

RKPC  
1117

BR1031091HL) 11-2) 60.832 057

Suresh Kumbhar / Shetal Kumbhar

7666977354 Original  
नोटणी 39 म.  
Regn. 39 M

Thursday, February 17, 2011  
11:49:01 AM

पावती

Sunil Kumar  
Chun given

पावती क्र. : 1258

मावाचे नाव नेरुळ

दिनांक 17/02/2011

दस्तऐवजाचा अनुक्रमांक टनन8 - 01228 - 2011

दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव: श्री सुरेश शंकर कुंभार - -

नोंदणी फी	:-	17000.00
नक्कल (अ. 11(1)), पृष्ठांकनाभी नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)	:-	460.00
<b>एकूण</b>	<b>रु.</b>	<b>17460.00</b>

Shetal  
1117

आपणास हा दस्त अंदाजे 12:03PM ह्या वेळेस मिळेल

समाशोधनाच्या अधीन राहून

दुय्यम निबंधक  
ठाणे 8

बाजार मूल्य: 1321000 रु. मोबदला: 1700000रु.  
 भरलेले मुद्रांक शुल्क: 67600 रु. सह दुय्यम निबंधक ठाणे क्र. 6  
 देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे,  
 बँकेचे नाव व पत्ता: भवानी सहकारी बँक लि,  
 डीडी/घनाकर्ष क्रमांक: 017153; रक्कम: 17000 रु., दिनांक: 15/02/2011

Margi - 857.  
CTV = 907.

*[Handwritten Signature]*

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B. K. WAGHMARE  
CSO-PB

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गावाचे नाव : नेरुळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,700,000.00  
वा.भा. रु. 1,321,000.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र. 402, चौथा मजला, बी विंग, साहानी पॅलेस से. 1 नेरुळ नवी मुंबई
- (3) क्षेत्रफळ (1) 38.29 चौ नि मिल्डग
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री महेंद्र संपतराव जाधव - ; घर/प्लॉट नं: बी -3/01, एकस कॉलनी सीबीडी बेलापुर ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नम्बर: AGGPJ5103K.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) श्री सुरेश गणेश कुंभार - ; घर/प्लॉट नं: सी -6/605, जयप्रकाश सोसा 7 वा रस्ता राजावादी विद्याविहार मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: AMEPK2496E.  
(2) श्रीवती शीतल सुरेश कुंभार - ; घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: BARPK9035R.
- (7) दिनांक करून दिल्याचा 17/02/2011
- (8) नोंदणीचा 17/02/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 1228 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 67600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 17000.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे क.८

VERIFIED WITH ORIGINAL

B. K. WAGHMARE  
CRO-PB

A/c Payee only

PAY ORDER

15 FEB 2019

Pay Joint Sub Registrar Thane  
On Account of SB 1484, Kumbhar Suresh Shankar या उनके आदेश पर or order

रुपये Rupees Seventeen thousand only अंदा करे

₹. 17000/-

Transit

FORM LF No.



भवानी सहकारी बँक लिमिटेड Negotiable  
घटकॉपर (पूर्व), पूर्व-१०० ०३३-  
BHAVANI SAHAKARI BANK LTD.  
GHATKOPAR (EAST), Mumbai - 400 077.  
17000/-

कृपे भवानी सहकारी बँक लिमिटेड  
For BHAVANI SAHAKARI BANK LTD.

[Signature] अधिकारी Officer  
[Signature] अधिकारी Officer

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B. K. WAJHARE  
CRO-PB



सत्यमेव जयते

INDIA NON JUDICIAL

## Government of Maharashtra

e-Stamp

Issued by  
Stock Holding Corporation of India Ltd.  
Location Vashi  
Signature *[Signature]*  
Detail can be verified at [www.shcilestamp.com](http://www.shcilestamp.com)

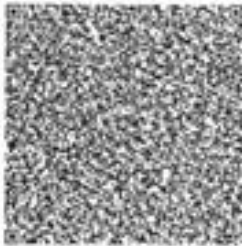
Certificate No. : IN-MH01921622662412J  
 Certificate Issued Date : 15-Feb-2011 03:18 PM  
 Account Reference : SHCIL (FI)/ mhshcil01/ VASHI/ MH-NVM  
 Unique Doc. Reference : SUBIN-MHMHSHCIL0102047026342447J  
 Purchased by : SURESH S KUMBHAR AND SHEETAL S KUMBHAR  
 Description of Document : Article 25(b)to(d) Conveyance  
 Property Description : FLAT NO-402,4TH FLR,B WING, SAHANI PALACE,PLOT NO-633,634,635,SEC-1,NERUL,NAVI MUMBAI  
 Consideration Price (Rs.) : 17,00,000  
 (Seventeen Lakh only)  
 First Party : MAHENDRA SAMPATRAO JADHAV  
 Second Party : SURESH S KUMBHAR AND SHEETAL S KUMBHAR  
 Stamp Duty Paid By : SURESH S KUMBHAR AND SHEETAL S KUMBHAR  
 Stamp Duty Amount(Rs.) : 67,600

(Sixty Seven Thousand Six Hundred only)

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VERIFIED WITH ORIGINAL

B. K. WADKAR  
SRO

## Statutory Alert:

- 1 The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
- 2 The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

065

# SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

**Mode of Receipt**

Account Id : mhshcil01

Receipt Id : RECIN-MHMHSKCIL01018162728824473

Account Name : SHCIL-MAHARASHTRA

Receipt Date : 15-FEB-2011

Received From : SURESH S KUMBHAR AND SHEETAL S KUMBHAR	Pay To :
Instrument Type :	Instrument Date :
Instrument Number :	Instrument Amount : 67600 ( Sixty Seven Thousand Six Hundred only )
Cash Bank Post	
Beneficiary Name :	Branch Name :
Out of Pocket Expense :	



VERIFIED COPY ORIGINAL  
 By: F. MAGHINANI  
 GMD-PA

2011  
 22/2/2011  
 2 - 442



**AGREEMENT TO SALE**

THIS AGREEMENT is made and entered into at Vashi, Navi Mumbai, on this 17<sup>th</sup> day of February, 2011 BETWEEN **MR. MAHENDRA SAMPATRAO JADHAV** having PAN AGGPJ5103K adult, Indian inhabitant, residing at B-3/01, ax Colony, CBD Belapur, Navi Mumbai - 400 614, hereinafter for brevity's sake called the 'TRANSFEROR' (which expression shall unless repugnant to the context or meaning thereof shall include her heirs, executors and administrators) of the party of the FIRST PART,

*(Handwritten signatures and initials)*

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**MR. SURESH SHANKAR KUMBHAR** having PAN AMEPK2496E, and **MRS. SHEETAL SURESH KUMBHAR** having PAN BARP9035R, adult, Indian inhabitant, residing at C-6/605, Jaiprakash Co-op. Housing Society Ltd., 7<sup>th</sup> Road, Rajawadi, Vidhyavihar, Mumbai - 400 077, hereinafter for brevity's sake called the "TRANSFEE" (which expression shall unless repugnant to the context or meaning thereof shall include his heirs, executors and administrators) of the party of the SECOND PART.

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B. K. WADHAWAN  
CRD-PB

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*(Handwritten signatures)*



## AND WHEREAS:

The TRANSFEROR is in exclusive possession of Flat bearing No.402, admeasuring 38.29 Sq.mtrs. built up area on the 4<sup>th</sup> floor, B-Wing in the building known as SAHANI PALACE, on the Plot No.633,634 and 635, situated at Sector-01, Nerul, Navi Mumbai, Tal. & Dist. Thane, hereinafter referred to as the "Said Flat".

## AND WHEREAS:

The TRANSFEREE being in acute need of residential accommodation has negotiated with the TRANSFEROR and both have agreed to enter into a Agreement To Sale for purchase and sale of the Said Flat for Total Consideration of Rs. 17,00,000/- (Rupees Seventeen Lakhs only).

17,00,000/- - 6
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WHEREAS :- The City and Industrial Development Corporation of Maharashtra Ltd. Is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation / Cidco") having its registered office at "Nirmal", 2<sup>nd</sup> floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1996 (Maharashtra Act No.XXXVIII of 1966 hereinafter referred to as "the Act") for the New Town of Navi Mumbai by Government of Maharashtra by the exercise of its powers of the area designated as for New Town under sub-section (1) of Section 113 of the said Act.



AND WHEREAS : the State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by and order duly made on that behalf as per the provisions of Sec.113 of the said Act.

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B. K. WAGHMODE  
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AND WHEREAS : By virtue of being the Development Authority the Corporation has been empowered under Section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS under an Agreement to Lease dated 20/09/1989, the Corporation/ Cidco Ltd. leased a piece or parcel of land under Gaothan Expansion Scheme the Plot bearing No.633, 634 and 635, admeasuring 478.60 sq. mtrs. at Shiravane, Nerul (GES), Navi Mumbai, Tal. & Dist. Thane, hereinafter referred to as "the SAID PLOT") to **MR. NATHU GANA GHARAT** (hereinafter referred to as the Original Allottee) for the purpose of erecting residential building/s for proper premium and has handed over the physical possession of the said Plot to the original Allottee on necessary consideration.

AND WHEREAS MR. NATHU GANA GHARAT assigned all his rights, title interest and benefits in the said plot to M/s. SAHANI DEVELOPERS through its Proprietor MR. UPENDRA K. SAHANI, vide a Tripartite Agreement dated 11<sup>th</sup> Oct. 2005 registered with the Sub Registrar of Thane (Belapur) on 11<sup>th</sup> Oct. 2005 under serial No. 4948 executed between CIDCO as the first part, MR. NATHU GANA GHARAT as the party of the second part and M/s. SAHANI DEVELOPERS, as the party of the third part (hereinafter referred to as the Developer)

AND WHEREAS the said Corporation's letter bearing Ref. No. CIDCO/ESAE/12.5 SCHEME/Shiravane/125/5 dated 17<sup>th</sup> Oct. 2005 has transferred the said plot bearing no. 633, 634 & 635 situated at Shiravane, Nerul, Navi Mumbai in the name of M/s. SAHANI DEVELOPERS.

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 B. K. WADHWA  
 6/10/2005



AND WHEREAS THE Developers constructed of the building thereon namely "SHANI PALACE" CONSISTING OF Ground plus Four upper floors as per the Plans and Specifications duly approved by the Town Planning Authority of NMMC and obtained Commencement Certificate bearing Ref.No. N.M.M.C/ TDP/ B.P./ CASE No. A4265/3797/05 dated 09/12/2005, from the Town Planning Authority of Navi Mumbai Municipal Corporation.

AND WHEREAS pursuant to the above, the Developer constructed a Gr + 4 residential-cum-commercial Building and obtained Occupancy Certificate No. N.M.M.C/ TDP/ B.P./ CASE No.3786/ 3009/06 dt. 25/09/2006 and the Developer was in exclusive right to sell the Flats in the said building to the intending purchasers.

AND WHEREAS The Transferor in need of Residential Flat approached the said Developer and purchased Flat bearing **No.402, admeasuring 38.29 Sq.mtrs. built up area on the 4<sup>th</sup> floor, B-Wing in the building known as SAHANI PALACE, on the Plot No.633,634 and 635, situated at Sector-01, Nerul, Navi Mumbai, Tal. & Dist. Thane, vide Agreement for Sale executed on 9<sup>th</sup> May, 2006 between the Developer and the Transferor and duly registered with Sub-Registrar of Thane-11 vide serial No. 2742/2006 dt. 12/05/2006 and the possession of the said flat was handed over to the transferor.**

2742 - 6
12/05/06
2006

AND WHEREAS The Transferor is legally seized and possessed the said flat.

AND WHEREAS now the party of the first Part is ready and willing to transfer the rights, title and interest and the party of the Second Part has agreed to accept the rights, titles and interest in the said Flat upon the subject to the terms and conditions hereinafter written.



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B. K. WAGHMARE  
CRO-PR

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AND WHEREAS The TRANSFEREE on request, inspected the relevant documents of the said Flat and also the said Flat in question, and finding the same to be in proper order and tenantable conditions, agreed to purchase the said Flat for the said consideration.

BOTH THE PARTIES mutually discussed the terms and conditions governing this agreement and are now desirous of recording the same as hereinafter appearing:

NOW THIS AGREEMENT WITNESSTH AS FOLLOWS :

1). THE TRANSFEROR has agreed to sell, transfer and assign all possessory rights, titles and interests in and upon the following :

Flat bearing No.402, admeasuring 38.29 Sq.mtrs. built up area on the 4<sup>th</sup> floor, B-Wing in the building known as SAHANI PALACE, on the Plot No.633,634 and 635, situated at Sector-01, Nerul, Navi Mumbai, Tal. & Dist. Thane, and interest and all benefits for a total sum of Rs.17,00,000/- (Rupees ~~seventeen~~ **Seventeen Lakhs Only**) in the following manner:

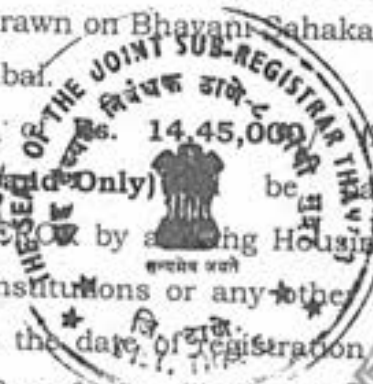
- a) Rs.55,000/- (Rupees Fifty Five Thousand Only) **पाँच बीस**  
Cash .
- b) Rs. 2,00,000/- (Rupees Two Lakh Only) by Cheque No. 227916 dt.18/01/2011 drawn on Bhayani Sahakari Bank Ltd., Ghatkopar (E), Mumbai.

c). And the remaining balance **Rs. 14,45,000/- (Rupees Fourteen Lacs Forty Five thousand Only)** be paid by the Transferee to the TRANSFEROR by a Housing Loan through Bank or any Financial Institutions or any other means, within a period of 45 days from the date of registration of this Agreement To Sale or else the Transferee will be liable to pay additional interest as in applicable on the balance payment to the TRANSFEROR.





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B. K. WACHINDAR  
CRO-PR

- 2). The TRANSFEROR assures the TRANSFEREE as under :
- a. There are no suits, litigations Civil or any other proceedings pending as against the TRANSFEROR personally affecting the said Flat.
  - b. There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free from all encumbrances.
  - c. There are no charges and the said Flat is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government, Semi Government or Municipal Corporation regarding the proceedings in respect of the said Flat.
  - d. The TRANSFEROR has paid all the necessary charges, dues for maintenance, electricity, water changes, Municipal Tax etc. or any nature whatsoever in respect of the said Flat.
  - e. The TRANSFEROR has not received any notice from any statutory body or authorities regarding the payment of any nature whatsoever of the said Flat. The TRANSFEROR have paid all the necessary charges till the date of execution of this agreement shall pay till the physical possession is given to the TRANSFEREE.
  - f. The TRANSFEROR has not entered into any Agreement of Sale, Mortgage Deed or Leave and License with any person/ persons, which is still wherein they are prevented from disposing or dealing with this Flat.

दस्तावेज - ८
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B. K. WADHAWARE  
CRO-PB

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

i. The TRANSFEROR is not restricted either in the Income Tax Act, or under any other statute from disposing off the said Flat or any other statute prevented from disposing off the stated in the Agreement.

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j. The TRANSFEROR has not done any act, matter or thing whereby she is prevented from entering into this agreement on the various terms and conditions as stated herein in favour of the TRANSFEREE and the TRANSFEROR has all the rights, titles and interests to enter into this Agreement with the TRANSFEREE on the various terms and conditions as stated herein.

3). The TRANSFEROR hereby agrees and declares that the said premises is free from all encumbrances and liabilities and that he is entitled to sell, assign and transfer the said premises to the TRANSFEREE and that they had not done any

4). The TRANSFEROR shall indemnify and keep indemnified the TRANSFEREE from and against any losses/damages which they as TRANSFEREE may suffer by reason of any act, deed or things done or any default on part of the TRANSFEROR from and



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against any loss damage or cost, charges or expenses which the TRANSFEREE may suffer or incur or be put to by reason of any default in respect of the said premises.

5). The Society NOC required for the Transfer/sale of the said Flat has been obtained by the TRANSFEROR and a copy of it is herein enclosed along with this Agreement To Sale.

6). BOTH THE parties understand that the consideration amount therein above mentioned is for transfer of all the said shares and the said Flat and also inclusive of all deposits and sinking fund etc. lying and being at the credit of the transfer in books of the society as on this date of execution of these presents.

7). The TRANSFEROR on receiving full and final consideration shall handover the actual and physical possession of the Flat to the TRANSFEREE. The TRANSFEREE shall not have any right, share, interest, claim to the said Flat unless the total consideration is received by the TRANSFEROR.

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peaceful order

8).The TRANSFEREE upon taking over the vacant, physical possession of the said Flat from the TRANSFEROR, shall be liable to bear and pay all outgoing of the same, as mentioned earlier under para 2.

9). The TRANSFEROR do hereby covenants with the TRANSFEREE to sign and execute documents, papers, writings and assurances for perfectly vesting and assuring the said Flat, with all rights, title and interest of the TRANSFEROR to the TRANSFEREE and for which no extra premium shall be charged.



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P. K. WANKHARE  
6/10/18

10). Subject to the provisions and terms and conditions of this agreement, the TRANSFEROR hereby agrees to transfer and sell all their rights, interests in and upon the said Flat to the

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19/11



TRANSFeree in and upon the said Flat to the TRANSFeree and the TRANSFeree are entitled to hold, possess, occupy and enjoy the said Flat without any interruptions from the TRANSFEROR or any persons claiming through the TRANSFEROR thereof.

11). Save and except as aforesaid, all the terms and conditions of the Agreement made and entered into between the TRANSFEROR and the Society shall be binding on the TRANSFeree as if all the same are scheduled of the said Flat, were incorporated in this agreement.

12). As it is mandatory for disbursement of the loan, all the original documents pertaining to the said Flat should be handed over to the Nationalized Bank/ Private Bank or any Housing Finance Institution. Hence the TRANSFEROR hereby agrees to handover all the original documents pertaining to the said Flat to the TRANSFeree or to the Nationalized Bank/ Private Bank or any Housing Finance Institution so that the loan could be disbursed in time.

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12/12/23
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13). The TRANSFeree do hereby agree to pay the Gidco charges, stamp duty, registration charges payable to the revenue authorities for registration of the Agreement To Sale or Sale Deed as it is mandatory to pay the Stamp duty. Registration, charges as per the provisions of the prevailing Stamp Duty Act.

14). Any notice or any other communication shall be in writing and shall be transmitted (a) by postage prepaid registered mail with acknowledgement due or (b) by courier servillor (c) by facsimile transmission to the parties as follows, as selected by the party giving such notice.



15). All notices or other communications shall be deemed to have been validly served / given on (a) the expiry of 7 (seven) days after

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 B. K. WAKHMARE  
 CRO-PS

posting if transmitted by Registered Post and/or Speed Post Acknowledgement Due, or (b) the date of receipt if transmitted by courier, or (c) the business date immediately after the date of transmission with confirmed answer back if transmitted by facsimile transmission whichever shall first occur. The parties may, from time to time, change their address for receipt of notices or other communications by giving to the other not less than 30 days prior written notice to that effect.

16). Any non-exercise or non-enforcement of any right hereunder by the Transferor or the Transferee shall not be deemed to be a waiver of such a right and the Transferor or the Transferee, as the case may be, shall be entitled to exercise and enforce the same on all future occasions.

24/07/2013  
922/13-23  
2013

17). Any and all disputes, controversies and conflicts (hereinafter referred to as "Disputes") arising out of this Agreement between the Parties hereto or arising out of or relating to or in connection with this Agreement and the performance or non-performance of the rights and obligations set forth herein or the termination or validity or interpretation or implementation or alleged breach of any provision of this Agreement shall be referred for arbitration in terms of the Arbitration and Conciliation Act, 1996 or any modifications and/or re-enactments to submitting the Disputes to arbitration the parties hereto shall mutually resolve to settle the Disputes through mutual negotiation and discussions. In the event that the said Disputes are not settled within 30 days of the arising of the disputes, the same shall finally be settled and determined by arbitration to be conducted by a sole arbitrator in accordance with the Arbitration and Conciliation Act, 1996. The place of arbitration shall be Mumbai and the language used in the arbitral proceedings shall be English. The sole arbitrator shall be nominated and appointed by the Legal Counsel of the Transferor. The arbitral award and decision by the arbitrator



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B. K. WADHAWANIE  
CIVIL PG

shall be in writing and shall be final and binding and shall be enforceable in any court of competent jurisdiction. None of the Parties shall be entitled to commence or maintain any action in a court of law upon any Dispute arising out of or relating to or in connection with this Agreement, except for the enforcement of an arbitral award or as permitted under the Arbitration and Conciliation Act, 1996.

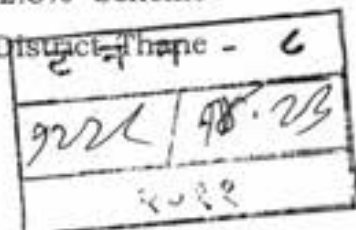
18). This Agreement shall be governed and construed in accordance with the laws of India.

19). The Courts of Mumbai shall have the exclusive jurisdiction in regard to this Agreement.

#### SCHEDULE OF PLOT

All that piece and parcel of land known as Plot No. 633, 634, 635, admeasuring 478.60 Sq. mtrs. or thereabouts being plot of the layout of land situated lying and being at Sector-1, at Village Shiravane, Nerul, Navi Mumbai, allotted under 12.5% Scheme Tehsil-Thane, Dist. Thane in the registration Sub-District-Thane - C and Dist-Thane bounded as follows that is to say:

Towards the North by	:	Road
Towards the South by	:	Plot No . 633, 634, 635
Towards the east by	:	Road
Towards the West by	:	Plot No. 1348, 625, 623



#### SCHEDULE OF THE SAID FLAT

Flat bearing No.402, admeasuring 38.00 sq.mtrs. built up area on the 4<sup>th</sup> floor, B-Wing in the building known as SAHANI PALACE, on the Plot No.633,634 and 635, situated at Sector-01, Nerul, Navi Mumbai, Tal. & Dist. Thane.




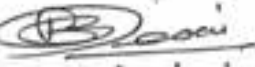
VERIFIED WITH ORIGINAL  
B K WADHAWAN  
CRU-PB

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal the day and year first, hereinabove written :-

SIGNED AND DELIVERED BY THE withinnamed "TRANSFEROR"

MR. MAHENDRA SAMPATRAO JADHAV

in the presence of.....

- 1) 
- 2) 



9819694406

SIGNED AND DELIVERED BY THE withinnamed "TRANSFeree"

MR. SURESH SHANKAR KUMBHAR

MRS. SHEETAL SURESH KUMBHAR

in the presence of.....

- 1) 
- 2) 



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२०११

VERIFIED WITH ORIGINAL  
B. K. WADHWADE  
7300-94

RECEIPT

RECEIVED with thanks a sum of **Rs. 2,55,000/- (Rupees Two Lac Fifty Five Thousand Only)**, towards the Advance/part payment from the withinnamed TRANSFEREE i.e. the party of the Second Part **MR. SURESH SHANKAR KUMBHAR & MRS. SHEETAL SURESH KUMBHAR** as aforesaid in this Agreement towards the sale of **Flat bearing No.402, admeasuring 38.29 Sq.mtrs. built up area on the 4<sup>th</sup> floor, B-Wing in the building known as SAHANI PALACE, on the Plot No.633,634 and 635, situated at Sector-01, Nerul, Navi Mumbai, Tal. & Dist. Thane.**

I SAY RECEIVED

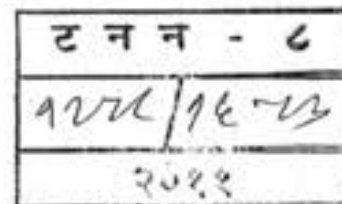
Rs.2,55,000/-



(MR. MAHENDRA SAMPATRAO JADHAV)

Witnesses:

1. 
2. 



VERIFIED BY  
B. K. WAGH  
(2019-20)







# SAHANI PALACE CO-OP. HSG. SOC. LTD. (P)

Plot No. 633, 634, 635, Sector No.1, Thane Belapur Road,  
Shiravane Nerul, Navi Mumbai-400 706

Regd No.

Ref. No.

Date :

DATE :12.02.2011

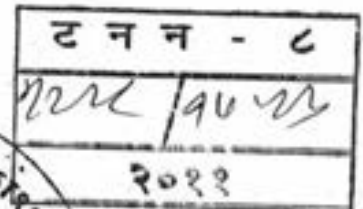
## TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Mahendra Sampatrao Jadhav is the member of our society and he has cleared all the dues . We have no objection for transfer of said flat in the name of Mr. Suresh Shanker Kumbhar and Mrs. Sheetal Suresh Kumbhar from the name of Mr. Mahendra Sampatrao Jadhav.

For Sahani Palace Co-op. Housing Society

  
Chairman

  
Secretary



VERIFIED WITH ORIGINAL

B. K. WASHIMANI  
CRD-PW



नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

095

पहिला मास, बेलपुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दुरधनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फैक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. ची ३७८६/३००९/०६  
दिनांक :- २५/०६/२००६

भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमंमपा/नरवि/चांघ/ ३७९७/२००५, दि. ९/१२/२००५.
- २) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
- ३) वास्तुविशारद नितीन रासकर अॅण्ड असो. यांनी दि. १२/९/२००६ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ६३३, ६३४, ६३५, सेक्टर ३, गा.वि.यो., शिखणे, नेरुळ, नवी मुंबई या जागेचे मालक मेसर्स सहानी डेव्हलपर्स यांनी जागेवरील बांधकाम दि. २३/८/२००६ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, नितीन रासकर अॅण्ड असो. यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. ९/१२/२००५ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २९-११-२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची प्रत्येकी झलेली आहे. त्यामुळे सादर जागेत.

- |  |   |               |
|--|---|---------------|
| १) निवासी वापराखालील बांधकाम क्षेत्र<br>(निवासी वापराखालील एकूण सदनिका - २७)       | - | ६०७.५४ चौ.मी. |
| २) वार्णिज्य वापराखालील बांधकाम क्षेत्र<br>(वार्णिज्य वापराखालील एकूण दुकाने - ०९) | - | १०५.४७ चौ.मी. |
| एकूण बांधकाम क्षेत्र   | - | ७१२.०१ चौ.मी. |
| ३) बाल्कनी खालील बांधकाम क्षेत्र   | - | ११९.५३ चौ.मी. |

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१२२८/१८-२३
२०१९

आनुसार वापर करणेस परवानगी देण्यात येत आहे.

*(Signature)*

नगर रचनाकार

नवी मुंबई महानगरपालिका

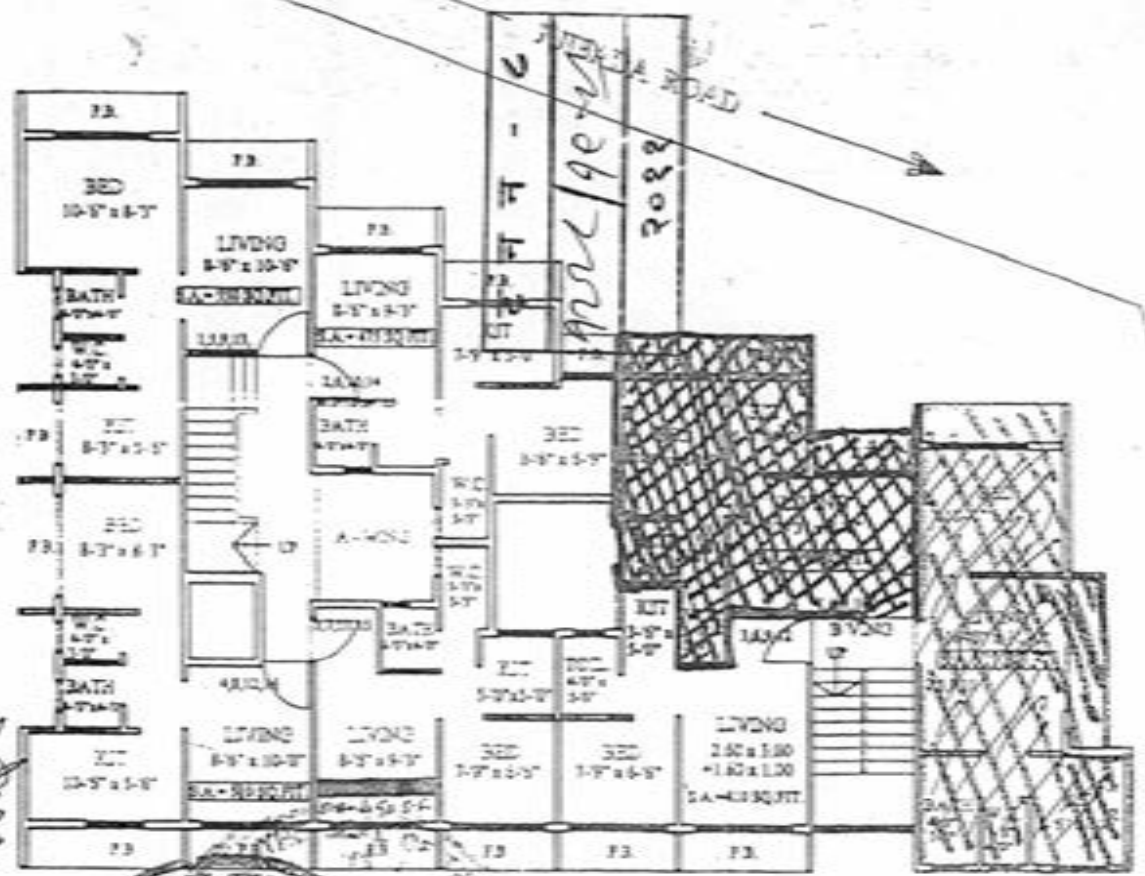


"जन्म असो वा मरण आवश्यक नोंदणीकरण"

VERIFIED

B. K. WAGHMARE  
CBO-PB

VERIFIED WITH ORIGINAL  
 B.K. WADHAWANE  
 CIVIL ENGINEER



Upper floor plan 92.00

1000 sq ft

area of

Scale

92.00	1000
92.00	1000
92.00	1000



Fourth Floor only

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 533, 534 & 535  
 G.E.R. SHIRVANE, NANI MUMBAI

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

MAHENDRAKUMAR S JADHAV  
 S B JADHAV  
 20/11/1964  
 Permanent Account Number  
 AGGPJ5103K

  
 Signature



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

SURESH S KUMBHAR  
 SHANKAR APPA KUMBHAR  
 28/01/1974  
 Permanent Account Number  
 AMEPK2496E

  
 Signature



ट न न - ८
12/21/2023
२०११

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

S S KUMBHAR  
 VASANT GOPAL KUMBHAR  
 09/06/1982  
 Permanent Account Number  
 BARP9035R

  
 Signature



VERIFIED WITH ORIGINAL  
 B. K. WADHWA  
 CBO-PB

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DESAI RAMESH BASPPA  
BASAPPA BHIMAPPA DESAI

01/06/1972  
Permanent Account Number

AGNPD7981L

Signature



ट न न - ८
<i>[Handwritten Signature]</i>
२०११

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BALU GENABA GAIKWAD  
GENABA LAXMAN GAIKWAD

25/05/1979  
Permanent Account Number

AXKPG2525K

Signature




VERIFIED WITH ORIGINAL  
B. K. WAGHMARE  
CBO-PB

*[Handwritten Signature]*



17/02/2011

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

टनन8

दस्त क्र 1228/2011

11:50:15 am

ठाणे 8

२२/२३

दस्त क्रमांक : 1228/2011







दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1	<p>नाव: श्री सुरेश शंकर कुमार - - पत्ता: घर/फ्लॅट नं: सी -6/605, जयप्रकाश सोसा 7 वा रस्ता राजावाडी विद्यापिहार गुंबई गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/पसाहल: - शहर/गाव:- तालुका:</p>	<p>लिहून घेणार वय 35 सही</p>		
2	<p>नाव: श्रीलक्ष्मी शीतल सुरेश कुमार - - पत्ता: घर/फ्लॅट नं: सावर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/पसाहल: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: BARPK9035R</p>	<p>लिहून घेणार वय 29 सही</p>		
3	<p>नाव: श्री महेंद्र संपतराव जाधव - - पत्ता: घर/फ्लॅट नं: बी -3/01, एकस कॉलनी सीबीडी बेलापुर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/पसाहल: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: AGGPJ</p>	<p>लिहून घेणार वय 44 सही</p>		



सह दुय्यम निबंधक ठाणे क.८

VERIFIED WITH ORIGINAL  
B K WAHANE  
CRG-8



दस्त गोषवारा भाग - 2

टनन8	105
दस्त क्रमांक (1228/2011)	
	२७ 1२३

दस्त क्र. [टनन8-1228-2011] चा गोषवारा  
बाजार मुल्य : 1321000 गोषदस्ता 1700000 भरलेले मुद्रांक शुल्क : 67600

दस्त हजर केल्याचा दिनांक : 17/02/2011 11:44 AM  
निष्पादनाचा दिनांक : 17/02/2011  
दस्त हजर करणा-याची सही :

पावती क्र.: 1258 दिनांक: 17/02/2011  
पावतीचे वर्णन  
नांव: श्री सुरेश शंकर कुमार - -

17000 : नोंदणी फी  
460 : नक्कल (अ. 11(1)), पृथक्कनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

17460: एकूण

दस्ताचा प्रकार : 25) करारनामा  
शिक्षा क्र. 1 ची देऊ : (सादरीकरण) 17/02/2011 11:44 AM  
शिक्षा क्र. 2 ची देऊ : (फ्री) 17/02/2011 11:49 AM  
शिक्षा क्र. 3 ची देऊ : (कडुली) 17/02/2011 11:50 AM  
शिक्षा क्र. 4 ची देऊ : (ओळख) 17/02/2011 11:50 AM

दस्त नोंद केल्याचा दिनांक : 17/02/2011 11:50 AM

सह दुय्यम निबंधक ठाणे क.८  
५- विभागाची सही, ठाणे 8

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देण-यांना व्यक्तींना ओळखतात,  
व त्यांची ओळख घटवितात.

1) -- श्री बाळु जी गायकवाड ,घर/प्लॉट नं: सी -2/4/0:1, से. 2 वारी  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -

2) -- श्री रमेश देसाई ,घर/प्लॉट नं: देसाई हाऊस कम नं. 2 गोवरी  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



सह दुय्यम निबंधक ठाणे क.८  
ठाणे 8



प्रमाणीत करण्यात येते की,  
मुख्य दस्तास एकूण.....२७७.....पाने आहेत.  
पुरतक .....  
..... १२२८ .....  
.....

सह दुय्यम निबंधक ठाणे क.८  
तारीख..... १८ ..... महिने ..... २ ..... रान २०११

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B. K. WAGHMARE  
GRO-PB