

SCHEDULE OF LAND /PLOT

All that piece of Parcel of land Containing by admeasurements area about 2212.50 Sq. Mtrs. or thereabouts being Plot No. 28 in Sector-4 at Koparkhairane, situated at Village-Koparkhairane, Navi Mumbai, Taluka and District Thane, and Registration District Thane, Registration Sub-District Thane within limits of Navi Mumbai Municipal Corporation and bounded as follows, that is to say:

On or towards the North by: 6.00 Mtrs. wide Road

On or towards the East by : Plot No. 27

On or towards the South by : 6.00 Mtrs. wide Road

On or towards the West by : Plot No. 5

SCHEDULE OF PREMISES (APARTMENT/ROOM)

Apartment/Room No. SS-1/1018, Sector-4, Koparkhairane, Navi Mumbai - 400709, Tal. & Dist. Thane, admeasuring about 23.871 Sq. Mts. Built-up Area + 10.095 Sq. Mtrs. Additional FSI Area, and which the said apartment is bounded as follow that is to say:

On or towards the North by : Core Unit No. 1019

On or towards the East by : Open Space

On or towards the South by : Open Space

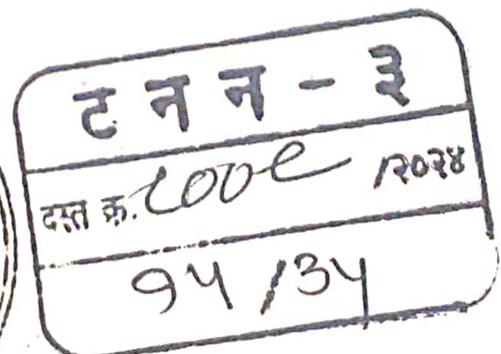
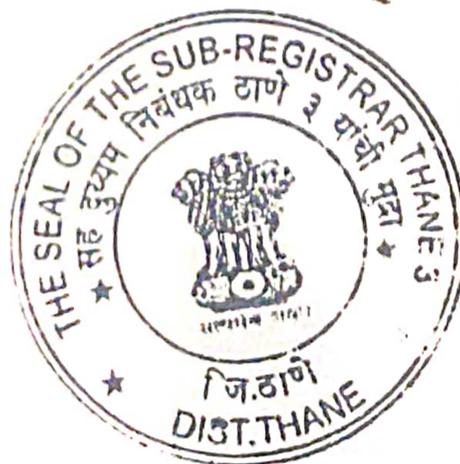
On or towards the West by : 6.00 Mtrs. wide Road

ENCLOSURES ALONG WITH AGREEMENT

1. Several page Sale Deed of Seller Document
2. CIDCO Final Order
3. CIDCO Possession Letter and Permission
4. Commencement Certificate
5. Pan/Aadhar Card of all parties
6. Any others relevant documents

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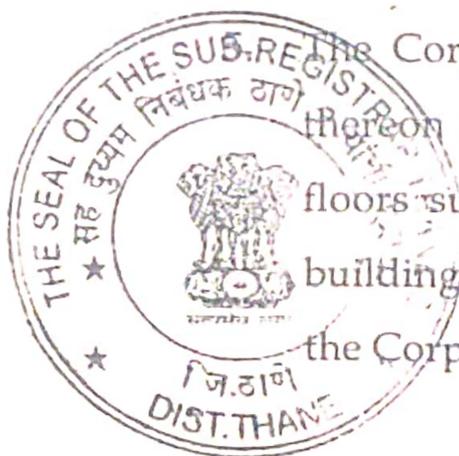
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WHEREAS, Transferor is the lawful and sole owner of a residential premises i.e. Apartment/Room No. SS-1/1018, Sector-4, Koparkhairane, Navi Mumbai - 400709, Tal. & Dist. Thane, admeasuring about 23.871 Sq. Mts. Built-up Area + 10.095 Sq. Mtrs. Additional FSI Area, (hereinafter referred to as "the said Property/Apartment/Room").

AND WHEREAS -

1. The City and Industrial Development Corporation of Maharashtra Limited a company incorporated under the Companies Act, 1956, having registered office at 'Nirmaal' 2nd floor, Nariman Point, Mumbai -21 (herein after referred to as 'The Corporation') is the New Town Development Authority declared for the area designed as a site for the New Town of the Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966).
2. The State Government has acquired lands and vested such lands in the Corporation for development and disposal.
3. The Corporation laid down plots in Koparkhairane, on one of such piece and land so acquired by the state Government in the corporation for being leased to intending lease.
4. By his Order Ref. No. Rev/DT(I)/2649 dated 20/01/1987, the Collector of Thane vested in the Corporation for development and disposal interalia, a piece or parcel of land situated at village Koparkhairane, Tal. & Dist. Thane, admeasuring 2212.50 Sq. Mtrs. or thereabouts being Plot No. 28 in Sector-4 at Koparkhairane and more particularly described in the first schedule hereunder written (hereinafter referred to as the said land).



The Corporation obtained possession of the said land and constructed thereon SS-1 type building No. 980 to 1035 each of ground and upper floors such building being designated as "Condominium No SS-1 type building No. 1018 (hereinafter referred to as "the said Building") of which the Corporation was the owner.

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(Apartment/Room No. SS-I/1018)

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 15th day of April, 2024; BETWEEN: Mr. SANJAY B. MOLAVADE, aged about 50 years, Permanent Account No. APMPM2430D, Aadhar No. 9202 8259 3808, adult, an Indian inhabitant, having address at Flat no. 205, Siddhivinayak Apartment, Plot No. 50, Sector 20, Koparkhairane, Navi Mumbai-400709, hereinafter referred to as the "SELLER" (which expression unless repugnant to the context or meaning thereof shall mean and include him/her/them, his/her/their heirs, executors, administrators and assigns), of the FIRST PART, AND...

1) Mr. GHANSHYAM SINGH CHAUHAN, aged about 45 years, Permanent Account No. AWPPC7126E, Aadhar No. 8171 2496 8898 and 2) Mrs. SANTOSH KANWAR, w/o. Mr. Ghanshyam Singh Chauhan, aged about 41 Years, Account No. AQHPC1111H, Aadhar No. 6441 2285 4340, adults, Indian Inhabitants, having address at Shop No. 11, Bhumiraj Menor CHS Ltd., Plot No. 3, Sector 14, Sanpada, Navi Mumbai, hereinafter referred to as the "PURCHASERS" (which expression unless repugnant to the context or meaning thereof shall mean and include him/her/them, his/her/their heirs, executors, administrators and assigns) of the SECOND PART.

The Seller means also Vendor/Assignor/Transferor and the Purchasers mean also Assignees/Transferees in terms of assignment/ transfer respectively shall hereinafter together be referred to as the "Parties" and individually as the "Party".

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