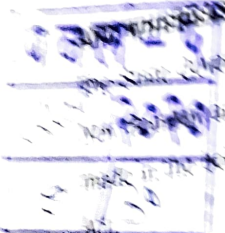
1) **Ms. SNEHA SHANKAR PATANKAR** , Age- 24 Years, PAN NO. **COHPP6582F** And 2) **Mr. ABHISHEK SANJAY KADAM**, Age- 28 Years, PAN NO. **CHYPK1818F** Indian Inhabitant, Both residing at A-6, 3/13, Century CHS LTD, Near Sambhaji Garden, Sector- 16, Thane, Nerul, Node-III, Navi Mumbai-400706 (hereinafter referred to as 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**.



Meh
Abhishek

Meh

Resolution
 The City and Industrial Development Corporation of Maharashtra
 has a plot of land within the limits of the Corporation
 known as Plot No. 235, measuring about 399.99 sq. meters, in the Sector No. - 2,
 Village - Ulwa, New Mumbai, Taluka - Panvel, Dist - Raigad, Under
 the provisions of the said Act as a Low Power Development Scheme -
 and a resolution of the Board of Directors of the Corporation
 bearing No. 1000/1984 dated 14.12.1984, in pursuance of the
 provisions of Section 113 (3) (A) of the said Act, for the
 allotment of the said plot to the Licensees mentioned in the
 resolution, and the said plot is being allotted to the Licensees
 mentioned in the resolution under the said Act.



The Corporation has acquired land within the delineated area
 known as Plot No. 235, measuring about 399.99 sq. meters, in the Sector No. - 2,
 Village - Ulwa, New Mumbai, Taluka - Panvel, Dist - Raigad, Under
 the provisions of the said Act as a Low Power Development Scheme -
 and a resolution of the Board of Directors of the Corporation
 bearing No. 1000/1984 dated 14.12.1984, in pursuance of the
 provisions of Section 113 (3) (A) of the said Act, for the
 allotment of the said plot to the Licensees mentioned in the
 resolution, and the said plot is being allotted to the Licensees
 mentioned in the resolution under the said Act.



The Corporation has acquired land within the delineated area
 known as Plot No. 235, measuring about 399.99 sq. meters, in the Sector No. - 2,
 Village - Ulwa, New Mumbai, Taluka - Panvel, Dist - Raigad, Under
 the provisions of the said Act as a Low Power Development Scheme -
 and a resolution of the Board of Directors of the Corporation
 bearing No. 1000/1984 dated 14.12.1984, in pursuance of the
 provisions of Section 113 (3) (A) of the said Act, for the
 allotment of the said plot to the Licensees mentioned in the
 resolution, and the said plot is being allotted to the Licensees
 mentioned in the resolution under the said Act.

AND WITNESSES

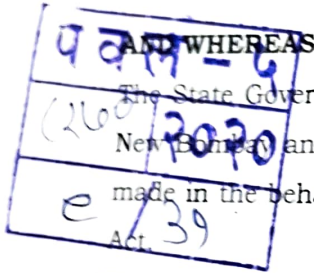
The City & Industrial Development Corporation of Maharashtra
 hereinafter referred to as the "Corporation") had allotted the Plot No.
 No. 235, measuring about 399.99 sq. meters, in the Sector No. - 2,
 Village - Ulwa, New Mumbai, Taluka - Panvel, Dist - Raigad, Under
 the provisions of the said Act as a Low Power Development Scheme -
 and a resolution of the Board of Directors of the Corporation
 bearing No. 1000/1984 dated 14.12.1984, in pursuance of the
 provisions of Section 113 (3) (A) of the said Act, for the
 allotment of the said plot to the Licensees mentioned in the
 resolution, and the said plot is being allotted to the Licensees
 mentioned in the resolution under the said Act.

[Signature]

[Signature]

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, 2nd 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 New Bombay 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.

AND WHEREAS

The **City & Industrial Development Corporation of Maharashtra Ltd.**, (hereinafter referred to as the "**Corporation**") had allotted the Plot bearing No. 235, admeasuring about 399.99 sq. meters, in the Sector No. - 17, at Village- Ulwe, Navi Mumbai, Taluka- Panvel, Dist- Raigad, Under its 12.5% Scheme (Gaothan Expansion Scheme) in the name of Original Allottees/Licensees 1) Smt. Samidha Suhas Koli 2) Kum. Sneha Suhas

[Handwritten signature]

[Handwritten signature]

Koli And 3) Kum. Srushti Suhas Koli, The Corporation had entered into Agreement to Lease on dated- **02/11/2010**, and agreed to grant lease of the said plot on the payment of Lease premium as demanded by the CIDCO LTD. from Original Allottees/ Licensees of the said Plot, and the same has been Registered at Panvel Vide Document No. **PVL-1-13553/2010**, on dated- **15/11/2010**.

AND WHEREAS

By **Development Agreement** made on **11/05/2014**, between Original Allottees **1) Smt. Samidha Suhas Koli 2) Kum. Sneha Suhas Koli And 3) Kum. Srushti Suhas Koli**, And **M/S. JAI AMBE BUILDERS AND DEVELOPERS** a Partnership firm through its Partners **Mrs. Pavita Kiran Parmar And Two Others** the said Original Allottees have assigned all their Development rights and interests in and upon the said plot to Developers/ Builders herein. The said Development agreement has been duly registered vide Document no. **PVL-05-3469/2014**, at the office of Sub Registrar of Assurance (Panvel-5).

AND WHEREAS

By **Tripartite Agreement** made on **20/03/2015** between the **City & Industrial Development Corporation of Maharashtra Ltd**, Commonly known as the **CIDCO/ Corporation**, THE FIRST PART & Original Allottees, **1) Smt. Samidha Suhas Koli 2) Kum. Sneha Suhas Koli And 3) Kum. Srushti Suhas Koli**, THE SECOND PART and **M/S. JAI AMBE BUILDERS AND DEVELOPERS** a Partnership firm through its Partners **Mrs. Ravita Kiran Parmar And Two Others** THIRD PART, the said Original Allottees have assigned all their rights and interests in and upon the said plot to the party of the THIRD PART herein. The said Tripartite agreement has been duly registered at the office of Sub Registrar of Assurance (Panvel-5) vide Document no. **PVL 4- 3594/2015**, dated- **20/03/2015**.

पवेल - ५
2020
86/39



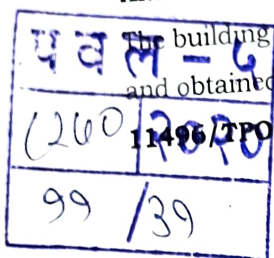
27-11-2011

Trishu
Abhishek

AND WHEREAS

The New Licensee/Development had got prepared a plan of building constructed on the said piece & parcel of land through their Architect submitted to the CIDCO LTD., for its approval and sanctioned by the planning Authority of CIDCO LTD., had approved and sanctioned by way of granting Permission and issuing of **Certificate** bearing No. **CIDCO/BP-11496/ATPO(NM)** Dated- **16/04/2014** for construction of a building on the said parcel of land, subject to the conditions stated in the said certificate.

AND WHEREAS



The building constructed on the said plot known as "SUHAS" and obtained the **Occupancy Certificate**, Vide its Letter No. **11496/TPO (NM) 2017/2594, DATED- 10/07/2017.**

AND WHEREAS



By execution of **AGREEMENT TO SALE** dated: **30th April 2015** **Document No. PVL-4-5472/2015, on Dated- 30/04/2015** **M/s. M/S. JAI AMBE BUILDERS AND DEVELOPERS,** had sold the **Flat bearing No. 203, on the 2nd Floor,** admeasuring **sq. Ft (Carpet Area) Building known as "SUHAS RESIDENTY,"** on **Plot No. 235, Sector - 17, at Village- Ulwe, Navi Mumbai, Panvel, District: Raigad** (herein after referred to as the said Original Purchaser **Mr. MADANLAL BASTIRAM CHOUHAN** and the Vendors and the Developer had handed over the possession on completion of the construction of the same.

AND WHEREAS

The agreed sale consideration towards purchase of said flat, charges towards formation of society, share money, MSEZ connection deposit, Annual Service charges, have been

[Handwritten signature]

AND WHEREAS

The Seller herein desire to sell, transfer all his rights, title, interest, claim and ownership in the said Flat in favor of Purchasers against the payment of lump sum consideration amount of **Rs. 40,50,000/- (RUPEES-FORTY LAKHS FIFTY THOUSAND ONLY)**.

AND WHEREAS

The Purchaser after taking the inspection of relevant papers and documents has approached to the Seller and shown his keen interest in desire in purchasing, acquiring the said Flat for which Seller has agreed to sale, transfer all his rights, title, interest & ownership in the said Flat against the payment of total agreed consideration of **Rs. 40,50,000/- (RUPEES-FORTY LAKHS FIFTY THOUSAND ONLY)**.

प व न
260/2020
93/3

AND WHEREAS

The Purchaser hereby confirms that they will use the said flat for Residential Purpose and also regularly pay to the said proposed society their contribution towards property tax and maintenance charges etc.

AND WHEREAS

The Seller has further represented he will pay maintenance bill and property tax to the said society up to the date of execution of the Agreement and hereinafter the Purchaser shall pay the same.

AND WHEREAS

Pursuant to mutual negotiations between the parties and relying upon the aforesaid representation and declaration made by the Seller herein the Purchaser has agreed to purchase, acquire the said Flat from the Seller herein along with all his right, title, interest, benefit & ownership upon the terms & conditions mentioned hereinafter.

Handwritten signature

Handwritten signature

AND WHEREAS

The parties hereto are desirous of recording and reducing into writing the terms and conditions of the agreement for transfer or rights, title and interest in the said flat.

THE SELLER DO HEREBY COVENANT AS FOLLOWS:

- a. There are no suits, litigation's civil or any other proceedings pending as against the seller personally affecting the said flat.
- b. There are no attachments or prohibitory order an 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 lispensens or easements or attachments either before or after judgments. The Seller has not received any notice neither from the Government, Semi Government or Municipal Corporation regarding nor of the proceedings in respect of the said flat.

- c. The Seller has paid all the necessary charges of any nature whatsoever in respect of the said flat and the Seller has not received any notice from any statutory body or authorities asking for the any nature whatsoever of the said flat.

- d. The Seller in the past has not entered into any agreement. either in any other way the form of sale, lease exchange, assignment or in any other way whatsoever and has not created any tenancy, leave and licenses of any other rights of the like nature in the said flat and has not disposed off the said flat in any manner whatsoever.

पञ्चल - ५	
२००२०२०	१६/३९



Handwritten signature

Handwritten signature



शुची क्र. २

दुयम निवेशक क्र. 13-पन्ना ४
 सन ३०/०४/२०१५
 गोपनी
 Regn 83m

गाव्याचे नाव : 1) उत्तरे

करारनामा

2750000

2746000

३. मालमत्ता/पैसे/दंडाच्या
 आकारणी देतो की
 (३.३) (३.३)

४. नॉटारिअट व घरकरमांक

- 1) पालिकेचे नाव:-रायगडइतर वर्णन ; इतर माहिती: विभाग क्र 27.2.रु. 59900 की. सी. मदनिका नं. 203, दुसरा मजला, सुहाम रोसिडेन्सी, प्लॉट नं. 235, सेक्टर-17, उत्तरे, ता. पनवेल, जि. रायगड. क्षेत्रफळ 411 चौ. फुट. कार्पेट (Plot Number: 235 ; SECTOR NUMBER : 17 ;)

- 1) 411 चौ.फूट पोटखराब क्षेत्र : 0 NA

५. किंवा जुडी देण्यात असेल

६. करन देणा-या/लिहून
 किंवा किंवा दिवाणी

- 1) नाव:-मे. जय अंबे बिल्डर्स आणि डेव्हलपर्स लॅफे भागीदार कार्मिक एम्. भद्रा - वय:-31; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ऑफिस ई-201, कनक मंगलोर ग्रामे नाका रोड पनवेल, ता. पनवेल, जि. रायगड., ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, रायगड(एमएच). पिन कोड:-410206 पॅन नं.-AAJFJ6942R

७. करन घेणा-या
 किंवा दिवाणी

- 1) नाव:-मदनलाल बस्तीराम चौहान - - वय:-26; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: काशिनाथ नाडेल वाळ दुकाण नं 2 शिव मंदिर जवळ कराव गाव नेरळ नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, रायगड(एमएच). पिन कोड:-400706 पॅन नं.-AMKPC5457D

८. करन दिल्याचा दिनांक

30/04/2015

९. नोंदणी केल्याचा दिनांक

30/04/2015

१०. मूद्रांक, डंड व पृष्ठ

5472/2015

११. मूद्रा-मवाप्रमाणे मुद्रांक शुल्क

137500

१२. मूद्रा-मवाप्रमाणे नोंदणी शुल्क

27500

१३. मूद्रा-मवाप्रमाणे निवडलेला



(Signature)

मह. दुयम निबंधक पनवेल क्र. ४

पवेल - ५
2602020
29/39

Municipal Corporation of any Cantonment area



1111111
1111111

... ..
... ..
... ..
... ..

... ..

... ..

... ..

... ..

... ..

... ..

1)
... ..
... ..

1)
... ..
... ..

... ..
... ..

पत्र - 6	
...	...
...	...





CIDCO
WE MAKE CITIES

OFFICE

1st & 2nd Floor, Narman Point,
Navi Mumbai - 400 021.

(Reception) 00-91-22-6650 0900
00-91-22-6650 0928
00-91-22-2202 2609 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6797 6100
FAX: 00-91-22-6797 6100

CIDCO/BP-11496/TPO(NM&K)/2014/ 2214

Date: 24/7/14

To,
Smt. Samidha Suhas Koli & Others Two,
Al Post Gaven, Tal.Panvel, Dist-Raigad.

पत्र-४
५४७०२/२०१५
२६/३६



Sub :- Plinth Completion Certificate for Proposed Building on
Plot No.236, Sector-17, at Ulwe, (12.5% Scheme), Navi Mumbai.

Ref :- 1) Development Permission granted by this office vide letter No.
CIDCO/BP-11496/TPO(NM & K)/2014/350, dtd: 16.04.2014
2) Your Architects application received on dtd: 04.07.2014
3) Joint Site Visit on dtd. 08.07.2014.

Sir,
This is in reference to your letter cited above, through your Licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for Residential Building on Plot No.236, Sector-17, Ulwe (12.5% Scheme) Navi Mumbai, the marginal open spaces are found as per plans approved vide this office letter No. CIDCO/BP-11496/TPO(NM & K)/2014/350, dtd: 16.04.2014.

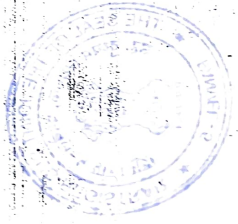
Therefore, you may go ahead with the construction work beyond Plinth Level as per approved plans and terms and conditions mentioned in this office letter dtd: 16.04.2014 and Agreement to Lease executed with Corporation.

PHINVEL-5
6050

Yours faithfully,

Manjula

24/7/14
(Manjula Nayak)
Town Planning Officer(BP)
(Navi Mumbai & Khoptia)





AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE

Plot No. 400 (2)

PHONE: 00-91-22-6550 0900
00-91-22-6550 0928
00-91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6797 8400
FAX : 00-91-22-6797 8400

CIDCO/BP-11496(TPO(NM&K)/2014/ 2214

Date: 24/7/14

To,
Smt. Samidha Suhas Koll & Others Two,
At Post Gavan, Tal.Panvel, Dist-Raigad.

Sub :- Plinth Completion Certificate for Proposed Building on
Plot No.235, Sector-17, at Ulwe, (12.5% Scheme), Navi Mumbai



पत्र-४
५४६६-२०१५
२६/३६

Ref :- 1) Development Permission granted by this office vide letter No. CIDCO/BP-11496(ATPO(NM & K)/2014/350, dtd: 16.04.2014

2) Your Architect's application received on dtd: 04.07.2014
3) Joint Site Visit on dtd. 08.07.2014.

Sir,
480/2020

This is in reference to your letter cited above, through your Licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for Residential Building on Plot No.235, Sector-17, Ulwe, (12.5% Scheme), Navi Mumbai to marginal open spaces are found as per plans approved vide this office letter No. CIDCO/BP-11496(ATPO(NM & K)/2014/350, dtd: 16.04.2014

Therefore, you may go ahead with the construction work beyond Plinth Level as per approved plans and terms and conditions mentioned in this office letter dtd - 16.04.2014 and Agreement to Lease executed with Corporation.



6090

Yours faithfully,

Manjula
24/7/14
(Manjula Nayak)
Town Planning Officer(BP)
(Navi Mumbai & Khopla)





CORPORATION OF MAHARASHTRA LIMITED

ICIN - 099999 MH 1970 96C - 0143741

HEAD OFFICE:

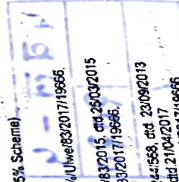
CIDCO Bhavan, C8D Belpour,
Navl Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Date: 10 JUL 2017

25943
118579(NM)/2017/1
2 0 1 4 0 3 0 2 1 0 2 3 1 2 8 0 1

Plot No. 235, Sector-17 at Ulwe(12.5% Scheme).

Developers: M/S. Parmar & Others Two.



Occupancy Certificate for Residential Building on Plot No 235, Sector-17 at Ulwe(12.5% Scheme).

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017

Receipt No. CIDCO/EE(Elect-11)/2017/378, dtd 21/04/2017



25943	
2609	2070
20	139

Yours faithfully,
M.P.H.
(Mithlesh J. Patel)
Associate Planner (BP)



In case of any corruption please visit:
CIDCO Bhavan, C8D Belpour, Navl Mumbai - 400 614.

TRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SOC - 014374)



HEAD OFFICE:
CIDCO Bhamburda, CIDCO
New Mumbai - 400 614
PHONE: 00-91-22-6791 8
FAX : 00-91-22-6791 8

Date: 10 JUL 2017

25943

2 0 1 4 0 3 0 2 1 0 2 3 1 2 8 0 1

Developers,
Pavita K. Parmar & Others Two,
Mrs. Thane Naka Road,
Scorpio

Occupancy Certificate for Residential Building on Plot No.235, Sector-17 at Ulwe(12.5% Scheme)

dated 26/05/2017

- (i) Architect's letter dated 26/05/2017
- (ii) AEO(12.5%) vide letter No CIDCO/Estate/12.5%/Ulwe/83/2017/19666
- (iii) AEO(12.5%) vide letter No CIDCO/Estate/12.5%/Ulwe/83/2017/19666
- (iv) AEO(12.5%) vide letter No CIDCO/EE(Elect-II)/12JUL-02-47568, dtd 23/09/2013
- (v) AEO(12.5%) vide letter No CIDCO/EE(Ulwe-II)/2017/378, dtd 21/04/2017
- (vi) AEO(12.5%) vide letter No CIDCO/Estate/12.5%/Ulwe/83/2017/19666
- (vii) Receipt No. 11689 dtd 27/01/2014, Amount of Rs 2,00,000/-
- (viii) Receipt No. 16950, dtd 21/06/2017, Amount of Rs 2,00,000/-

Enclosed herewith the necessary Occupancy Certificate for Residential Building on above plot along with as built drawings duly approved.

Development from Structural Engineer after every 5 years from the date of completion of the project. The copy of structural audit to Estate Section, CIDCO for their reference shall be submitted to the register society the above terms & conditions shall be made aware of the said terms & conditions.

As per condition mentioned in commencement certificate, your security deposit has been submitted as per condition mentioned in commencement certificate.

Receipt No. 11689 dtd 27/01/2014, Amount of Rs 4,00,000/- and Receipt No. 16950, dtd 21/06/2017, Amount of Rs 2,00,000/-

As per condition mentioned in commencement certificate, your security deposit has been submitted as per condition mentioned in commencement certificate.

As per condition mentioned in commencement certificate, your security deposit has been submitted as per condition mentioned in commencement certificate.

2693020	
20	139

Yours faithfully,
M.P. Patil
Associate Planner (BP)



In case of any corruption related complaints, please visit:
CIDCO Bhamburda, New Mumbai

REGD. OFFICE:

MIRMAA, 2nd Floor, Nariman Point,
Mumbai - 400 021

PHONE : 00-91-22-6650 0000
FAX : 00-91-22-2202 2500

(CIN : U99999 MH 1970 SOC : 014574)

HEAD OFFICE:

CIDCO Bhovan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/BP-11496TPO(NM)/2017/

2 5 9 4 7

Date : 10 Jun 2017

Unique Code No. 2 0 1 4 0 3 0 2 1 0 2 3 1 2 8 0 1

OCCUPANCY CERTIFICATE

4	3	7	-	4
1260	Propo			

Residential BUA = 563.931 Sq.mtrs.), (Com. BUA = 35.964 Sq.mtrs.) (Total BUA = 599.896 Sq.mtrs), Residential Units = 16 (Sixteen Nos.), Com. Units = 02 (Two

Nos.) on Plot No.235, Sector-17 at Ulwe (12.5% scheme), Navi Mumbai completed under the supervision of M/s. Vistaar Architects & Planners has been inspected on 02/06/2017 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the City and Industrial Development Control Certificate dated 16/04/2014 and that the development is fit for the use for which it has been carried out.



2	-	5	5	5	P
0	5	0	9		

(Mithilesh J. Paril)
Associate Planner (BP)

11/12/17
10/7/11



CIDCO/SP-1148/TP/IND/2017/ 25947

Unique Code No. 2 0 1 4 0 3 0 2 1 0 2 2 3 1 2 8 0 1

OCCUPANCY CERTIFICATE

4 व न - 4

Plot No.	9090
Registered Area	553.531 Sq.mtrs.) (Com. BUA = 35.964 Sq.mtrs.) (Total BUA = 589.495 Sq.mtrs.)
Residential Units	= 16 (Sixteen Nos.) Com. Units = 02 (Two Nos.)

MS. J. Gov. Plot No. 255, Sector-17 at Ulwe (12.5% scheme), Navi Mumbai completed under the supervision of M/s. Vastav Architects & Planners has been inspected on 16/04/2017 and it is decided that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Occupancy Certificate dated 16/04/2014 and that the development is fit for habitation and the same has been carried out.



16/04/2017

 (Mukesh J. Patil)
 Associate Planner (SP)

2 - 55 B D	
0509	



दस्ता गोपवारा भाग-1

पत्रांक 30/39
दस्ता क्रमांक: 8270/2020

30 नोवेंबर 2020 4:15

भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

श्री अशोक चौहान
SHRI ASHOK CHOUHAN

पंजीकृत खातेचा क्रमांक
Registered Account Number
MNP/1990
MNP/PCS457D

91092009

31-11-2020

भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

श्री अशोक चौहान
SHRI ASHOK CHOUHAN

पंजीकृत खातेचा क्रमांक
Registered Account Number
201021996
CORP/PC692E

91092009

भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

श्री अशोक चौहान
SHRI ASHOK CHOUHAN

पंजीकृत खातेचा क्रमांक
Registered Account Number
2110311992
CH/PP/818E

10122011

भारत सरकार
GOVERNMENT OF INDIA

मदनलाल बस्तीराम चौहान
Madanlal Bastiram Chouhan

जन्म तारीख / DOB: 14/04/1990
पुल / MALE
Mobile No.: 9702447608

2008 7539 8561

माझे आधार, माझी ओळख

31-11-2020

भारत सरकार
GOVERNMENT OF INDIA

श्री अशोक चौहान
Shri Ashok Chouhan

माता: सान्जिवानी शंकर
Mother: Sanjivani Shankar

जन्म तारीख / Year of Birth: 1996
स्त्री / Female

3609 2354 4096

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

श्री अशोक चौहान
Abhishek Sanjay Kadam

जन्म तारीख / DOB: 21/08/1992
पुल / Male

8755 0926 4219

माझे आधार, माझी ओळख

पहचान
22/11/20



भारत सरकार
GOVERNMENT OF INDIA

रजनीकान्त अजित साळुंके
Rajanikanth Anil Salunkhe

जन्म तारीख / Year of Birth: 1993
पुल / Male

8183 0746 2352



मिळविले



9486 3727 0197

आधार - सामान्य माणसाचा अधिकार

31/11/20

दस्ता गोपबारा भाग-1

पारस 30/11/20
दस्ता क्रमांक 8270/2020

दिनांक 2020 4:15

मोबदला रु. 40,50,000.-

पारस क्र. 8270/2020

दस्ता क्र. 3025440-

दस्ता क्र. 1,21,500-

दस्ता क्र. 1,21,500-

दस्ता क्र. 1,21,500-

दस्ता क्र. 1,21,500-

दस्ता क्र. 1,21,500-

दस्ता क्र. 1,21,500-

पावती दिनांक: 03/11/2020

पावती: 8741

सादरकरण्यासचे नाव: **सेना शंकर पाठणकर**..

नोंदणी फी	रु.
दस्ता हाताळणी फी	30000.00
जटा एन्ट्री	रु. 620.00
पृष्ठीची संख्या: 31	रु. 20.00

एकूण: 30640.00

दस्ता क्रमांकाची सही:

Joint Sub Registrar Panvel 5

5

Joint Sub Registrar Panvel 5

Joint Sub Registrar Panvel 5

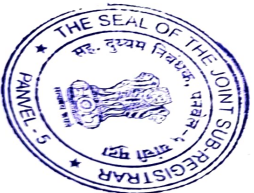
दस्ता क्रमांकाची सही:

दस्ता क्रमांकाची सही:

दस्ता क्रमांकाची सही:

दस्ता क्रमांकाची सही:

दस्ता क्रमांकाची सही:



दस्ता क्रमांकाची सही:

दस्ता क्रमांकाची सही:

दस्ता क्रमांकाची सही:

दस्ता क्रमांकाची सही:

दस्ता क्रमांकाची सही:

Handwritten text, mostly illegible due to blurring. Some words like "The" and "and" are faintly visible.



Handwritten text at the bottom of the page, including what appears to be a date and a name.

Please Tick

Saving A/C No 18902319181

Branch FILE No

12774

CIF NO 90445573141

Te up no

LOS Reference No 5525521

PAUTake Over/NEW/

12774A

Applicant Name ABHISHEK SAWJAY KADAM
Co-Applicant Name SNGHA SHANKAR PATANKAR

0939 150258.

Contract (Resi) ~~1 A.T.~~ Mobile: 8356088550

Loan Amount: ~~200000~~ TOPUP Tenure: 25 YEAR

Interest Rate: 8.75% HL EMI: 11338.00

Loan Type: TOP-UP - G.T. SBI LIFE: 5100

Hsg. Loan Maxgain Home Top up 2 Lac TOPUP

Property Location: ULWE, PANVEL (NAVIMUMBGAZ)

Property Cost: 4050000/- As per Agreement

Name of Developer / Vendor :

RBO - ZONE - Branch : KHANDESHWAR (Code No) 16335

Contact Person : AKASH D. WADKAR Mobile No.

Name of RACPC Co-ordinator along with Mob No:

SEARCH - 1	DATE	RESIDENCE VERIFICATION	DATE
SEARCH - 2			

25-13/2

LOS ID: PLMS/25275501 PMAX: YIN
Name: Abhishek Kadam & Sngha Kadam

A/C No: 419236888784 ^{FORM} 41965210838
A/C No: 9125000 ^{FORM} 98420013740

SBI Life : Opted / Not Opted A/c. No:

Collateral : Property Insurance:

DI E Reg. Folio No. EM Reg. Folio No. 27

Cersal No. Done Asset No.

Compactor No. File No.

Requirements

Form 16 - For ownership
Form 1 - 26 AS - Co-App.
Form 112

copy slip

TOP UP
Khandeshwar
11/01/2023
11/01/2023

FDV