



सूची क्र.2

द्वयम निबंधक : मह. दु. नि. पनवेल 2

दस्ता क्रमांक : 14955/2024

नोंदणी :

Regn.63m

23/07/2024

गावाचे नाव : वहाळ

(1) विक्रीबाचा प्रकार	रजगनामा
(2) मोबदला	3700000
(3) वाजाराभाव (भाड्यापट्ट्याच्या वायनितपट्टाकाम आकारणी देतो की पट्टेदार ने समुद्र कराचे)	2011489.2
(4) भू-भाषण, पोटॅन्शियल व परतमाक (असल्यास)	1) पालिकेचे नाव: गयगड इतर वर्णन : , इतर माहिती: प्लॉट न 201 दुसरा मजला स्पेस कॉन्ट्रॉल प्लॉट न 198/199 सेक्टर 25 पुणेक वहाळ पनवेल गयगड एरिया 28.608 चौ मी कागपेट, ट्रेस 2.897 चौ मी ( ( Plot Number : 198/199 ; ) )
(5) क्षेत्रफळ	1) 28.608 चौ.मीटर
(6) आकारणी क्रिया कृती करण्यात आलेले तेंव्हा.	
(7) दस्तावेज करत देतो-या/विहित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पांडुरंग पोशा पारगावकर -- वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- उलवे तालुका पनवेल गयगड, रोड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:- CZOPP6513N 2): नाव:-सुशीला पंढरीनाथ पाटील -- वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- उरण जे एन पी डी गयगड, रोड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:- FBIPP8957F 3): नाव:-मं स्पेस इंटरप्राईज तर्फे भागीदार सुरेंद्र किशोरचंद्र मोलेकी -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- ए पी एम मि वाशी नवी मुंबई, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AAQPS2963L 4): नाव:-मे स्पेस इंटरप्राईज तर्फे भागीदार पंकज लक्ष्मीचंद्र गोगरी -- वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- ए पी एम मि वाशी नवी मुंबई, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-ADQFS2466K
(8) दस्तावेज करत देतो-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रत्ना अशोक शिंदे -- वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- प्लॉट नं ८९/६ मिद्वार्थ कॉलनी चेंवूर मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:- BMXPS3670J 2): नाव:-पवन अशोक शिंदे -- वय:-22; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- प्लॉट नं ८९/६ मिद्वार्थ कॉलनी चेंवूर मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:- NNRPS6016K
(9) दस्तावेज करत दिवाणा दिनांक	22/07/2024
(10) दस्ता नोंदणी करण्याचा दिनांक	22/07/2024
(11) अनुक्रमांक, रॉ. व. प. ?	14955/2024
(12) वाजाराभावापमाणे मुद्रांक शुल्क	222000
(13) वाजाराभावापमाणे नोंदणी शुल्क	30000
(14) थैरा	

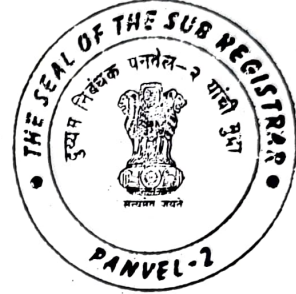
मुळांकनामाटी विचारना घेतलेला तपशील:-

मुद्रांक शुल्क आवाऱ्याना 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.

मह. दु. नि. पनवेल 2

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### AGREEMENT FOR SALE

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PART PAYMENT

THIS AGREEMENT is made and entered into Navi Mumbai, on this 22<sup>nd</sup> day of JULY, 2024,

BETWEEN

**MR. PANDURANG POSHA PARGAONKAR**, (PAN NO.CZOPP6513N), aged 54 years, an adults, Indian Inhabitants, residing at Post Ulwe taluka panvel raigad hereinafter called the "THE **SELLER**" (which expression shall under repugnant to the context or meaning there of shall be deemed to mean and include his heirs, executors, administrators and assigns) of the party of the FIRST PART,

AND

**MRS. RATNA ASHOK SHINDE**, (PAN NO.BMXPS3670J), aged 52 years, **MR. PAWAN ASHOK SHINDE**, (PAN NO.NNRPS6016K), aged 22 years, an adults, Indian Inhabitant, residing S.B. GAIKWAD PLOT NO. 86/6 SIDDHARTH COLONY CHEMBUR MUMBAI-400071, hereinafter called the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning there of shall be deemed to mean and include her heirs executors, administrators and assigns) of the party of the SECOND PART.

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*२२/०७/२०२४  
३३/१०/२०२४*

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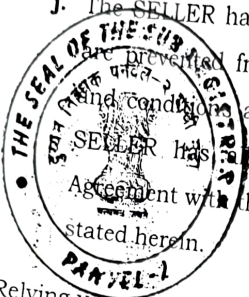
g. The SELLER has not received any notice from CIDCO /Municipal Corporation/MSEB and any other statutory body or authorities regarding the acquisition and or requisition of the said Flat.

h. The SELLER are in exclusive use, occupation and possession of the said Flat and every part thereof and except the SELLER no other person or persons are in use, occupation and enjoyment of the said Flat or any part thereof.

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i. The SELLER are not restricted either under the Income Tax Act, or under any other statute from disposing off the said Flat.

j. The SELLER has not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions as stated herein in favour of the PURCHASER and the SELLER has the rights, titles and interests to enter into this Agreement with the PURCHASER on the various terms and conditions as stated herein.



Relying upon the aforesaid representations and declarations made by the SELLER herein, the PURCHASER has agreed to purchase the said Flat.

**NOW THIS INDENTURE WITNESSETH that it is hereby agreed by and between the parties hereto as follows: -**

1. The SELLER hereby agreed to transfer to THE PURCHASER, the said Flat No.201, on Second Floor, Building Know as "SPACE CORNER", Plot No.198/199, Sector -25, Pushpak Vahal, Tal. Panvel, Dist. Raigad, area admeasuring about 28.608 Sq. mtrs. Carpet area, Enclosed balcony area 2.897 Sq. mtrs. and the PURCHASER hereby agreed to accept the said transfer on payment of the consideration full payable as hereinafter mentioned.
2. THE PURCHASER has agreed to accept all the rights, title and interest of the SELLER in the said shares as also in respect of the said Flat with all its assets and liabilities. The SELLER shall transfer and assign to the PURCHASER all their rights, titles, interest, claims, demands and benefits in respect of the said Flat for a total consideration of **Rs.37,00,000/- (RUPEES THIRTY SEVEN LAKHS ONLY).**

*[Signature]*

रत्ना अशोक शिंदे  
आश्रीमा के माटील

*[Signature]*

*[Signature]*

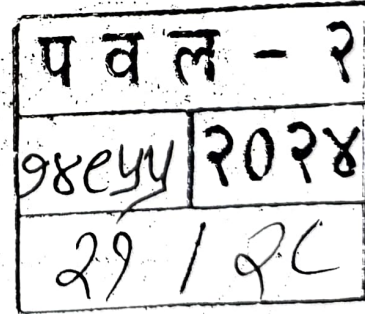
CIDCO/BP-16736/TPO(NM & K)/2019/9294

Date 02 May, 2022

Unique Code : 20190402102194001

## OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building G+4 [ Total BUA = 524.315sq.mtrs , Residential BUA = 445.79 Sq.mtrs , Commercial BUA = 78.52 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 23No. , No. of Residential Units = 16No. , No.of Commercial Units = 7No. , Any Other Units = 0No. Ground+No. Of Floors = G+4 ] Plot No. 198 + 199 , Sector - 25 at Pushpak of Navi Mumbai completed under the supervision of HEMANT P. DHAVALE Architect has been inspected on 08 April, 2022 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 21 June, 2019 and that the development is fit for the use for which it has been carried out.



Thanking you.

Yours faithfully,  
Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<assoplr4.naina@cidcoindia>

Name : BHUSHAN CHAUDHARI