

528/11672

Friday, June 28, 2024

4:10 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 12611

दिनांक: 28/06/2024

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवल4-11672-2024

दस्तऐवजाचा प्रकार : ऑग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: राजकुमार महादेव शिर्के

नोंदणी फी

रु. 26000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 26600.00

Joint Sub Registrar Panvel 4

बाजार मुल्य: रु.2192000/-

मोबदला रु.2600000/-

भरलेले मुद्रांक शुल्क : रु. 182000/-

सह दुय्यम निबंधक वर्ग २  
पनवेल क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624288405146 दिनांक: 28/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.26000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004349333202425E दिनांक: 28/06/2024

बँकेचे नाव व पत्ता:

पृष्ठ दस्तऐवज धरत मिळाला.

विश्वनाथराव शिर्के एम

लिपीक

सह दुय्यम निबंधक पनवेल



## गावाचे नाव : कळंबोली

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	2600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2192000
(4) भू-मापन,पोटहिस्ता व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन ; इतर माहिती: विभाग क्र.3/15/10ई दर 86000/- सदनिक क्र. 404,चीथा मजला,श्रीजी कलश को. ऑप ही. सोसायटी ली.,प्लॉट न. 47,सेक्टर 10ई,कळंबोली,तालुका पनवेल,जिल्हा रायगड . क्षेत्र 22.36 चौ. मी. बांधीव + 7. 816 चौ. मी. टेरेस( ( Plot Number : 47 ; SECTOR NUMBER : 10E ;))
(5) क्षेत्रफळ	1) 22.36 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महेश शिवाजी लेंडवे वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम न. 14 , सिद्धिविनायक को. ऑप ही. सोसायटी ली. , प्लॉट न. २८ , सेक्टर १८ए , नेरुळ, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADPPL9878D 2): नाव:-दिपाली महेश लेंडवे वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम न. 14 , सिद्धिविनायक को. ऑप ही. सोसायटी ली. , प्लॉट न. २८ , सेक्टर १८ए , नेरुळ, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-CPYPS2844R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजकुमार महादेव शिर्के वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: गारपीरवाडी, चौधरवाडी, फलटण, सातारा, महाराष्ट्र, सतारा. पिन कोड:-415523 पॅन नं:-DFHPS6380N 2): नाव:-शिवराज राजकुमार शिर्के वय:-21; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: गारपीरवाडी, चौधरवाडी, फलटण, सातारा, महाराष्ट्र, सतारा. पिन कोड:-415523 पॅन नं:-IYMPS5414J
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11672/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	182000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	26000
(14) शेरा	

सह दुय्यम निबंधक वर्ग २  
पनवेल क्र. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR. RAJKUMAR MAHADEV SHIRKE AND MR.SHIVRAJ RAJKUMAR SHIRKE	eChallan	69103332024062814346	MH004349333202425E	182000.00	SD	0002377174202425	28/06/2024
2		DHC		0624288405146	600	RF	0624288405146D	28/06/2024
3	MR. RAJKUMAR MAHADEV SHIRKE AND MR.SHIVRAJ RAJKUMAR SHIRKE	eChallan		MH004349333202425E	26000	RF	0002377174202425	28/06/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



11/11/24





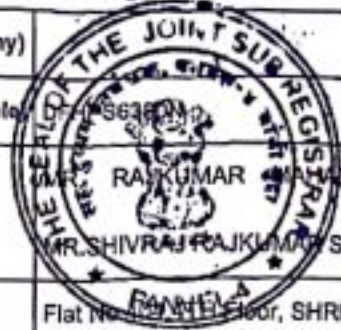


CHALLAN  
MTR Form Number-6

पवल - ४  
११ एच २०२४  
Date 28/06/2024-12:26:33 Form ID 25.2  
१/३०



CHALLAN MH004349333202425E		BARCODE		Date 28/06/2024-12:26:33	Form ID 25.2
Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment Registration Fee		PAN No.(If Applicable)			
Name PNL4_PANVEL NO 4 SUB REGISTRAR		Full Name RAJKUMAR DEV SHIRKE AND MR. SHIVRAJ RAJKUMAR SHIRKE			
RAIGAD		Flat/Block No. Flat No. 4th Floor, SHREEJI KALASH CHSL			
2024-2025 One Time		Premises/Building			
Account Head Details		Road/Street Plot No. 47 Sector-10E			
401 Stamp Duty		Amount In Rs. 182000.00			
401 Registration Fee		Area/Locality KALAMBOLI			
		Town/City/District			
		PIN 4 1 0 2 1 8			
		Remarks (If Any)			
		PAN2=ADPPL9878D~SecondPartyName=MR. MAHESH SHIVAJI LENDAVE AND MRS. DEEPALI MAHESH LENDAVE-			
		Amount In Two Lakh Eight Thousand Rupees Only			
Total		Words			
2,08,000.00					
Payer Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024062814346	2876124792
Cheque/DD No.		Bank Date	RBI Date	28/06/2024-12:27:37	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Branch		Scroll No. , Date		Not Verified with Scroll	



Challan ID : Mobile No. : 703811437  
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
चलन केवल मुख्य निबंधक कार्यालय नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.


Mahesh Shivaji Lendave

शिवजी भार मम

पवल-४	
१९ ए २	२०२४
२ / ३०	

 Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624286405218	Date 28/06/2024
Received from DOCUMENT PRESENTER NAME, Mobile number 7038111437, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name WIBMOPG	Date 28/06/2024
Bank CIN 10004152024062804878	REF No. 17248613
This is computer generated receipt, hence no signature is required.	

  
Imleshove.

शिवि आर एम  






CHALLAN  
MTR Form Number-6



GRN	MH00434933202425E	BARCODE			Date	28/06/2024-12:26:33	Form ID	25.2
Department	Inspector General Of Registration			Payer Details		सर्वल-४		
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)	DFHPS8380N	२०२४		
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR			Full Name	MR. RAJKUMAR MAHADEV SHIRKE AND MR. SHIVRAJ RAJKUMAR SHIRKE			
Location	RAIGAD			Flat/Block No.	Flat No.404			
Year	2024-2025 One Time			Premises/Building	Sector 47 KALASH CHSL			
Account Head Details		Amount In Rs.		Road/Street	Plot No. 47			
0030046401	Stamp Duty	182000.00		Area/Locality	KALAMBOL			
0030063301	Registration Fee	26000.00		Town/City/District	PANVELA			
				PIN	4 1 0 2 1 8			
				Remarks (If Any)	PAN2=ADPPL8878D-SecondPartyName=MR. MAHESH SHIVAJI LENDAVE AND MRS. DEEPAJI MAHESH LENDAVE-			
				Amount In	Two Lakh Eight Thousand Rupees Only			
				Words				
Total				2,08,000.00				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024062814346	2876124792	
Cheque/DD No.				Bank Date	RBI Date	28/06/2024-12:27:37	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 7038111437  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सादर चालन केवल पुण्यन लिखक कार्यालयत नोदणी करायवाच्या दस्त्यासाठी लागू आहे . नोदणी न करायवाच्या दस्त्यासाठी सादर चालन लागू नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-528-11672	0002377174202425	28/06/2024-16:09:13	IGR547	26000.00
2	(IS)-528-11672	0002377174202425	28/06/2024-16:09:13	IGR547	182000.00
Total Defacement Amount					2,08,000.00

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202406285541	28 June 2024,02:14:44 PM			
पवला 4					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	3/15/10B-कळंबोली सिडको से.क्र. 10E				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
27000	86000	95200	107200	95200	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	22.36चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका		
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे		
उद्भवान सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.86000/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केफाटी) / खुल्या जमिनीचा दर				
	= ( ( 86000-27000 ) * (100 / 100 ) ) + 27000				
	= Rs.86000/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 86000 * 22.36				
	= Rs.1922960/-				
F) लागतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	7.82चौ. मीटर				
लागतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 7.82 * ( 86000 * 40/100 )				
	= Rs.269008/-				
Applicable Rules	= 3, 9, 18, 19, 14				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळ्याचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 1922960 + 0 + 0 + 0 + 0 + 269008 + 0 + 0 + 0 + 0				
	= Rs.2191968/-				
	= ₹ एकवीस लाख एकव्याण्णव हजार नऊ शें अडसह /-				

मिळकतीचा प्रकार - बांधीव  
बांधकामाचा दर - Rs. 86000/-

99402/2024

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Home Print



AGREEMENT FOR SALE

पवल - ४

११ एम २०२४

This Agreement for Resale is made and entered into at Paval, Navi Mumbai, on this 28<sup>th</sup> day of June 2024.

५ / ३०

BETWEEN



MR. MAHESH SHIVAJI LENDAVE (PAN NO. ADPRL9878D), Age-\_\_ year's adult AND MRS. DEEPA LI MAHESH LENDAVE (PAN NO. CPYPS2844R), Age-\_\_ year's adult Indian Inhabitant, Residing at: Room No.14, Siddhivinayak Chsl, Plot No.28, Sector-18A, Nerul-400706. Hereinafter referred to as "TRANSFEROR/SELLER" (which expression shall unless repugnant to the context or meaning thereof deemed to mean and include his respective heirs, executors, administrators and assigns) of the FIRST PART

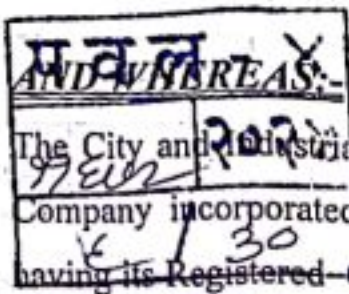
AND

MR. RAJKUMAR MAHADEV SHIRKE (PAN NO. DFHPS6380N) Age-50 year adult AND MR. SHIVRAJ RAJKUMAR SHIRKE (PAN NO. IYMPS5414J) Age-21 year adult, Indian Inhabitant, Residing at: Garpirwadi, Chaudharwadi, Phaltan, Satara-415523. Hereinafter referred to as the "TRANSFEREES / PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof deemed to mean and include their legal heirs, executors, administrators and assigns) of the SECOND PART.

*Mahesh Lendave*

शिवराज शिर्के  
*Shivraj Shirke*





referred to as "the CIDCO" is Government Company wholly owned by the State Government and is also New Town Development Authority declared for the area designated as a site for the New Town Navi Mumbai by State Government in Exercise of its powers under Sub-Sections (1) and (3-A) of the Section 113 of the Maharashtra Regional and Town Planning Act, 1966. (Maharashtra XXXVII OF 1966) (Hereinafter referred as ("THE SAID ACT")) The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at "Nirmal" 2<sup>nd</sup> Floor, Nariman Point Mumbai -400021.

The State Govt. in pursuant to Section 113(A) the Maharashtra Regional Town Planning Act (hereinafter referred as "MRTP ACT") acquiring the lands described therein and vesting such lands in the CIDCO development and disposal.

**AND WHEREAS:-**

The Plot Owners 1) Shri. Goma Shalik Ulvekar, Legal Heir of late Shri Shalik Hiru Ulvekar, 2. Legal Heir of Late Shri Pandurang Hiru Ulvekar, 2/1. Shri Ananta Pandurang Ulvekar, 2/2. Shri Bama Pandurang Ulvekar, 2/3. Shri Ambo Pandurang Ulvekar, 3. Sau. Taibai Madhukar Patil, 4. Smt. Barkubai Dattatrey Dharnekar, 5. Smt. Kalubai Pandurang Ulvekar, All Adults, Residing At- Khidukpada - Roadpali, Taluka-Panvel, Dist- Raigad has been allotted a Plot of Land by the said Corporation bearing Plot 47, Sector- 10E, Roadpali - Kalamboli, Tal- Panvel, Dist- Raigad, for Residential Cum Commercial Purpose Vide its Letter ref No.CIDCO/BHUMI/SATYO/ROADPALI/161/2005, Dated.27.02.2012

*Shalik*  
*Mulvanave.*

शिक आर एम  
*[Signature]*



पवल - ४	
११६०२	२०२४
६/३०	

**AND WHEREAS:-**

Consented to grant the Licensee Lease of the above said plot admeasuring 249.89 Sq. Mtrs situated at Sector.10E , Kalamboli , ~~Dist. Raigad~~ Panvel , Dist. Raigad more particularly described in the schedule mentioned hereunder to 1) Shri. Goma Shalik Ulvekar, Legal Heir of late Shri Shalik Hiru Ulvekar, 2. Legal Heir of Late Shri Pandurang Hiru Ulvekar, 2/1. Shri Ananta Pandurang Ulvekar, 2/2. Shri Bama Pandurang Ulvekar, 2/3. Shri Ambo Pandurang Ulvekar, 3. Sau. Taibai Madhukar Patil, 4. Smt. Barkubai Dattatrey Dharnekar, 5. Smt. Kalubai Pandurang Ulvekar for proper premium of Rs.3,125/- (Rs. Three Thousand One Hundred & Twenty Five Only) for the Purpose of Residential Cum Commercial building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated 28.03.2012 and the same is registered at the Sub-Registrar office Panvel-2 under Registration No.02938/2012 dated 03.04.2012. The Corporation handed over the possession of the said plot to 1) Shri. Goma Shalik Ulvekar, Legal Heir of late Shri Shalik Hiru Ulvekar, 2. Legal Heir of Late Shri Pandurang Hiru Ulvekar, 2/1. Shri Ananta Pandurang Ulvekar, 2/2. Shri Bama Pandurang Ulvekar, 2/3. Shri Ambo Pandurang Ulvekar, 3. Sau. Taibai Madhukar Patil, 4. Smt. Barkubai Dattatrey Dharnekar, 5. Smt. Kalubai Pandurang Ulvekar.

**AND WHEREAS:-**

Vide a Tripartite Agreement dated 06.06.2012 executed between the CIDCO, licensee 1) Shri. Goma Shalik Ulvekar, Legal Heir of late Shri Shalik Hiru Ulvekar, 2. Legal Heir of Late Shri Pandurang Hiru Ulvekar, 2/1. Shri Ananta Pandurang Ulvekar, 2/2. Shri Bama Pandurang Ulvekar, 2/3. Shri Ambo Pandurang Ulvekar, 3. Sau. Taibai Madhukar Patil, 4. Smt. Barkubai Dattatrey Dharnekar, 5. Smt. Kalubai Pandurang Ulvekar and the new licensee M/S SITARAM GROUP through its Partner SHRI. HARJI KANJI PATEL & Others 3 and the same are registered at Sub Registrar office, Panvel-2, under Registration No.05120/2012, dated 06.06.2012.

*[Handwritten Signature]*  
Mandave.

शिके आर एम  
*[Handwritten Signature]*



The CIDCO leased the said Plot No.47, Sctor-10E, Kalamboli, Tal. Paliwal, Dist. Raigad to M/S SITARAM GROUP through its Partner SHRI HARDIKANJI PATEL & Others 3 and issued final Transfer Order No. CIDCO/VASAHAT/SATYO/ROADPALI/R-161/2012, Dated. 12/06/2012 and Transferred the said Plot in the name of M/S SITARAM

GROUP

**AND WHEREAS:-**

The Developer obtained the development permission vide letter Ref No. CIDCO/ATPO/BP-11351/2012/966, dated. 12/10/2012 and commenced the construction of the Residential building thereon named "SHREEJI KALASH" consisting of G + 4 upper floors as per the plans and specifications duly approved by the Town planning authority of CIDCO LTD.

**AND WHEREAS:-**

The Developer owned seized and absolutely possessed of and sufficiently well entitled to the said plot, the Developer has full rights, power and title to develop the said plot and to sell the Flats on ownership basis to the prospective purchaser/s.

**AND WHEREAS:-**

The Purchaser demanded from the Developer and the Developer has given inspection to the purchaser of all the documents of title relating to the said plot, and said order, the plans, designs and specifications prepared by the Developer's Architect M/S. PATEL & ASSOCIATES, specified under the Maharashtra Ownership Flats Regulation of Construction, Sale Management and Transfer) Act, 1963, hereinafter referred to as "THE SAID ACT" and the rules made there under.

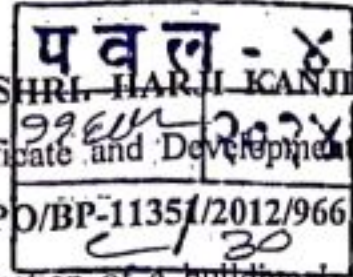
*[Handwritten Signature]*  
M. L. DAVE

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*[Handwritten Signature]*



**AND WHEREAS:-**

M/S SITARAM GROUP through its Partner SHRI. HARJI KANJI PATEL others 3 obtained Commencement Certificate and Development Permission vide Letter No. CIDCO/ATPO/BP-11351/2012/966 dated.12/10/2012 from CIDCO and started construction of a building by name of "SHREEJI KALASH" consist of Ground + upper floors on the said plot.



**AND WHEREAS:-**

By Agreement for Sale dated 22/05/2013 registered with Sub-Registrar Panvel-2 under Sr. No. 3327/2013 on 22/05/2013, M/S SITARAM GROUP through its Partner SHRI. HARJI KANJI PATEL sold the said flat to MR. RAVINDRA MOTIRAM SONARGHARE AND MRS. KAVITA R. SONARGHARE.

**AND WHEREAS:-**

After successful completion of the said building, Occupancy Certificate Ref. No. CIDCO/BP-11351/ATPO (NM & K/2013/1174 dated 29/07/2013 is issued by CIDCO.

**AND WHEREAS:-**

The members in the said building collectively formed housing society by name of "SHREEJI KALASH CO-OP. HSG. SOC. LTD." Registered under the provision of Maharashtra Co-operative Societies Act, 1960 under Reg. No.NBOM/CIDCO/HSG(TC)/5638/JTR/YEAR-2014-2015(hereinafter referred to as the said society).

*[Handwritten signature]*  
M. L. D. S.

शिव आराम  
*[Handwritten signature]*



**AND WHEREAS:-**

Therefore, the name of MR. RAVINDRA MOTIRAM SONARGHARE AND MRS. KAVITA R. SONARGHARE admitted as the member of SHREEJI KALASH CO-OP. HSG. SOCIETY LTD and in lieu of his membership, the said society has issued Share Certificate bearing No.17 comprising of 10 shares of Rs.50/- each bearing distinctive numbered from 151 to 160 in favor of MR. RAVINDRA MOTIRAM SONARGHARE AND MRS. KAVITA R. SONARGHARE.

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After formation of the said society, MR. RAVINDRA MOTIRAM SONARGHARE AND MRS. KAVITA R. SONARGHARE became the member of the said society and in lieu of his membership of the said society.

Now, MR. RAVINDRA MOTIRAM SONARGHARE AND MRS. KAVITA R. SONARGHARE (the transferor/seller herein) is the sole and absolute owner of the said Flat and he is having peaceful possession of the said Flat.

**AND WHEREAS:-**

By Agreement for Sale dated 31/08/2015 registered with Sub-Registrar Panvel-2 under Sr. No. 7356/2015 on 31/08/2015, MR. RAVINDRA MOTIRAM SONARGHARE AND MRS. KAVITA R. SONARGHARE sold the said flat to MR. MAHESH SHIVAJI LENDAWE AND MRS. DEEPALI MAHESH LENDAWE.

**AND WHEREAS:-**

By Agreement for Sale Deed dated 04/11/2015 registered with Sub-Registrar Panvel-2 under Sr. No. 9274/2015 on 04/11/2015, MR. RAVINDRA MOTIRAM SONARGHARE AND MRS. KAVITA R. SONARGHARE sold the said flat to MR. MAHESH SHIVAJI LENDAWE AND MRS. DEEPALI MAHESH LENDAWE.

*(Signature)*  
M. LendaWE.

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*(Signature)*



Now, MR. MAHESH SHIVAJI LENDAVE AND MRS. DEEPALI MAHESH LENDAVE (the transferor/seller herein) is the sole and absolute owner of the said Flat and he is having peaceful possession of the said Flat.

पुनरा  
99EUR 2024  
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**AND WHEREAS:-**

THE TRANSFEROR/SELLER has agreed to sell and transfer the said Flat to the TRANSFEREES/PURCHASERS and TRANSFEREES/PURCHASERS have agreed to purchase the said Flat for the lump sum price of consideration amount of Rs.26,00,000/- (Rupees Twenty Six Lack Only).



**AND WHEREAS:-**

Out of the said total consideration amount the TRANSFEREES/PURCHASERS have paid a Part Payment of Rs.2,00,000/- (RUPEES TWO LACK ONLY) to the Transferor/Seller as mentioned below:


**AND WHEREAS:-**

1.) The TRANSFEREES/PURCHASERS have paid PART PAYMENT of Rs.2,00,000/- (Rupees Two Lack Only) by way of Cheque No.180521, IDBI BANK, SAKHARWADI BRANCH on dated-19.06.2024 to the Seller.

**AND WHEREAS:-**

The parties herein agreed that the TRANSFEREES/PURCHASERS shall pay balance Consideration amount of Rs. 24,00,000/- (Rupees Twenty Four Lack Only) to the TRANSFER OR/SELLER by obtaining loan from any bank or financial institute within 60 days from the date of execution of this agreement.

  
Mahesh Lendave

शिवेश्वर लेंदवे  




**AND WHEREAS:-**

The TRANSFEROR/SELLER agreed and confirmed that:

पवल - 8	There are no suits, litigations, and civil or criminal or any other proceedings pending as against the TRANSFEROR/SELLER personally affecting the said Flat.
99 एच 227	
9-1-30	ii) The TRANSFEROR/SELLER has paid all necessary charges of any nature whatsoever in respect of the said Flat and the TRANSFEROR / SELLER have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat.

iii) The TRANSFEROR/SELLER is in exclusive use/occupation and possession of the said Flat and every part thereof and except the TRANSFEROR/SELLER no other person or persons are in use/occupation and enjoyment of the Flat or any part thereof.

iv) The TRANSFEROR/SELLER is having good and clear title, free from encumbrances of any nature whatsoever of the said Flat as stated hereinabove.

v) The TRANSFEROR/SELLER not restricted by either in the Income Tax Act, Gift Tax Act, or under any other statute from disposing of the said Flat.

**AND WHEREAS:-**

The TRANSFEROR/SELLER on Receipt of full & final payment agreed to transfer all his rights, shares, titles, interests and benefits of the said Flat to the TRANSFEREES /PURCHASERS and the TRANSFEREES /PURCHASERS herein both agree to purchase the said Flat on making the payment of Rs.26,00,000/- (Rupees Twenty Six Lack Only). To the TRANSFEROR/SELLER inclusive of all his rights of ownerships, administration charges, membership rights etc.

*[Handwritten Signature]*  
D. L. Kulkarni

शिवे और एम  
*[Handwritten Signature]*







5. That the TRANSFEROR/SELLER on receipt of full and final payment shall have no rights, titles, interests, claim demand or charges of whatsoever nature on the payment and contribution made by the TRANSFEROR/SELLER to their predecessor-in-title and to the said Builder or Society and on the said Flat .

6. The TRANSFEROR/SELLER shall do all the needful in all respect to secure the title of the said Flat to and to keep to TRANSFEREES/PURCHASERS indemnified from all liabilities and/or claims of the said Flat.

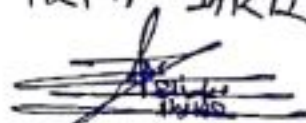
7. The TRANSFEREES/PURCHASERS hereby covenant with the TRANSFEROR/SELLER that they will abide by all rules and regulations and the bye laws of the said society.

8. That the TRANSFEROR/SELLER hereby declares that he has paid all maintenance charges, electric bills, taxes, arrears and outgoings up to date in respect of the said Flat and he should pay all kind of arrears in respect of the said Flat up to handing over possession of the said Flat.

9. It is agreed by and between the parties hereto that after handing over possession of the said Flat , CIDCO'S Transfer Charges, all maintenance charges, electricity bills, phone bills, taxes and outgoings will be paid by the TRANSFEREES/PURCHASERS.

10. The TRANSFEROR/SELLER declare that on full and final payment he will hand over all the original title documents of the said Flat in token of having transferred and assigned all his rights, titles, interests and benefits in respect of the said Flat . Similarly, the TRANSFEROR/SELLER will also handover all the other receipts the TRANSFEREES/PURCHASERS". The TRANSFEROR/SELLER states that save and accept the aforesaid papers, he does not possess any other documents of title in respect of the said Flat nor deposited or pledged the said with anyone.

  
Mandave.

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11. The TRANSFEROR/SELLER do hereby covenant with the TRANSFEREES/PURCHASERS" and the TRANSFEROR/SELLER shall from time to time at all times hereafter at the request and cost of the TRANSFEREES/PURCHASERS" do and execute or cause to be done or executed all acts, deed, matter, things, conveyance and assurance rights whatsoever for the better and further more perfectly and absolutely getting the full ownership of the said Flat.
12. TRANSFEREES/PURCHASERS have inspected the title of the said Flat and satisfied themselves and have agreed to purchase the same.
13. The charges of Stamp duty, Registration charges, CIDCO Transfer Charges, CIDCO Mortgage NOC, Legal Fee etc. in respect of this sale shall be paid by the TRANSFEREES/PURCHASERS" only.
14. Both the parties herein agreed that if any party either the seller or purchasers wants to cancel this agreement then such party shall give one month prior written notice to the other party.
15. If the seller wants to cancel this agreement without default of the purchasers then the seller shall pay received amount with 9% p.a. interest to the purchasers.
16. If the purchasers wants to cancel this agreement without default of the seller then the seller shall refund received amount by deducting 9% p.a. amount to the purchasers.
17. This Agreement shall be subject to the provision contained in the Maharashtra Co-Operative Society Act, 1960 and Indian Contract Act, 1872 along with or any other amendment for the time in force.
18. This Agreement shall always be subject to the terms of above mentioned agreement to lease and the rules and regulations, if any made by the CIDCO Ltd., and/or Government.

TRANSFEROR/SELLER  
97/11/2018  
24/30



*M. K. Kulkarni*  
M. K. Kulkarni

शिव ठाकूर  
*[Signature]*



19. TRANSFEREES / PURCHASERS shall perform the entire bye-laws and all the rules and regulations of the said Co-operative society and the TRANSFEREES/PURCHASERS shall pay the contribution regularly and punctually towards taxes and other out goings M.S.E.B charges or any other charges applicable with the terms of this agreement.



**THE FIRST SCHEDULE ABOVE REFERRED TO**


All that piece and or parcel of land know as Plot No. 47 adm. 249.89 Sq. Mtrs. area, situated in Sector-10E of Village: Roadpali , Kalamboli, Navi Mumbai, Taluka Panvel, District Raigad under 12.5% G.E.S. respectively, and bounded as follows:-

- On the North by : PLOT NO.48
- On the South by : PLOT NO.46
- On the East by : PLOT NO.34
- On the West by : 11 MTRS. WIDE ROAD

**THE SECOND SCHEDULE ABOVE REFERRED TO**

All that piece and parcel of Flat bearing Flat No. 404 , adm. 18.64 Sq Mtrs Carpet Area ( 22.368 Built-up Area) including + 7.816 Sq. Mtrs. Terrace Area , on 4<sup>th</sup> Floor, in the building known as "SHREEJI KALASH" (G+4) and society known as "SHREEJI KALASH CO-OP. HSG. SOC. LTD." constructed on the land bearing Plot No. 47 situated in Sector-10E of Village: Roadpali, Kalamboli, Navi Mumbai, Taluka Panvel, District Raigad.

  
M. L. K. D. S.

शिवें चार एच  




IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed his respective hands and seals the day and year hereinabove written:

पवल-४  
११/०२/२०२४  
SIGNED, SEALED AND DELIVERED  
१६/३०

By the within named TRANSFEROR/SELLER

*Mahesh*



MR. MAHESH SHIVAJI LENDAVE

*M. Lendave.*

MRS. DEEPA LI MAHESH LENDAVE

SIGNED, SEALED AND DELIVERED

By the within named TRANSFEREES /PURCHASERS

शिव भाराम

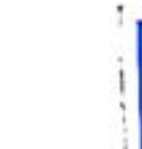
MR. RAJKUMAR MAHADEV SHIRKE



*Shivraj*

MR. SHIVRAJ RAJKUMAR SHIRKE

In the presence of .....



1) *[Signature]* \_\_\_\_\_

2) *[Signature]* \_\_\_\_\_



पवल - ४	
I received from	the PURCHASERS' MR. RAJKUMAR MAHADEV SHIRKE AND/MR. SHIVRAJ RAJKUMAR SHIRKE a sum of Rs. 2, 00,000/-
99/10/30	92/30

**:: RECEIPT ::**

(Rupees Two Lacs Only) as being a Part Payment against sale of Flat No. 404, adm. 18.64 Sq. Mtrs Carpet Area ( 22.368 Built-up Area) including + 7.816 Sq. Mtrs. Terrace Area, on 4<sup>th</sup> Floor, in the building known as "SHREEJI KALASH" (G+4) and society known as "SHREEJI KALASH CO-OP. HSG. SOC. LTD." constructed on the land bearing Plot No. 47 situated in Sector-10E of Village: Roadpali, Kalamboli, Navi Mumbai, Taluka Panvel, District Raigad.

I SAY RECEIVED.

Rs.2, 00,000/-

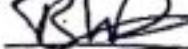

MR. MAHESH SHIVAJI LENDAVE

AND

MRS. DEEPAI MAHESH LENDAVE

THE TRANSFEROR/SELLER

In The Presence Of.....

1. MR. 2. MR. 





04/11/2015

सूची क्र.2

दुस्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 9274/2015

मोदणी :

Regn:63m

गावाचे नाव : 1) कळंबोली

प व ल - ४

99 एम २०२४

१२/३०

(1) विलेखापा प्रकार अभिहस्तांतरणपत्र  
 (2) मोबदला 2625000  
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकरणी देतो की पट्टेदार ते नमूद करावे) 1525000  
 (4) भू-आपण,पोटहिस्ता व घरक्रमांक (असल्यात) 1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 3/15/11 दर 59 सदनिक क्र. 404, चौथा मजला, श्रीजी कलश को. ऑप ही. सोसायटी ली., प्लॉट नं. 10ई, कळंबोली, तालुका पनवेल, जिल्हा रायगड . क्षेत्र 22 . 36 चौ. मी. बांधणी चौ. मी. टेरस( ( Plot Number : 47 ; ) ) इतर हक्क :

(5) क्षेत्रफळ 1) 22.36 चौ.मीटर पोटछराव क्षेत्र : 0 NA  
 (6) आकरणी किंवा जुही देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-यासिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-रवींद्र मोतीराम सोनारधरे - - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रम न. ४५४, चौथा मजला, श्रीजी कलश को. ऑप ही. सोसायटी ली., प्लॉट न. ४०, सेक्टर १०ई, कळंबोली, ता. पनवेल, जि. रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार(०००). पिन कोड:-410218 पॅन नं.-CBLPS5468Q  
 2): नाव:-कोविता रवींद्र सोनारधरे - - वय:-24; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रम न. ४५४, चौथा मजला, श्रीजी कलश को. ऑप ही. सोसायटी ली., प्लॉट न. ४०, सेक्टर १०ई, कळंबोली, ता. पनवेल, जि. रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार(०००). पिन कोड:-410218 पॅन नं.-CPCPS5773P

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी, न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-महेश शिवाजी लेंडवे - - वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रम न. ५४, सिद्धिविनायक को. ऑप ही. सोसायटी ली., प्लॉट न. २८, सेक्टर १८ए, नेरुळ, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं.-ADPPL9878D  
 2): नाव:-दिपाली महेश लेंडवे - - वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रम न. ५४, सिद्धिविनायक को. ऑप ही. सोसायटी ली., प्लॉट न. २८, सेक्टर १८ए, नेरुळ, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं.-CPYPS2844R

(9) दस्तऐवज करून दिल्याचा दिनांक 04/11/2015  
 (10) दस्त मोदणी केल्याचा दिनांक 04/11/2015  
 (11) अनुक्रमांक, खंड व पृष्ठ 9274/2015  
 (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100  
 (13) बाजारभावाप्रमाणे नोंदणी शुल्क 100  
 (14) शेर



सहाय्यक निबंधक, वर्ग (पनवेल-२)

मुल्यांकनासाठी विचारत घेतलेला संपादन:-

मुद्रांक शुल्क आकरतना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
**REGD. OFFICE:**

 "NIRMAL", 2nd Floor, Nariman Point,  
 Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

**HEAD OFFICE:**

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

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

**Ref. No.**

 CIDCO/BP-11351/ ATPO (NM & K/2013/ **1174--**

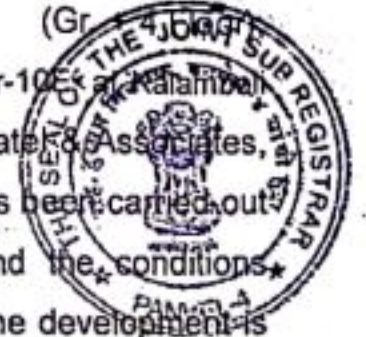
 Date **29 JUL 2013**

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	9	9	4	0	1
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**OCCUPANCY CERTIFICATE**

<b>पवल - ४</b>	
99402	2028
20/30	

I hereby certify that the development of Residential Building (Gr. (BUA= 374.626 Sq.mtrs.) No. of Resi. Units =17, on Plot No. 47, Sector-10, Kalamandal (12.5% Scheme), Navi Mumbai, completed under the supervision of M/s. Patekar & Associates, has been inspected on 05/07/2013 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 12/10/2012 and that the development is fit for the use for which it has been carried out.



*Manjula*  
29/7

(Manjula Nayak)  
 Add. Town Planning Officer (BP)  
 (NAVI MUMBAI & KHOPTA)



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD**  
**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXXVII) of 1966 to M/s Sitaram Group, Partners, Shri Harji Kanji Patel & Others Three, Plot No.47, Sector- 10E, Node: - Roadpali-Kalamboli(12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed

Residential Building (Ground + 04Structure)

Total Residential BUA =374.626 Sq. Mt ;

(Nos. of Residential Units - 17 Nos. of Commercial units - NIL)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate issued.

i) This Certificate is liable to be revoked by the Corporation if:-

1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.

1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall:-

2(a) Give a notice to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work.

2(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

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5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 1,500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation in any of the conditions attached to the permission covered by the Certificate. Such forfeiture shall be without prejudice to any other remedy of the Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high-rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP. Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details:
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

*R. B. Patil*  
(R. B. Patil)

ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopda

पवल - ४	
११६०२	२०२४
२३/३०	







सत्यमेव जयते

पवल - ४  
११ एप्रिल २०२४

२४ / ३०

## -:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एस् जी (टी. सी.) / ५६३८ / जे टी आर/स

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की

कळंबोली, श्रीजो कला

गृहनिर्माण संस्था मर्यादित

मूखंड फ़. ४७, सेक्टर-१०/३

नवी मुंबई.



हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण "भाडेकरु - सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर

नवी मुंबई

दिनांक : १८ / ०७ / २०१४



[सत्यमेव जयते]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई



Share Certificate No: 17  
 Members Register No: 17  
 No of Shares: 10

**SHREEJI KALASH CHS.LTD**  
 PLOT NO.47, SECTOR - 10/E, KALAMBOLI, NAVI MUMBAI  
 Registered under the Maharashtra Co-Operative Societies Act, 1960  
 Registered No.: N.B.O./CIDCO/HSG/(TC)/5638/Year 2014-2015 DATE : 18/08/2014

**SHREEJI KALASH CHS.LTD**  
 PLOT NO.47, SECTOR - 10/E, KALAMBOLI, NAVI MUMBAI  
 Registered under the Maharashtra Co-Operative Societies Act, 1960  
 Registered No.: N.B.O./CIDCO/HSG/(TC)/5638/Year 2014-2015 DATE : 18/08/2014

*Share Certificate*

This is to certify that Shri. / Smt. / Ms.

**MR. RAVINDRA MOTIRAM SONARGHARE**

**MRS. KAVITA RAVINDRA SONARGHARE**

of Flat / Shop No. 404

is the Registered Holder of 10

Fully Paid up Shares of Rs. Fifty each

numbered from 161 to 170

both inclusive, in **SHREEJI KALASH CHS.LTD.**

subject to the Bye-laws of the said society.

Given under the Common Seal of the said

Society, on \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_ 20

Authorized M.C.Member

Secretary

Chairman

Received the share Certificate

Date : \_\_\_\_\_

Receiver's Signature \_\_\_\_\_

*[Signature]*  
 Chairman



Share Certificate No : 17 Members Register No : 17 No of Shares: 10

**SHREEJI KALASH CHS.LTD**

PLOT NO.47, SECTOR - 10/E, KALAMBOLI, NAVI MUMBAI

Registered under the Maharashtra Co-Operative Societies Act, 1960

Registered No.: N.B.O./CIDCO/HSG/(TC)/5638/Year 2014-2015 DATE : 18/08/2014

*Share Certificate*

This is to certify that Shri. / Smt. / Ms. **MR RAVINDRA MOTIRAM SONARGHARE**

**MRS KAVITA RAVINDRA SONARGHARE** of Flat / Shop No. 404

is the Registered Holder of 10 Fully Paid up Shares of Rs. Fifty each

numbered from 151 to 160 both inclusive,

in **SHREEJI KALASH CHS.LTD.**

subject to the Bye-laws of the said society.

Given under the Common Seal of the said Society, on \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_ 20

Authorised M.C.Member

Secretary

Chairman

(P.T.O.)

*[Signature]*  
 Chairman



आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

गणेश मंगल लेंदवे  
Deepak Mahesh Lendave  
जन्म वर्ष / Year of Birth : 1987  
पुरुष / Female

*Signature*

4830 3754 2658

आधार - सामान्य माणसाचा अधिकार

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

महेश शिवाजी लेंदवे  
Mahesh Shivaji Lendave  
जन्म वर्ष / Year of Birth : 1989  
पुरुष / Male

*Signature*

4419 3270 4116

आधार - सामान्य माणसाचा अधिकार

कृ. प्र. ल - ४

११ एप्रिल २०२४

२०/८०



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DEEPAK MAHESH SHINDE  
BIBASA SAHEBHAR SHINDE  
28317657

Permanent Account Number  
CPYP32844H

*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MAHESH BHIVAJI LENDAVE  
SHIVAJI GORAKHNATH LENDAVE

08/12/1989  
Permanent Account Number  
ADPP18676D

*Signature*

भारत सरकार  
GOVERNMENT OF INDIA

राजकुमार महादेव शिंदे  
Rajkumar Mahadev Shinde  
जन्म दिनांक/DOB: 20/11/1973  
पुरुष/ MALE

*Signature*

7285 1560 3881  
VID : 9148 7837 8285 2053

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

राजकुमार महादेव शिंदे  
Rajkumar Mahadev Shinde  
जन्म दिनांक/DOB: 20/11/1973

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DFHP56380N

पुरुष / Male  
RAJKUMAR MAHADEV SHINDE

पिताचे नाव / Father's Name  
MAHADEV RAJGURANG SHINDE

जन्म दिनांक / Date of Birth  
20/11/1973

*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

राजकुमार महादेव शिंदे  
Rajkumar Mahadev Shinde  
जन्म दिनांक/DOB: 20/11/2002

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
FYMP35414J

पुरुष / Male  
RAJKUMAR MAHADEV SHINDE

पिताचे नाव / Father's Name  
MAHADEV RAJGURANG SHINDE

जन्म दिनांक / Date of Birth  
20/11/2002

भारत सरकार  
GOVERNMENT OF INDIA

शिवराज राजकुमार शिंदे  
Shivraj Rajkumar Shinde  
जन्म दिनांक/DOB: 30/11/2002  
पुरुष/ MALE

Mobile No: 9881825192

8465 6765 2010  
VID : 8145 3885 7452 2896

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

गुड्डाम लालाशेठ ठेंकराले  
Gudham Lalasheth Thengrale  
जन्म दिनांक/DOB: 12/06/1985

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CUDP09628H

पुरुष / Male  
GUDHAM LALASHETH THENGRAL

पिताचे नाव / Father's Name  
LALASHETH THENGRAL

जन्म दिनांक / Date of Birth  
12/06/1985

*Signature*

भारत सरकार  
Government of India

प्रवीण राजेश ठेंकराले  
Pravin Rajesh Thengrale  
जन्म दिनांक/DOB: 12/06/1985  
पुरुष/ MALE

*Signature*

9533 0688 7331  
VID : 831318307411

मेरा आधार, मेरी पहचान

*BKH*



8/11672

बुवार, 28 जून 2024 4:10 म.नं.

दस्त गोपबारा भाग-1

पवस4

20/30

दस्त क्रमांक: 11672/2024

दस्त क्रमांक: पवस4 /11672/2024

बाजार मूल्य: रु. 21,92,000/-

मोजबला: रु. 26,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,82,000/-

डु. नि. सह. डु. नि. पवस4 चांचे कार्यालयात

अ. क्र. 11672 भर दि.28-06-2024

रोजी 4:07 म.नं. वा. हजर केला.

पावती:12611

पावती दिनांक: 28/06/2024

सादरकरणाचे नाव: राजकुमार महादेव शिर्के

नोंदणी फी

रु. 26000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण: 26600.00

शिर्के आर २४

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Panvel 4

Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानबंद असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 28 / 06 / 2024 04 : 07 : 44 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 28 / 06 / 2024 04 : 08 : 50 PM ची वेळ: (फी)

### प्रतिज्ञा पत्र

"सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत अचलेच्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे." दस्तातील संपूर्ण पत्रधूर, विभादक व्यक्ती, साक्षीदार, व सोबत जोडलेल्या कायदपत्रांची सत्यता तपासणी आहे." दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त विभादक व कायलीधारक हे संपूर्णपणे जबाबदार राहतील." दस्तऐवजासोबत जोडलेले कायदपत्रे कुळमुद्राधारक व्यक्ती इत्यादी बनायट आहकून आल्यास याची संपूर्ण जबाबदारी विभादकाची राहिल.

शिर्के आर २४  
सिद्ध देणार

शिर्के आर २४

सिद्ध देणार





28/06/2024 4 24:11 PM

दस्तावेज क्रमांक : पन्ना 4/11672/2024

दस्तावेज प्रकार :- अंतिम दस्तावेज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाम: महेश शिवाजी लेंडवे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: कम न. 14, सिड्विबिनायक को. ऑप हौ. सोसायटी सी., प्लॉट न. २८, सेक्टर १८ए, नैरुळ, महाराष्ट्र, ठाणे. पिन नंबर: ADPPL9878D	निवृत्त वेपार वय :- 37 स्वाधरी		
2	नाम: दिपानी महेश लेंडवे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: कम न. 14, सिड्विबिनायक को. ऑप हौ. सोसायटी सी., प्लॉट न. २८, सेक्टर १८ए, नैरुळ, महाराष्ट्र, ठाणे. पिन नंबर: CPYPS2844R	निवृत्त वेपार वय :- 37 स्वाधरी:-		
3	नाम: राजकुमार महादेव शिर्के पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: गारपीरवाडी, चौधरवाडी, फलटण, सातारा, महाराष्ट्र, सतारा. पिन नंबर: DFHPS6380N	निवृत्त वेपार वय :- 50 स्वाधरी:-		
4	नाम: शिवराज राजनूमा शिर्के पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: गारपीरवाडी, चौधरवाडी, फलटण, सातारा, महाराष्ट्र, सतारा. पिन नंबर: IYMPS5414J	निवृत्त वेपार वय :- 21 स्वाधरी:-		

शिर्के झार एम

वरील दस्तऐवज करून देणार ठसाकमीत अंतिम दस्तावेज चा दस्त ऐवज फल दिव्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 28 / 06 / 2024 04 : 21 : 11 PM

ओळख:-

खालील इमज असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना खालील ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाम:- भूपण टेकळे - वय: 28 पत्ता: सेक्टर-४, कळंबोली, ता-पनवेल पिन कोड: 410218		
2	नाम:- प्रविण राजाराम देवकर - वय: 29 पत्ता: मोहो, गृ माण, जि सातारा पिन कोड: 415508		

दस्तऐवज निष्पादनाचा कमुनीनबाब देणाऱ्या अनु क्र. 1, 2, या पक्षकारांची ओळख संमती अधारित - अधार प्रणापीद्वारे पडताळण्यात आनी आहे, त्याबाबत पात माहिती पुरीतप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	निवृत्त वेपार महेश शिवाजी लेंडवे	28/06/2024 04:21:59 PM	महेश शिवाजी लेंडवे M 1256200478473670656
2	निवृत्त वेपार दिपानी महेश लेंडवे	28/06/2024 04:23:27 PM	दिपानी महेश लेंडवे F 1256200844263116800

शिक्का क्र.4 ची वेळ: 28 / 06 / 2024 04 : 23 : 32 PM

Joint Sub Registrar Parnal 4





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Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
MR. RAJKUMAR MAHADEV SHIRKE AND MR. SHIVRAJ RAJKUMAR SHIRKE	eChallan	69103332024062814346	MH004349333202425E	182000.00	SD	0002377174202425	28/06/2024
	DHC		0624288405146	600	RF	0624288405146D	28/06/2024
MR. RAJKUMAR MAHADEV SHIRKE AND MR. SHIVRAJ RAJKUMAR SHIRKE	eChallan		MH004349333202425E	26000	RF	0002377174202425	28/06/2024

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पुस्तक क्र. १

दस्ता क्र. ११६७७ वर नोंदला.

प्रमाणित करणेत येते की, या

दस्तामध्ये ३० पृष्ठे आहेत.

सह दुय्यम निबंधक, बर्ग-२, पनवेल क्र.४  
दि. २६ माहे ६ सन २०२४

सह दुय्यम निबंधक, बर्ग-२  
पनवेल-४

