

Maheshwar
Mujji

(LAP)

For Proposals upto ₹ 50 Lacs Please Tick

3861

Saving A/C No :	Branch FILE No.:
CIF NO. : 90494503602	Tie up no. (if applicable)
LOS Reference No. : 19082906	PAL/Take Over/NEW/Resale/Top up

TDV

AMT-1

CARE - LAP file

Applicant Name : Mandar Maydeo
Co-Applicant Name :
Contract (Resi.) :
Mobile : 9892509542

TITLE DEEDS VERIFICATION 28/1/2020

Loan Amount : 2500,000/-	Tenure :
Interest Rate :	EMI :
Loan Type : Loan against Property	SBI LIFE :
Hsg. Loan	Margain
Realty	Home Top up

MARK IN SYSTEM

LAP T/L - 30,00,000/-

Property Location : Panvel
Property Cost :
Name of Developer / Vendor :

RBO - II ZONE - II Branch : Panvel (Code No) 00448
Contact Person : Minakshi Sharma Mobile No. 8879592729
Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1	5/5/2010	RESIDENCE VERIFICATION	28/01
SEARCH - 2	28/2/2020	OFFICE VERIFICATION	28/01
VALUATION - 1	S.D. Thakore	SITE INSPECTION	28/01
VALUATION - 2	28.1.2020		

Leaf - 18805

HLST / MPST / BM / FS / along with Mob No. 28/1/2020

Control 26/2/2020

3861

STATE

HL TO BE PARKEE

LOS ID : 19082906	PMAY : Y / N
Name : Mandar Maydeo	
A/c No. : 39175247350	Disb. Date.:
Amount :	Coll : 78012580997
SBI Life : Opted / Not Opted. A/c. No.:	
Collateral : 78012580997	Property Insurance.
D/E Reg. Folio No. 8/163	EM Reg. Folio No. 6/188
Cersai No. _____	Asset No. _____
Compactor No. _____	File No. _____

MARK IN SYSTEM

22800/-

पावती क्र.

514

नोंदणी ३९ म.
Regn. ३९ म.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक 222/2000

दिनांक 39/11 सन १९ 2000

दस्तऐवजाचा प्रकार-

करार कर E100640/
5639201-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाबत क्र.

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6760/-

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E1060

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा

हवाली करावा.

महाराष्ट्र दस्तऐवज मंत्रालय

MAA Regn. 39 m

27-2-2004

मुख्य निबंधक पत्र

सादरकर्ता

28-02-2020

सूची क्र.2

Note -Generated Through
eSearch Module.For original
report please contact concern
SRO office

दुय्यम निबंशक : दु.जि. पनवेल 1
(PNI:1)

दस्त क्रमांक : P222/2000

नोंदणी :

Regn 63m

गावाचे नाव : 1) पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	Rs.573120/-
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	-
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : , इतर माहिती: सदनिका, सदनिका, मौजे पनवेल, ता. पनवेल, जि. रायगड येथील फायनाल प्लॉट नं. 58/ए 1, क्षेत्र 584 चौ मी वरील प्लॉट नं. 3, तळ मजला क्षेत्र 594 चौ फुट कारपेट. ((Plot Number : 58 ;))
(5) क्षेत्रफळ	1) 594 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे शिवम कन्स्ट्रक्शन तर्फे पार्टनर राजेंद्र रामसुख मंत्री - वय:-; पत्ता:-रोड नं: पनवेल, शहराचे नाव: पिन कोड:- पॅन नं:- 2): नाव:-श्रीमती प्रगती हिरेन शाह यांचे अखत्यारी म्हणून राजेंद्र रामसुख मंत्री - वय:-; पत्ता:-रोड नं: पूणे , शहराचे नाव: पिन कोड:- पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अभय रघुनाथ अग्नीहोत्री - वय:-; पत्ता:-रोड नं: पनवेल, शहराचे नाव: पिन कोड:- पॅन नं:- 2): नाव:-निलीमा अ अग्नीहोत्री - वय:-; पत्ता:-रोड नं: पनवेल, शहराचे नाव: पिन कोड:- पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2000
(10) दस्त नोंदणी केल्याचा दिनांक	31/01/2000
(11) अनुक्रमांक, खंड व पृष्ठ	P222/2000
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.22400/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	-
(14) शेरा	-

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

JOINT DISTRICT
REGISTRAR RAIGAD
SUB-REGISTRAR PANVEL
PBIA 917
0041 MAH/CRA/DIST/12



31 00
022400

31 JAN 2000

42200
Amt Rs 22400 / Twenty Two Thousand -
Four Hundred Only

PROPER OFFICER
Sub. Dist. Raigad.

AGREEMENT FOR SALE

This agreement for sale made and executed at Panvel this the 31 'th day of the month of January in the Christian Year Two Thousand between M/S. SHIVAM CONSTRUCTIONS, a partnership firm, by its partners

1. RAJENDRA RAMSUKH MANTRI, Adult, Occupation: Business, residing at Pune.
2. GIRISH JAGDISH KASAT, Adult, Occupation: Business, residing at Kapad Bazar, Panvel, hereinafter called and referred to as the "DEVELOPER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and

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include her heirs, executors, administrators and assigns) of the FIRST PART AND
Mr/Mrs. Atiya Raghunath Agnichand & Neelima A. Agnichand
Occupation: Secure, residing at Heera Kavya Society
Flat No. 10, Old Thana Road, Panvel - 410206

after called and referred to as the "PURCHASER" (which expression shall, unless it is
repugnant to the context or meaning thereof, be deemed to mean and include his
heirs, executors, administrators and assigns) of the SECOND PART AND Mrs. PRAGATI
HIREN SHAH, Adult, Occupation: Household, residing at Ghatkopar (West) Mumbai 400
086 represented by her power of attorney holder RAJENDRA RAMSUKH MANTRI, Adult
Occupation: Business, residing at Pune hereinafter called and referred to as the "CON-
FIRMING PARTY" (which expression shall, unless it be repugnant to the context or mean-
ing thereof, be deemed to mean and include her heirs, executors, administrators and
assigns) of the THIRD PART

WHEREAS the Owner is absolutely seized and possessed of or other-
wise well and sufficiently entitled to the property of F. P. No. 58/1A situate within Panvel
Municipal Limits and more particularly described in the schedule written hereunder.

AND WHEREAS it is not possible for the Owner to construct a new build-
ing on the said property with her Own money.

AND WHEREAS under the circumstances she decided to authorise a
reliable person to develop the said property who would do it with his own money.

AND WHEREAS the Developer being interested in developing the said
property he approached the Owner and a talk regarding Development took place be-
tween the parties.

AND WHEREAS on discussion between the parties the Owner decided to
authorise the Developer to develop the said property more particularly described in the
Schedule written hereunder on the terms and conditions agreed between them.

AND WHEREAS the terms
writing in the form of an agreement for

AND WHEREAS the sa
dated 25/8/98,

AND WHEREAS plan
sanctioned by the Panvel Municipal C
building permission to the develop

AND WHEREAS the
building as per sanctioned plan.

AND WHEREAS
said building he/she approache

AND WHEREA
developer agreed to sell flat
carpet & 761 Sq. Ft
construction for a lump sum

AND WHER
tween the parties as app

NOW THERE

1. The Developer will
schedule written h
referred to as the

2. The Developer
Developer has



FIRST PART AND
Agnihotri Adult
Fury Society
0206
herein
shall, unless it be
and include his/her
AND Mrs. PRAGATI
(West) Mumbai 400
LUKH MANTRI, Adult,
terred to as the "CON-
the context or mean-
administrators and

ssed of or other-
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n hereunder.

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er decided to
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them.

AND WHEREAS the terms agreed between the parties were reduced to writing in the form of an agreement for development dated 25/8/98,

AND WHEREAS the said agreement is followed by a power of attorney dated 25/8/98,

AND WHEREAS plan of proposed building prepared by the Developer is sanctioned by the Panvel Municipal Council and the Panvel Municipal Council has granted building permission to the developer bearing permission No 26 dated 17/7/99,

AND WHEREAS the developer has commenced with construction of the building as per sanctioned plan,

AND WHEREAS the purchaser being interested in purchasing a flat in the said building he/she approached the developer,

AND WHEREAS on discussion the purchaser agreed to purchase and developer agreed to sell flat No. 3 admeasuring 594 Sq. Ft carpet & 761 Sq. Ft built up on Ground ^{Above Car. Park} floor of the building under construction for a lump sum consideration of Rs. 573120/-.

AND WHEREAS other terms and conditions are settled and agreed between the parties as appearing hereinbelow,

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Developer will get the building constructed on the property described in the first schedule written hereunder, comprising of Ground and four Upper floors (hereinafter referred to as the building).
2. The Developer has informed the Purchaser and the Purchaser is aware that the Developer has commenced construction of the said building. The Developer may be

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required by the concerned Authorities and/or in their (and the Developers) absence
cretion from time to time vary amend and/or alter the Building Plans of the said
ing. The Purchaser hereby irrevocably agrees and gives his consent to the
oper carrying out amendments, alterations, modifications and/or variations
building plans in respect of the said property as aforesaid provided plan of flats
hereby agreed to be sold is not altered or changed.

3. The said building shall be constructed by the Developer in accordance with the Building Plans prepared by the Architect and sanctioned by the concerned authorities aforesaid with such modification thereto as the Developer may incorporate therein aforesaid. The flats in the said building shall contain amenities as per the particulars given in the SECOND SCHEDULE hereunder written.

4. The sanctioned Building Plans from the concerned authorities in respect of the said building is open for inspection on all working days during the office hours at the Building Site.

5. The Purchaser has prior to the execution of the Agreement satisfied himself about the title of the Owners to the said property described in the First Schedule hereunder written and the Purchaser shall not be entitled to further investigate the title of the Owners and not requisition or not objection shall be raised upon any matter thereof. A copy of the Title Certificate is here to annexed.

6. The Developer shall sell to the Purchaser Flat No. 3 on the Ground floor of the said building being constructed on the said property (here in referred to as "THE SAID PREMISES"). Typical floor plan in respect of the said premises is hereto annexed.

7. The carpet area of the said premises is 594 Sq. Ft. & built up area is 761 Sq.ft. inclusive of open/enclosed balcony along with attached open terrace admeasuring 70 Sq. Ft. Common areas and facilities for the said building i.e. relative common areas and facilities for the said premises, as also

[Handwritten signature]

the percentage of undivided area and facilities of the flats given herein below increased or decreased

8. The Purchaser shall pay the sum Purchase Price shall be paid by the Purchaser as under :-

- a) Rs. 10,00,000
- b) Rs. 563,000
- c) Rs. 563,000
- d) Rs. 563,000
- e) Rs. 563,000
- f) Rs. 563,000
- g) Rs. 563,000
- h) Rs. 563,000
- i) Rs. 563,000
- J) Rs. 563,000
- k) Rs. 563,000



9. It is expected that the Building shall be completed within the period of 18 months from the date of the purchase of the said premises. The Developer shall be responsible for the completion of the said premises within the said period.

the percentage of undivided interest of the said premises in the restricted common area and facilities of the floor on which the same are located are as per the particulars given herein below. The aforesaid percentages are tentative and liable to be increased or decreased in the event of there being changes in the building plans

8 The Purchaser shall pay to the Developer the sum of Rs. 5,73,120/- (Rupees Five lac seventy three thousand one hundred and twenty only) as the Lump sum Purchase Price of the flat hereby agreed to be sold. The said purchase price shall be paid by the Purchasers to the Developer in accordance with the installment as under :-

- a) Rs. 10,000/- paid on or before the execution hereof
- b) Rs. 56312/- on completion of 1st Slab.
- c) Rs. 56312/- on completion of 2nd Slab
- d) Rs. 56312/- on completion of 3rd Slab
- e) Rs. 56312/- on completion of 4th Slab
- f) Rs. 56312/- on completion of 5th Slab
- g) Rs. 56312/- on completion of Brick work.
- h) Rs. 56312/- on completion of plaster.
- i) Rs. 56312/- on completion of flooring.
- J) Rs. 56312/- on completion of plumbing and painting work
- k) Rs. 56312/- at the time of possession

Rs. 5,73,120/- TOTAL.

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9 It is expressly agreed and the Purchaser is aware that as a result of the changes in the Building Plans of the said Building the share of the said premises and/or of the Purchaser in the said common areas and facilities may increase or decrease. The Purchaser hereby agrees to the said share of the said premises and/or of the Purchaser in the said common areas and facilities of the said building being changed by the Developer and the Purchaser hereby irrevocably agrees to accept percentage of said share as may be changed and determined by the Developers as aforesaid

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REMARKS
 valuation not available/776799
 valuation not available/779970
 valuation not available/78010
 valuation not available/7742
 valuation not available/775
 valuation not available/780
 valuation not available/7
 valuation not available/78148
 valuation not available/79
 valuation not available/797439
 valuation not available/8053682
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10. It is here by expressly agreed that the time for payment of each of the above
 installments of the purchase price as set out in clause 8 above shall be the time
 of the contract. In the event of the Purchaser making any default in payment of
 one installment of the purchase price, the Developer will be entitled to terminate
 this Agreement and in that event all the monies paid hereunder by the Purchaser shall
 refunded to the Purchaser by the Developer (but without any interest, compensation
 damage or costs) sixty days after the termination of this Agreement and the Purchaser
 will be entitled immediately after the termination of this Agreement to sell or
 dispose off the said premises in favour of third party and the Purchaser hereby
 has no right to object to such sale/disposal of the said premises by the Developer.

13. Nothing contained in this Agreement shall deprive the
 Purchaser any right whatsoever in or over
 any part thereof or the said premises. If
 such confirmation shall take place on the
 mentioned.

14. The Purchaser shall have no claim save
 agreed to be sold to him/her/their. All
 mises will remain the property of the

11. Without prejudice to the above and the Developer's other rights under this Agreement
 and/or in law., the Developer may at his own option accept from the Purchaser
 the payment of the defaulted installment to the Developer with interest on the
 defaulted installment at the rate of 4% per month for the period for which the payment
 shall have been delayed.

15. It is hereby expressly agreed that the
 in the said building for the purpose
 purposes as may be permitted by
 that may be permitted by the
 (including the Purchaser hereunder
 chosed by him/her/their account
 ject to the use of the other premises.
 The right of the Purchaser to
 mises hereby agreed to be

12. The possession of the said premises shall be given by the Developer to the Purchaser
 on or before March 2001 subject to the availability of cement,
 steel, coarse & fine aggregate, water for construction or other building materials and
 subject to strike civil commotion or any Act of God such as earthquake, flood or any
 other natural calamities and act or causes beyond the control of the Developer. If
 the Developer shall fail to give possession of the said premises on the aforesaid date
 and / or such further agreed date the Purchaser shall be entitled to terminate this
 Agreement in which event, the Developer shall forthwith on demand refund to the
 Purchaser amount received by him together with simple interest at the rate of 9% per
 annum from the date of the receipt of the respective amounts by the Developer and
 until such amount is refunded such amount and interest shall be a charge on the said
 property together with construction (if any) there on to the extent of the amounts due
 to the Purchaser Provisions of this clause shall be subject to what is provided in
 Section 8 of the Maharashtra Ownership Flats Act, 1963.

[Signature]
 2001



AS soon as the said Building
 chaser shall pay the arrears
 served individually or together
 Purchaser fails to pay
 to terminate this Agreement
 agreed to be purchased
 funded by the Developer and
 and completed in accordance
 with the directions of the
 concerned authorities and
 the Developer and
 materials used in the
 is brought to the

AC NO-
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time for payment of each of the aforesaid
out in clause 8 above shall be the essential
Purchaser making any default in payment of any
Developer will be entitled to terminate this
paid hereunder by the Purchaser shall be
er (but without any interest, compensation,
mination of this Agreement and the Developer
termination of this Agreement to sell and/or
third party and the Purchaser herein will
of the said premises by the Owners.

Developer's other rights under this Agree-
own option except from the Purchaser
the Developer with interest on the de-
for the period for which the payment

given by the Developer to the Pur-
subject to the availability of cement,
tion or other building materials and
such as earthquake, flood or any
of the control of the Developers. If
said premises on the aforesaid date
shall be entitled to terminate this
with on demand refund to the
simple interest at the rate of 9% per
amounts by the Developer and/
est shall be a charge on the said
to the extent of the amounts due
subject to what is provided in



13. Nothing contained in this Agreement shall be constructed so as to confer upon the Purchaser any right whatsoever into or over the said property or the said building or any part thereof or the said premises. It is agreed by and between the parties that such conferment shall take place on the execution of the Conveyance as hereinafter mentioned.
 14. The Purchaser shall have no claim save and except in respect of the said premises agreed to be sold to him/her/them. All open spaces, lobbies, terrace and other premises will remain the property of the Developer.
 15. It is hereby expressly agreed that the Developer shall be entitled to sell the premises in the said building for the purpose of using the same for such residential/commercial purposes as may be permitted by the concerned authorities and/or for any other use that may be permitted by the said authorities and the Purchasers of the premises (including the Purchaser herein) shall be entitled to use the said premises so purchased by him/her/them accordingly and similarly the Purchaser herein shall not object to the use of the other premises accordingly by the respective Purchasers thereof. The right of the Purchaser herein shall be confined only in respect of the said premises hereby agreed to be sold.
- As soon as the said Building is notified any the Developer as completed the Purchaser shall pay the arrears of the price payable by him within 15 days of such notice served individually or to be put in any permanent place in the said building. If the Purchaser fails to pay the arrears in spite of the notice, the Developer will be entitled to terminate this Agreement and thereupon all the monies paid by the Purchaser agreed to be purchased by him shall within sixty days of such termination be refunded by the Developer to the Purchaser. The said building shall be constructed and completed in accordance with the plans specifications as approved by the concerned authorities as aforesaid with such modifications there to as may be made by the Developer as here in above set out and if any defect in the said building or materials used or if any unauthorised change in the constructions in the said building is brought to the notice of the Developer within a period of 3 months from the date of

by the Owner, the Developer or by the Purchaser stamp and Registration charges in respect of such documents and the Deed of conveyance in respect of the premises as well as the entire professional costs of the Advocates of the Developer in arre shall not contribute any thing towards such expenses. The Purchaser shall on demand pay to the Developers his/her/their proportionate share in regard to the above. The amount payable under this clauses is in addition to the amounts as mentioned in foregoing clauses above.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land and ground situate, lying, and being at Panvel within the District and Division of Raigad, sub-division and Taluka Panvel outside the limits of Raigad Zilla Parishad and Panchayat Samiti Panvel outside the limits of Panvel Municipal Council and within the jurisdiction of Sub-Registration of Panvel and which is described in the city survey record as under :

F.P.No.	Sub-Plot No.	AREA
58	1A	584 Sq. Mts.

THE SECOND SCHEDULE ABOVE REFERRED TO

Out of the Building which is being constructed on the property mentioned in the first schedule Flat No. 3 admeasuring 594 Sq.Ft. carpet on Ground ^{Above Car Park} floor consisting of 2 rooms, hall, kitchen, w.c., bath is hereby agreed to be sold.

THE THIRD SCHEDULE ABOVE REFERRED TO

List of specifications and amenities to be provided:

1. STRUCTURE TO BE R. C. C. FRAMED.
2. ALL EXTERNAL WALL TO BE OF 6" THICK BRICKS.
3. ALL INTERNAL WALLS TO BE OF 4" THICK BRICKS.

4. EXTERNAL PLASTER
5. WHITE MOHAIC
6. GREEN POLISH
7. FULL TILES OF LEVEL.
8. CONCEALED PLASTER
9. COPPER WIRING
10. ALUMINUM SLIDING
11. VINEER FINISH FLUSH DOORS
12. GODREJ NIGHT
13. EXTERNAL PAINT
14. INTERNAL PAINT

- (A) Common areas
- (a) The Portion of the building to be constructed for common recreation
- (B) The Following facilities
- (1) Water tank
 - (2) Plumbing network
 - (3) Electric wiring
 - (4) Necessary lifts
 - (5) The foundation for the building
 - (6) All approved
- (C) The following common areas are



AC Name-

Registration charges in
ect of the premises
veloper in ers shall
shall on demand
o the above. The
as mentioned in

4. EXTERNAL PLASTER TO BE SAND FACED PLASTER.
5. WHITE MOSAIC TILES IN FLOORING .
6. GREEN POLISHED MARBLE KITCHEN PLATFORM WITH 1'.6" DADO.
7. FULL TILES OF DESIGNER QUALITY IN TOILET & BATH UPTO WINDOWS LEVEL.
8. CONCEALED PLUMBING WITH QUALITY FITTINGS.
9. COPPER WIRING IN CASING & CAPING WITH ADEQUATE POINTS.
10. ALUMINUM SLIDING WINDOWS WITH M. S. GRILL AS GUARD BARS
11. VINEER FINISHED MAIN DOOR & ALL OTHER WILL BE OIL PAINTED FLUSH DOORS.
12. GODREJ NIGHT LATCH WITH PEEP HOLE IN MAIN DOOR.
13. EXTERNAL PAINT OF SUPERIOR QUALITY SNOWCEM CEMENT PAIN.
14. INTERNAL PAINT IN DRY DISPTEMBER.

- (A) Common areas and facilities of the said premises in relation to the said building:-
- (a) The Portion of the said property on which the plinth of the said Building shall be constructed and the common service lines such as electricity, water, drainage, common recreation areas.
- (B) The Following facilities located throughout the Building :-
- (1) Water tank located on the roof the Building;
 - (2) Plumbing net-work through out the Building;
 - (3) Electric wiring net-work through out the Building;
 - (4) Necessary light, telephone and public water connections;
 - (5) The foundations and main walls, columns, girders, beams and roofs of the building.
 - (6) All apparatus and installation existing for common use.
- (C) The following facilities located in each one of the upper floors are restricted common areas and facilities restricted to the premises of respective Flat.



Serial No. 3
THE

V. D. BAPAT.
B. Sc. LLB.
Advocate.

14, Hendre Building,
Bunder Road, Panvel.
Dist. Raigad. Pin. 410 206.
Phone- 7451361.

Date 28/12/99.

TO WHOMSOEVER IT MAY CONCERN

Subject: Search Report with respect to the title of Smt. Pragati Hiren Shah to the property of F. P. No. 58/1 A situate within Panvel Municipal Limits

Sir,


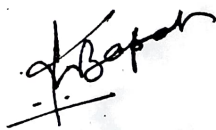
I was asked to take search of title of Smt. Pragati Hiren Shah to the property of F. P. No. 58/1A admeasuring 586.1 Sq. Mts. Situate within Panvel Municipal Limits and give my report with respect to the same.

The said property of F. P. No. 58/1 A belongs to Smt. Pragati Hiren Shah. During a period of last 30 years no document adverse to her title to the said property has been registered with Sub-Registrar, Panvel.

During a period of last 30 years no change of mortgage or encumbrance of any kind has been registered against the said property. Thus the title of Smt. Pragati Hiren Shah to the property of F. P. No. 58/1A situate within Panvel Municipal Limits is clear, legal and marketable. There is no change of mortgage or encumbrance of any kind against the said property and it is free from encumbrances.

By an agreement of development dated 25/8/98 Smt. Pragati Hiren Shah has authorised M/s. Shivam Constructions a registered partnership firm, to develop the said plot by constructing new building thereon and sell the constructed premises on ownership basis subject to the terms of the said agreement. The said agreement of development is executed on a Stamp of Rs. 10,000=00. It is followed by a Power of Attorney of the even date.

On the basis of above information I state that M/s. Shivam Constructions, a partnership firm is legally entitled to enter into an agreement to sell the units in the proposed building on F. P. No. 58/1 A situate within Panvel Municipal Limits on ownership basis.

FOR SALE
OF
Self - Contained Residential Flats

SBI
SURAKSHA

Serial No. 3.

THE PUSHKAR

CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the M. C. S. Act. 1960)

Registration No. 1636/2001-2002

Date 15/02/2002

Authorised Share Capital Rs. 7500/- Divided into 1500 Shares each of Rs. 50/- only

Member's Registration No. 3.

THIS IS TO CERTIFY that Shri/Smt. ADHAY.R.AGNIHOTRI. Block No. 3.

is the Registered Holder of (Five) Shares from No. 11 to 15
of Rs. 250/- (RUPEES TWO HUNDRED AND FIFTY ONLY)

in THE PUSHKAR CO-OPERATIVE HOUSING SOCIETY LTD.
subject to the Bye-laws of the said Society and that upon each of such Shares the
sum of Repees Fifty has been paid.

GIVEN under the Common Seal of the said Society at PANVEL
this 15th Day of August 199 2002.

Chairman

Hon. Secretary

Members of the Committee

पुष्कर सह. ग्रह. संस्था म.
पनवेल

कार्यकारीणी समोसद
पुष्कर सह. ग्रह. संस्था म.
पनवेल

पुष्कर को-ओप. हाऊसिंग सोसायटी
जुना-ठाणा रोड,
पनवेल.

P. T. O.





Tuesday, November 01, 2011
12:17:17 PM

Original
नीटणी 39 म.
Ragn: 99 M

पावती

पावती क्र. : 14884

दिनांक 01/11/2011

गावाचे नाव पनवेल

दरतएवजाचा अनुक्रमांक **पवेल 1 - 13830 - 2011**

दरता एवजाचा प्रकार अगिहस्तांतरणपत्र
(20-ड) निवासि जागी (सहकारी सख्या/मालकी (ओनरशीप) फॉर्म)
सेवणी अशील तर

सादर करणाराचे नाव: गंदार अशोक मायदेव

नोंदणी फी	:-	25000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकाश्रित फी (15)	:-	300.00
एकूण रु.		25300.00

आपणास हा दरत अंदाजे 12:32PM ह्या वेळेस मिळेल

दुय्यम निबंधक
पनवेल 1

बाजार मुल्य: 1598000 रु. गोबदला: 2500000रु.
भरलेले मुद्रांक शुल्क: 132800 रु.

देयकाचा प्रकार : डीडी/घनाकार्षाद्वारे;
बँकेचे नाव व पत्ता: -;
डीडी/घनाकार्ष क्रमांक: -; रक्कम: 25000 रु.; दिनांक: 13/10/2011

मूळ दस्ता परत मिळाले
Shreyas
मूळ दस्ता परत दिले
A
दुय्यम निबंधक, पनवेल-२

93630
1/98

Agrihito AL
Nagnikhi
Mnydeo

:: ~~गोपनीय~~ (सदनकेचे) ::

पनवेल आज दिनांक ०१ माहे ~~तोषिक~~ सन २०११ रोजीचे...

१. श्री. अभय रघुनाथ अग्नीहोत्री

उ.व. सजान, धंदा - निवृत्त,

२. सौ. निलिमा अभय अग्नीहोत्री

उ.व. ५३, धंदा - गृहिणी,

दोघेही राहणार - निवासी गाळा क्र. ३,

तळ मजला, 'पुष्कर' को.ऑ.हौ. सो.

उपविभागीय अधिकारी पनवेल, यांचे

कार्यालयाजवळ, जुना ठाणा रोड,

पनवेल, जि. रायगड.



प्रथमपक्षी लिहून
देणार

प व ल
93630
8/98

..२.

Mnydeo

Agrihito AL
Nagnikhi

यासो....

श्री. मंदार अशोक मायदेव

उ.व. २७, धंदा - नोकरी,

रा. सदनिका क्र. ४, पहिला मजला,

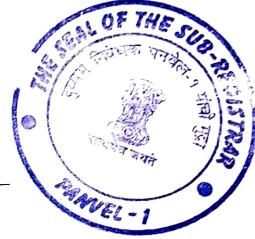
श्री विजय को.ऑ.हौ.सोसायटी

अंतिक भु.क्र. ५७/५, तालुका

पोलीस स्टेशन जवळ, पनवेल,

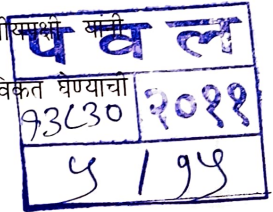
जि. रायगड-४१० २०६.

द्वितीयपक्षी लिहून
घेणार



कारणे खरेदी करण्याचा करार करतात तो येणेप्रमाणे :-

प्रथमपक्षी यांना त्याचा आजचा 'पुष्कर' को. ऑ.हौ.सोसायटीमधील ७६१ चौ.फुट अधिक ७० चौ.फुटचे ओपन टॅरेस एकूण ८४२ चौ.फुट मोजमापाचा निवासी गाळा क्र. ३, तळ मजला, अं.भु.क्र. ५८/१अ, 'पुष्कर को.ऑ.हौ.सो. उपविभागीय अधिकारी पनवेल यांचे कार्यालय जवळचा राहता निवासी गाळा विक्रीस काढलेला होता. सदरची सदनिका प्रथमपक्षी यांनी ३१ जानेवारी २००० चे नोंदणीकृत खरेदीखताने मेसर्स शिवम् कन्स्ट्रक्शन यांचेकडून कायमस्वरूपी घेतलेले असून सदरची गोष्ट द्वितीयपक्षी यांना समजल्यावर व द्वितीयपक्षी हे सदरचा निवासी गाळा विकत घेण्यास इच्छुक असल्याने द्वितीयपक्षी यांनी प्रथमपक्षी यांची प्रत्यक्ष भेट घेवून त्याची सदरचा निवासी गाळा विकत घेण्याची इच्छा प्रगट केली.



सदरचे निवासी गाळ्यात आज रोजी सुरेद्रकुमार गर्ग हा भाडोत्री प्रथमपक्षी यांना महिनामाहचे भाड्याने भाडेकरारावर दिलेला असून सदरचा भाडेकरार हा

Agarwal A.R.

नोव्हेंबर २०११ ला मघत आहे डिसेंबर २०११ गेजी सदरच्या गाळा रिकामा होत असल्याची गोष्ट प्रथमपक्षी यांनी द्वितीयपक्षी यांना मागितलेली अमून निवासी गाळ्याचा खुला शांततामय ताबाकब्जा १ डिसेंबर २०११ गेजी प्रत्यक्ष देण्याचे मान्य व कबूल करून निवासी गाळा रिकामा करण्याची व भाडेकरू संपुष्टात आणून खुला ताबाकब्जा देण्याची सर्व जबाबदारी प्रथमपक्षी हे हया दस्ताने द्वितीयपक्षी यांना देत आहेत.

सदरच्या निवासी गाळ्याची विक्री किंमत प्रथमपक्षी यांनी रक्कम रू. २५,००,०००/- (अक्षरी रक्कम रू. पंचवीस लाख मात्र) निश्चित केलेली होती. जी किंमत द्वितीयपक्षी यांनाही योग्य व वाजवी वाटल्याने व बाजार मुल्यांकनानुसार योग्य असल्याचे द्वितीयपक्षी यांनी फरोक्त खताचे नंतर बँकेतून मिळणारे कर्जाचे आधारे उर्वरित रक्कम अदा करणार असून आज खरेदीकिंमतीपैकी रक्कम रुपये ५,००,०००/- (अक्षरी रुपये पाच लाख मात्र) चा चेक नं. ५२२२६ दिनांक ०१/११/२०११ बँक ऑफ अभयदीक्षी चे शाखेचा प्रथमपक्षी यांना द्वितीयपक्षी यांनी अदा केले, त्याबाबत प्रथमपक्षी यांची कांही एक तक्रार वा तंटा नसुन तो प्रथमपक्षी यांना पावला आहे. तशी अलाहिदा वेगळी पावती प्रथमपक्षी यांनी द्वितीयपक्षी यांना दिलेली आहे. तसेच उर्वरित रक्कम कर्जाचे आधारे जशाचा रक्कम अदा होईल तशा अलहिदा वेगवेगळ्या पावत्या प्रथमपक्षी हे द्वितीयपक्षी यांना अदा करणार आहेत.

सदरची निवासी सदनिका हे संपुर्णतः बोजारहित असून प्रथमपक्षी यांचे व्यतिरिक्त अन्य कोणाचाही हक्क हितसंबंध सदरचे सदनिकेवर नसुन, प्रथमपक्षी यांनी सदरची सदनिका कोठेही गहाण, तारण ठेवलेली नसुन कोणताही शासकिय व खाजगी बोजा सदरचे सदनिकेवर नाही. प्रथमपक्षी यांनी आजचे तारखेपर्यंतचे सोसायटीचा मेन्टेनन्स, नगरपालिकेचे सर्व कर संपुर्णतः भरलेले असून जशा कोणताही बोजा वा कोणाचाही हक्कहितसंबंध सदरचे सदनिकेवर निसाल्यास प्रथमपक्षी हे स्वतःचा पदरमोड करून त्याचे निराकरण करून सदरची सदनिका

देणे ही तरतूद देण्याचे हया दस्ताने मान्य व कबूल करत आहेत.

रक्कम अदा
१३८३०/२०११
६/१५



सदरचे दस्तावर दोन्हीपक्षी व माफीदागनी एकाचवेळी एकाच ठिकाणी
एकमेकांचे समक्ष एकमेकांचे बरोबर सहया करून आज दिनांक ०१/११/२०१९
रोजी नोंदणीकृत करण्यासाठी मे. सब रजिस्टार साहेब पनवेल यांचे समक्ष
नोंदणीसाठी हजर केलेला आहे.

पनवेल,

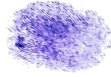
सहया,

दिनांक :- ०१/११/२०१९



साक्षीकार :-

Handwritten signature
Ramesh Kumar



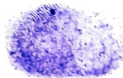
Handwritten signature
Agnihotri A.L.

१. श्री. अभय खुनाथ अग्नीहोत्री

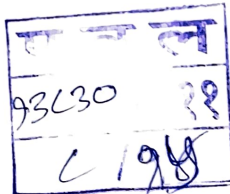


Handwritten signature
Nigmi hohri

२. सौ. निलिमा अभय अग्नीहोत्री
लिहून देणार



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Mundar Ashok Mayadev
लिहून घेणार



हयानंतरचा सोसायटी मॅनेजर्स नगरपालिका कर वगैरे मददचे सदनिकेबाबतचा सर्व खर्च हयापुढे द्वितीयपक्षी यांना करणेचा असुन हया दस्ताचा संपुर्ण नोदणीचा खर्च व विधी तज्ञांचा खर्चही द्वितीयपक्षी हेच करणार आहेत.

सदरची सदनिका, विदयुत कनेक्शन इ. गोष्टीचे हस्तांतरणासाठी द्वितीयपक्षी यांनी केलेले अर्जावर जेव्हा जेव्हा गरज लागेल त्यावेळी प्रथमपक्षी स्वाक्षरी करून हस्तांतरणासाठी संपुर्ण सहकार्य देण्याचे हया दस्तान्वये मान्य व कबूल करीत आहोत.

सदरचे दस्ताचे नोंदणी नंतर प्रथमपक्षी यांचा सदनिकेवर कोणताही हक्क वा हितसंबंध शिल्लक नसुन द्वितीयपक्षी यांनी त्यांचे मर्जीप्रमाणे सदरचे सदनिकेचा उपभोग घेणेचा असून त्याबाबत कोणताही तंटा वा हलकल्लोळ प्रथमपक्षी यांनी वा त्यांचे वालीवारसांनी करणेचा नसुन सदरचा दस्त हा प्रथमपक्षी यांचे वालीवारसांवरही बंधनकारक आहे. त्याबाबत कोणीही हलकल्लोळ, वाद तंटा निर्माण केल्यास तो हया दस्ताने संपुष्टात येईल.

सदरचे दस्ताने द्वितीयपक्षी हे सोसायटीचे सर्व नियम व अटीचे पालन करणयाचे वचन देत असून सोसायटीचे इमारतीस वा आजुबाजुस सोसायटीचे मालकीचे जागेस थोका पोहचेल वा डॅमेज होईल असे कोणतेही कृत्य करणया नाही, हयाचे आशवासन सदरचे दस्ताने देत आहेत.



सदरचा दस्त हा दोन्ही पक्षी स्वतःचे मर्जीने राजीखुशीने ~~आपसात~~ धाडपशा शिवाय नशापाणी न करता करून देत व घेत आहोत.

Amayade.

Ajaykoti A.R.
Mogrihari.

73630	22
0	198

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:: पा व ती ::

वर फरोक्तखतात उल्लेखिल्याप्रमाणे निवासी गाळा क्र. ३, तळ मजला, अं.भु.क्र. ५८/१अ, पुष्कर को.ऑ.हौ.सो राहता निवासी गाळ्याचे खरेदीखताची ठरलेली रक्कमेपैकी रक्कम रू. ५,००,०००/- (अक्षरी रूपये पाच लाख मात्र) व्दीतीयपक्षी लिहून घेणार याचेकडून चेक स्वरूपात मिळाल्याचे प्रथमपक्षी लिहून देणार मान्य व कबुल करीत आहेत.

साक्षीदार -

सहया/निशाण्या,

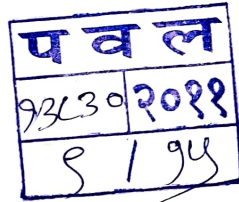
१. *[Signature]*
२. *[Signature]*

[Signature]

१. श्री. अभय रघुनाथ अग्नीहोत्री

[Signature]

२. सौ. निलिमा अभय अग्नीहोत्री



पुष्कर सह-गृहनिर्माण संस्था (म.) पनवेल

फायनल प्लॉट क्रमांक ५८/१-अ, जुना ठाणा नाका रोड, पनवेल-४१० २०६, जि. रायगड.

(Regd. No. : RGD/PWL/HSG/TC/1936/2001-2002 dt. 15-02-2002)

संदर्भ क्रमांक : _____

दिनांक : 21-10-2011

ना हरकत प्रमाणपत्र

श्री अमय रघुनाथ अग्निहोत्री व सौ. निलीमा अमय अग्निहोत्री. प्लॉट नं. ०३ (तिन) यांच्या पिनंती अर्जाबुसार ना हरकत प्रमाणपत्र देण्यात येत आहे. आमच्या अंशे-बरोबर कोणत्याही प्रकारचे आर्थिक येणे-देणे बाकी नाही.

श्री मंदार अशोक मायदेव यांच्याबरोबर श्री अमय रघुनाथ अग्निहोत्री व सौ. निलीमा अमय अग्निहोत्री खरेदी-विक्रीचा व्यवहार करू शकतात. या सह व्यवहारात वरिल संस्था हरकत घेणार नाही.

[Signature]
21/10/11

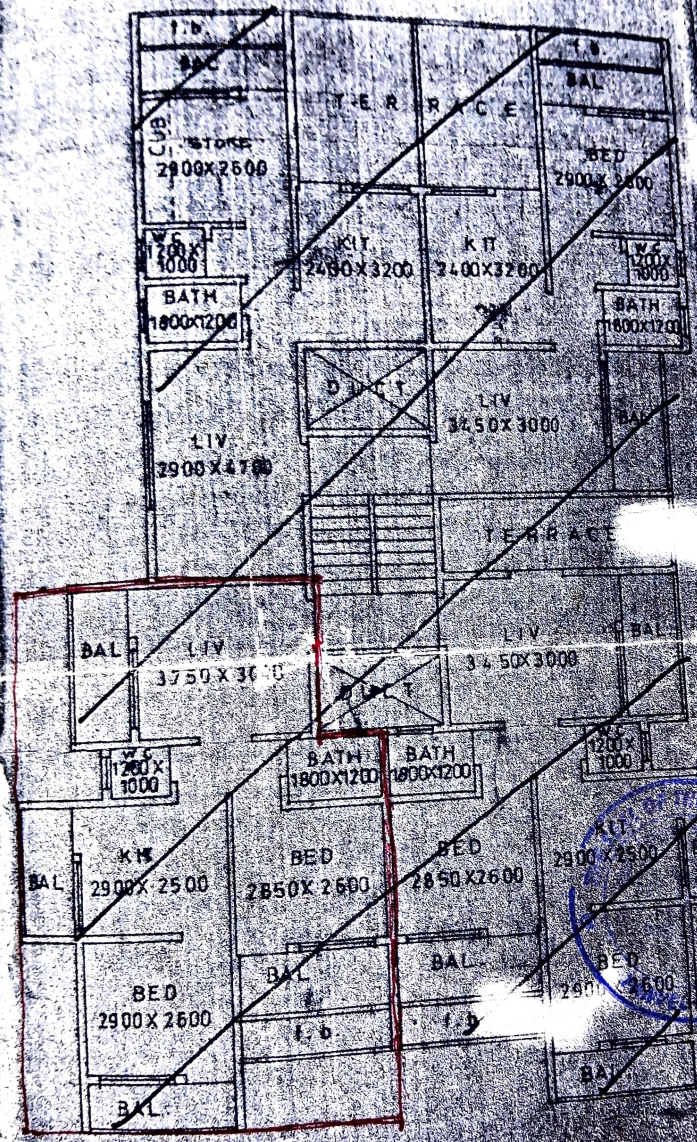
पुष्कर सह गृह संस्था म.
प. वेल

[Signature]
21-10-11

सचिव
पुष्कर को-ऑप. हाऊसिंग सोसायटी
जुना-ठाणा रोड,
पनवेल.



प न व ल
93630 88
90 98



FIRST FLOOR PLAN

99 1998

Amayde
Agonilob A-R

Noginobri

APPENDIX-A
 [Regulation 13 (7)]
 FORM FOR OCCUPANCY CERTIFICATE

प्लॉट नं. सी.एस.ए.
 - पुणे

I hereby certify that the part full development work/erection/re-erection or alteration in
 Building No. on/in Plot No.
 Road/Street R.S. / C.T.S. No. F. P. NO. 52/190
 under the supervision of गोविंद कदम Licensed Architect / Engineer /
 License No. is permitted to be occupied subject to the following

कारणानुसार रोजाने स्वीकार्येच्या बागायत वामन सुवर्ण
 होणे आहे.
 प्लॉट नं. सी.एस.ए. प्लॉट नं. कपूरवाच व विष्णू कपूरवाच
 वर हस्ताक्षर आहे.

On completion plan duly certified is returned herewith.

प्लॉट नं. सी.एस.ए. व कपूरवाच
 व विष्णू कपूरवाच वर हस्ताक्षर आहे.

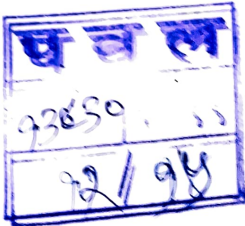
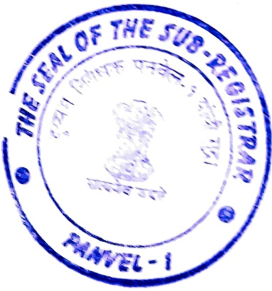
Yours faithfully,

[Signature]
 Chief Officer,
 Panvel Municipal Council
 Panvel.

BP5/190

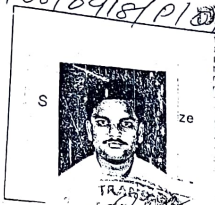


19/5/2001



MH06/6918/P101

501
05/12/2019
23/10/2019
राज्य शासन (राजगड)
महाराष्ट्र
Driving Licence



MH06/6918/P101
Driving Licence No. 02-16/2001

Date of issue

Name of the Holder
Rajendra Gupta

Signature/Thumb impression
Shantlal

Signature/Thumb impression of the Holder of the Licence
Name to be written across the photograph

पंचल
93630 2099
72/1988

राज्य शिक्षण सन्धि
Mahatma Phule A. S. C. College
Panvel, Dist: Raigad. ☎ 27452361
NAAC ACCREDITED WITH 'B+' 23/08/2009



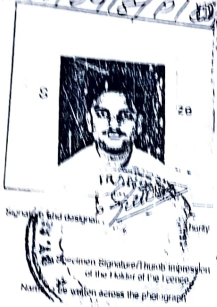
Name : Gaikwad Anand S
Class : T. Y. B. Com.
Birth Date : 19.12.1985
Address :
At- Chowk, Dist- Raigad, Tal- Chowk

STUDENT'S SIGN

PPINCIPAL




MTCOS/9181/PL/01





100912 (2018)
 23/12/01
 Maharashtra
 Driving License
 MTCOS/9181/PL/01
 Date of Issue: 02/10/2001
 Name of the Holder: Anand S
 Signature: Anand S

प व ल
 936392088
 12/198


Mahatma Phule A. S. C. College
 Panvel, Dist - Raigad - 27462081
 NAAC Accredited with 'B'

Name : Gaikwad Anand S
Class : T.Y.B.Com.
Birth Date : 10.12.1985
Address :
 At- Chowk, Dist- Raigad, Tal- Chowk


 STUDENT'S SIGN


 PRINCIPAL



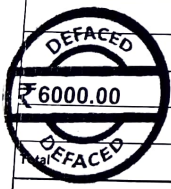
ALANGE ✓ updated
 HIRAJI GAIKWAD ✓ updated
 HANEKAR ✓ updated
 HANEKAR ✓ updated
 HIRINGE ✓ updated
 K VAGARE ✓ updated
 AN... ✓ updated

valuation not available 31876071
 valuation not available 32009255
 valuation not available 073945678

809 continuation -
 done on 28/02/2020

CHALLAN
MTR Form Number-6

GRN	MH012693752201920E	BARCODE	Date		28/02/2020-14:02:59	Form ID
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Non-Judicial Stamps-Consolidated Stamp Duty Inspector General of Registrations		TAX ID / TAN (If Any)			
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)	ALVPM5640C		
Location	RAIGAD		Full Name	MANDAR ASHOK MAYDEO		
Year	2019-2020 One Time		Flat/Block No.	FLAT NO 03 PUSHKAR CHS LTD		
Account Head Details		Amount In Rs.	Premises/Building	FINAL PLOT NO 58/1A		
0030046401	Consolidated Stamp Duty85	6000.00	Road/Street	PANVEL RAIGAD		
			Area/Locality	PANVEL RAIGAD		
			Town/City/District			
			PIN	4 1 C		
			Remarks (If Any)			
			Amount In	Six Thousand Rupees Only		
		6,000.00	Words			
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572020022840787 IKDAN F A	
Cheque/DD No.			Bank Date	RSI Date	28/02/2020-14:24:03 Not Verified	
Name of Bank			Bank-Branch	STATE BANK OF INDIA		
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.
 सदर चलान केवल दुर्यम निबंधक कार्यालयत नोंदणी कचवयाच्या दस्तासाठी लागू आहे. नोंदणी न कचवयाच्या दस्तासाठी सदर चलान वापरू नये.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement
1	eFiling/1255/2020	0006530235201920	28/02/2020-15:47:16	IGR148	
Total Defacement Amount					

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 Walk
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 Roof



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Todays total Users : 2000
Online Users : 141

e-संस्कार/ई-सर्ज

Number of Visitors :
360674649 (Since 1 Feb 2013)

FAQ User Guide

First time in the Country!! Date of Registrations done is updated in Real Time to

Property/Property Details

File/Property/Document Number

From 1985-2002 data is also available for search for selective offices.
Flow: Filing, eFiling &

ईस वपणी/Registration Details

Select Registration Type : * eFiling eRegistration Regular

जिल्हा/District : सांगर

मुद्रांक विभाग/SRO : SRO Parel J

वर्ष/Year : 2020

दस्तावेज/Doc.No. : 1255

832D6 832D6

सुचना

All physically available data at SR offices from 1985 is available online for Mumbai city and Suburb districts

Registration No.	Date	DOC Name	Seller Name	Purchaser Name	PROPERTY Description	SRO Code (as at 01/01/2011)
1255	28 02 2020	Joint S R Parel J	STATE BANK OF INDIA FACFC GHATKOPAR,MUMBAI	(MANDARASHOKMAYDEO)	01 PUSHKAR SOCIETY	398

1255 Agreement Relating to Deposit of Title Deeds Parel J 28 02 2020 Joint S R Parel J STATE BANK OF INDIA FACFC GHATKOPAR,MUMBAI (MANDARASHOKMAYDEO) 01 PUSHKAR SOCIETY 398

Links: eCourts || eCourt || Check property tax dues for properties under Municipal Corporation of Greater Mumbai (MCGM) || Check CERSAI for Security Interest created by Banks & Financial Institutions on your Property

(Panel No.)

2000 LAP

सिधा सिव
9892509542

29/2020



CHALLAN
MTR Form Number-6



GRN	MH012693752201920E	BARCODE			Date	28/02/2020-14:02:59	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Non-Judicial Stamps-Consolidated Stamp Duty Inspector General of Registrations			TAX ID / TAN (If Any)			
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ALVPM5640C		
Location	RAIGAD			Full Name	MANDAR ASHOK MAYDEO		
Year	2019-2020 One Time			Flat/Block No.	FLAT NO 03 PUSHKAR CHS LTD		
Account Head Details		Amount In Rs.	Premises/Building	FLAT NO 03 PUSHKAR CHS LTD			
0030046401	Consolidated Stamp Duty85	6000.00	Road/Street	FINAL PLOT NO 58/1A			
			Area/Locality	PANVEL RAIGAD			
			Town/City/District				
			PIN	4 1 0 2 0 6			
Remarks (If Any)							
Total			6,000.00	Words			
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572020022840767 IK0AMFWKR8	
Cheque-DD Details				Bank Date	RBI Date	28/02/2020-14:24:03 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		STATE BANK OF INDIA	
Name of Bank				Scroll No. , Date		Not Verified with Scroll	
Name of Branch							

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दफ्तर निबंधक कार्यालयत नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	eFiling/1255/2020	0006530235201920	28/02/2020-15:47:16	IGR148	6000.00
Total Defacement Amount					6,000.00

(Panel No.)

Zonal Lap

Sikka Str
9892509542

29/2/2020

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SBI

SURAKSHA AUR BAN

SBI

2742

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https://

पुष्कर सह-गृहनिर्माण मंथ्या (म.) पनवेल

फायनल प्लॉट नं. ५८/१ अ, जुना ठाणा नाका रोड, पनवेल - ४१० २०६, जि. रायगड.

(Regd. No. : RGD/PWL/HSG/TC/1936/2001-2002 dt. 15-02-2002)

संदर्भ क्रमांक : _____ दिनांक : 24-01-2020

(To be typed on the letter head of society)

The Assistant General Manager,
State Bank of India,
RASMECCC, Panvel
Navi Mumbai

ANNEX-B

We, M/s Pushkar Co. Op. Hsg. Soc.
(Society)

hereby certify that:

1. Flat/House No 3 in Pushkar Co Op Hsg Soc (name of the Building, if any) situated at/ to be constructed at Plot No-55-1/A, Panvel of _____ (ward) bearing Survey No _____ has been allotted to Shri/Smt Kum. Mandar Maydeo. Now Shri _____ intends to sell the flat to Mr. _____ vide agreement to sale dated _____.

2. That the total cost of the house/flat is Rs 25,00,000/- (Rupees Twenty Five lakh only).

3. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.

4. We confirm that we have no objection whatsoever to Shri/Smt Mandar Ashok Maydeo mortgaging the flat / house to State Bank of India as security for the amount advanced by the Bank.

5. We have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the flat/house allotted to him/her/them during the currency of the loan sanctioned / to be sanctioned by the Bank to him/her/them.

6. We hereby state and confirm that the building plan sanctioned under commencement certificate No. 26 dated 17/7/99 shall not be altered / changed Without the prior written consent of the flat purchaser.

7. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination

(Parcel No.)

2004 Lap

Singh Str
9192509542

202020

REG-20200128-MA0014-09

पुष्कर मह-गृहनिर्माण संस्था (म.) पनवेल

फ्लायन्ग प्लॉट नं. ५८/१ अ, जुना टाळा नाका रोड, पनवेल - ४१० २०६, जि. रायगड.

(Regd No. RGD/PWL/HSG/TC/1936/2001-2002 dt. 15-02-2002)

सदस्य क्रमांक _____ दिनांक: _____

favoring the Bank has been registered and advice sent to the Bank of having done so. I/We note not to change the same without the written NOC of the Bank.

8. The signatory to this letter draws authority to sign this undertaking on behalf of the society vide resolution no. 1 dated 20-01-2020 (description of document of delegation of authority to the signatory).

9. We confirm society has issued / not issued share certificate.

10. We also confirm that conveyance deed in favour of society by builder / developer has executed / not executed.

पुष्कर को-ऑप. हो. सोसायटी मर्या.

[Signature]
अध्यक्ष

[Signature]
सचिव

अजिमेदार

Signature of Authorized office bearers of the society with stamp
OR Builders' Signature with stamp



(Parcel No.)

2000 LAP

Sinha Sir
9892509542

29/2020

IMG-20200128-WA0014.jpg

पुष्कर सह-गृहनिर्माण संस्था (म.) पनवेल

फायनल प्लॉट नं. ५८/१ अ, जुना ठाणा नाका रोड, पनवेल - ४१० २०६, जि. रायगड.

(Regd No. : RGD/PWL/HSG/TC/1936/2001-2002 dt. 15-02-2002)

संदर्भ क्रमांक : _____ दिनांक : _____

favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

8. The signatory to this letter draws authority to sign this undertaking on behalf of the society vide resolution no. 1 dated 20-01-2020 (description of document of delegation of authority to the signatory).

9. We confirm society has issued / not issued share certificate.

10. We also confirm that conveyance deed in favour of society by builder / developer has executed / not executed.

पुष्कर को-ऑप. हो. सोसायटी मर्या.


अध्यक्ष


सचिव

अजिनदार

Signature of Authorized office bearers of the society with stamp
OR Builders' Signature with stamp



1986



NAME OF OWNER / BUILDER : _____

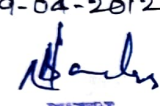
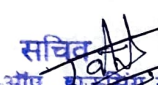
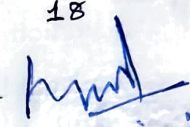
DOCUMENT NO. : _____

DATE : _____

PANVEL / KAMOTHE
KHARGHAR / URAN

0023675100023199

Memorandum of the transfers of the within-mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer approved	To Whome Transferred	Sr No in the Share Registered at which the transfer of shares held by the transferor registered	Sr. No in the share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	29-04-2012  अध्यक्ष पुंकर सह. सह. संस्था म. Chairman	श्री मंदिार अशोक मधुदेव  सचिव को-ऑप. सोसायटी जुना टाण रोड पनवेल Hon. Secretary	03 कार्यकारी समिती पुंकर सह. सह. संस्था म. पनवेल	18  Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

(RAKESH GUPTA)