

प व ल - ५	
१३१२६	२०२४
१०	१५

AND WHEREAS MR. RAMDAS ISHWAR PARADE (Original Assignee) had purchased the said Unit/Sub Plot from CIDCO under Allotment Letter dated 09/01/1996.

AND WHEREAS MR. RAMDAS ISHWAR PARADE has sold, transferred and assigned all his rights, title and interest in respect of the said Unit/Sub Plot in favour of MR. BIRENDRA SITHU PRAJAPATI vide a **Deed of Assignment** registered in the Office of Sub-Registrar of Assurances, Panvel under Document No. PVL-2 01037-2009 dated 27/02/2009.



AND WHEREAS MR. BIRENDRA SITHU PRAJAPATI has sold, transferred and assigned all his rights, title and interest in respect of the said Unit/Sub Plot in favour of MR. KISAN LAXMAN GADHAVE, 2) MRS. SAVITRA KISAN GADHAVE, vide a **Deed of Assignment** registered in the Office of Sub-Registrar of Assurances, Panvel-2 (URAN) under Document No. URAN-02186-2012 dated 13/03/2012.

AND WHEREAS MR. KISAN LAXMAN GADHAVE, 2) MRS. SAVITRA KISAN GADHAVE have sold, transferred and assigned all his rights, title and interest in respect of the said Unit/Sub Plot in favour of 1) MR. ADINATH RAMDAS AVHAD, 2) MR. ANIL RAMDAS AVHAD (The Sellers herein), vide an Agreement for Sale registered in the Office of Sub-Registrar of Assurances, Panvel under Document No. PVL-2-831-2018 dated 19/01/2018, which is followed by **Deed of Assignment** registered in the Office of Sub-Registrar of Assurances, Panvel under Document No. PVL-2-3355-2018 dated 14/03/2018.

AND WHEREAS

THE SELLERS, due to certain problems not interested now in the said Unit and the Purchasers being interested in acquiring such Unit under BUDP Scheme, approached the Sellers and requested to

Avhad BR

अनिशु-रुपय

अनिशु

-: नोंदणीचे प्रमाणपत्र :-

संस्थेचे क्रमांक : एन सी ओ एम / सिव्हेको / एम एम सी (ओ एम) - 337

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

श्री विनायक सहकारी वृहत्संस्थेच्या संस्थेच्या लष्करी
 प्लॉट नं. ओ-ए असेक्टर - 777 कोठारणी
 नवी मुंबई ता. पंचवेली जि. रायगड

ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम
 (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम
 नोंदण्यात आलेली आहे.

पत्र - ५	
१९६० मध्ये	२०२४
१३९४	
३० / ३५	

उपरोक्त अधिनियमाच्या कलम १२ (१) अन्वये
 राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम २५
 अन्वये संस्थेचे वर्गीकरण वृहत्संस्थे
 संस्था असून उप-वर्गीकरण आडेकण - मालव
 आहे.



अध्याक्षक मोहर

सही
 (य क. खवले)

हुद्दा सहसंचालक
 सहकारी संस्था सिव्हेको नवी मुंबई

नवी मुंबई
 दिनांक १८ / ०९ / १९९६

CIDCO CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
 CIDCO BHAVAN, CRM, BELAPUR, NEW BOMBAY

CLUSTER DRAWING

Cluster No. - A-7
 Sector No. - 14
 Scheme - BUDP KALAMBOLI

Area of Block No.1: 256 M²
 Area of Block No.2: 288 M²
 Area of Block No.3: 122 M²
 Type of unit - 32 M²
 No. of units - 24

Senior Planner: [Signature]
 Sr. Proj. Co-ordinator: [Signature]
 Date: 1st December, 1995
 Scale: Not to scale

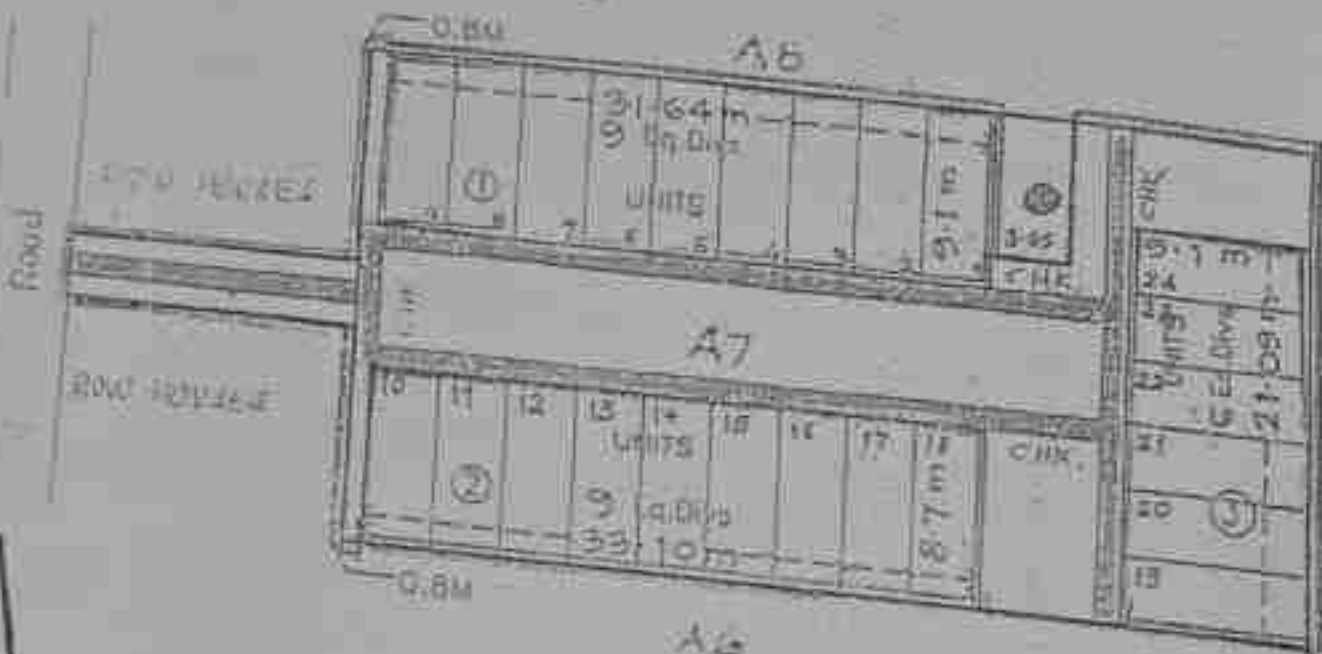


LAND-USE STATEMENT

Area under open-space: 409.11 M²
 Area under residential (1+2+3): 768.00 M²
TOTAL AREA OF CLUSTER: (including society office) 1177.11 M²
AREA OF SOCIETY OFFICE (APR): 20.00 M²

LEGEND

Cluster boundary: [Dashed line]
 Block boundary: [Solid line]
 Society office: [Circle with 'S']



See
 ACTS

ल - 4
 2028
 134

- NOTE**
- F.S.I. of 1.0 is permitted on residential plots 1, 2 & 3 separately.
 - The location, dimensions and areas of the residential plots within the clusters, as indicated above are mandatory.
 - Eccentric foundation is mandatory for all columns and walls abutting the plot boundary.
 - For any R.C.C. structure proposed (incl. society office) it is mandatory to get the building plans approved by the Executive Engineer (Building Permission) prior to commencement of work.
 - In case of any ground floor structure without R.C.C. the building permission need not be obtained if the enclosed suggested architectural plan is followed. However, at the time of occupancy, occupancy certificate shall be obtained from the competent authority after fulfilling the formalities.
 - Society office - Minimum clear width shall be 2.1m and maximum permissible built-up area shall be 20 M².
 - One end of the society office shall be common to the adjacent end unit and the plinth of society office shall not encroach upon the under ground services.



Marketing Officer
 (BUDP) CIDCO LTD.

निर्वाहक नगरपाली नृा निर्माण संस्था (भर्यादि)
 कलंबोली नवी नगर

[Signatures and stamps of officials]

प व ल - ५	
१३३२६	२०२४
५ / ५५	

AGREEMENT FOR SALE
(PART PAYMENT)



THIS AGREEMENT FOR SALE is made and entered into in
this 09th day of AUGUST 2024.

BETWEEN

1)MR. ADINATH RAMDAS AVHAD, PAN No. AMQPA1350D, Aadhaar No. 2062 2534 8120, Age 37 Years, 2)MR. ANIL RAMDAS AVHAD, PAN No. ALKPA7123M, Aadhaar No. 8683 8690 8529, Age 34 Years, Both Indian Inhabitants, Residing at Room No. 1, Shree Vinayak CHS, Plot No. A-7, Sector No. 14, Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad 410218, (hereinafter referred to as "SELLERS") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors and assigns), of the **ONE PART**.

AND

1)MR. AKSHAY SANJAY SANAP, PAN No. IMRPS9015N, Aadhaar No. 9064 6456 6525, Age 28 Years, 2)MRS. ASHA SANJAY SANAP, PAN No. EAQPS6833H, Aadhaar No. 4386 5966 6218, Age 46 Years, Both Indian Inhabitants, residing at Room No. 02, Plot No. A-1, Sairaj CHS, Sector No. 14, Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad 410218, (hereinafter referred to as "THE PURCHASERS") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors and assigns), of the **OTHER PART**.

Ahad BR

अक्षय सानप

--2/-

आशा

WHEREAS :

a) The City and Industrial Development of Maharashtra Limited, a Company incorporated under the Companies Act, 1956 and having its registered office at "Nirmal", 11nd Floor, Nariman Point, Mumbai - 400 021, (hereinafter referred to as "THE CORPORATION") as New Town Planning Authority declared and appointed by the State Government exercise of its Power under Section 113(3) -A of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the MRTP Act") for the Town of Navi Mumbai.

b) Pursuant to Section 113 A of the MRTP Act, the State Government has been acquiring the lands and vesting in the Corporation the said lands for development and disposal.

AND WHEREAS :-

The **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at: 2nd Floor, Nirmal, Nariman Point, Mumbai - 400 021, hereinafter referred to as "**THE CORPORATION**" an Unit for Residential purpose for economical weaker

प व ल - ६
9 CIDCO LTD. RY
section/vidya

PLOT NO.

: A-07

: 01

: 32.00 Sq.Mtrs.

: 14

: KALAMBOLI, NAVI MUMBAI

: Rs.43,00,000/-



(Rupees FORTY THREE LAKH Only)

Society - **SHREE VINAYAK Co-operative Housing Society Ltd.**

(hereinafter referred to as "the said Unit/Sub Plot").

Ashw AR

अश्व सातप

आशा

प व ल - ५
१३/०७/२०२४
१५ / ३५

RECEIPT

RECEIVED of and from the within named "Purchasers" **AKSHAY SANJAY SANAP, 2)MRS. ASHA SANJAY SANAP**, a sum of **Rs.8,50,000/- (Rupees EIGHT LAKH FIFTY THOUSAND Only)** in the following manner, being the Part Payment against the purchase and transfer of **Unit/Sub Plot No. 01**, admeasuring about **32.00 Sq.Mtrs.**, of the Registered Society known as "**SHREE VINAYAK Co-operative Housing Society Ltd.**", formed of **Plot No. A-07**, in **Sector No. 14**, being situated and lying at **Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of **CIDCO Ltd.** and/or **Panvel Municipal Corporation**, in the Jurisdiction of **Registration Sub District of Panvel, District Raigad.**



PAYMENT SCHEDULE :-

Cheque/RTG S No.	Date	Bank Name	Amount in Rs.
IBKLR920240 70300023964	03/07/2024	IDBI Bank Ltd	8,50,000/-
TOTAL			8,50,000/-

WE SAY RECEIVED
Rs.8,50,000/-

1)MR. ADINATH RAMDAS AVHAD

Adinath AR

2)MR. ANIL RAMDAS AVHAD

Anil AR
"SELLERS"

POSSESSION RECEIPT.

Messrs. ~~Shri~~ Vinayak CO-OPERATIVE HOUSING SOCIETY
LIMITED HAVE THIS ~~12th~~ DATE OF MARCH 1996 RE-
CEIVED POSSESSION OF PLOT A-7 ADMEASURING THE AREA OF
1177.11 SQ.MTRS CUR OF SECTOR 14 PERTAINING TO
REVENUE VILLAGE Kalambel TALUKA PANVEL DISTRICT
RAIGAD EMPANELLED FOR RESIDENTIAL USE ONLY AS PER
DEMARCATION ON SITE SHOWN ON THE ENCLOSED PLAN BY
RED COLOUR.

पवल -
9394203
900 / 55

HANDED OVER



Asstt. Marketing Officer
(BUDP) CIDCO LTD.

TAKEN OVER

श्री विनायक



सम्पन्न



अ]

ब]

क]

मुंबई महानगर प्रदेशासह महाराष्ट्रातील वास्तव्याचा दाखला
[म. न. नि. व. क्षेत्रातील प्राधिकरणाच्या विकसित मुंबई/गाव्याकारणा

वाचा:- महानिग्रम व विशेष सहाय्य विभाग, महाराष्ट्र राज्य
घटकडील पत्र क्र. वा.ए-१०८९/५३९७/का-४
दिनांक ८.३.१९८९ व २२.९.१९८९

असा दाखला देण्यात येतो की, श्री/श्रीमती/कु.

रामदास इन्व्हेस्टर

पारदे पांच मुंबई महानगर प्रदेशात/महाराष्ट्र
राज्यात दिनांक २२/९/९९ पूर्वीच्या २० वर्षात १५ वर्षांपेक्षा जास्त/

प व ल - ५
१३१८/२०२४
२५/१५
जा. म. जोशा सागे, मुंबई - ४०००९३
जि. म. जोशा सागे, मुंबई - ४०००९३



जिल्हाधिकारी मुंबई यांचे कार्यालय,
पंजाब चौक - २
हाऊस, नॅटिव्ह भगतसिंग मार्ग,
मुंबई - ४००१०१.



द्वितीय श्रेणी अधिकारी २
तहसीलदार संवय
मुंबई शहर जिल्हा

चवरकर/-
२८.३.१९९४

२२/९/९९

NK LTD

University Road,
7086706

Asset Management Office
GRUPEL CIBCO LTD.

[Handwritten signature]

- 21. Bank of India - 3,000/-
- 22. Maharaja State Bank - 2,000/-
- 23. Central Bank of India - 1,000/-
- 24. State Bank of India - 1,000/-
- 25. State Bank of India - 1,000/-

प व ल - ५
१५/१२/२०२४
२८/१५



1. If the delay is more than 6 months from the date of the day and the per annum in other cases or any other right rate as may be decided by the corporation from time to time.

श्री विनायक गोविंद गुरुजी शिंदे (पतिव्रता)
पतिव्रता

[Handwritten signature]

[Handwritten signature]

4
sell and assign all their rights, interest in and upon the said Unit/Sub Plot No. 01, admeasuring about 32.00 Sq.Mtrs., of the Registered Society known as "SHREE VINAYAK Co-operative Housing Society Ltd.", formed of Plot No. A-07, in Sector No. 14, being situated and lying at Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad, in favour of the Purchasers for proper consideration.

AND WHEREAS :

BOTH THE PARTIES have agreed to certain terms and conditions administering the sale and transfer of the said Unit to the Purchasers and are in desirous of recording the same into writing, which shall appear as under :

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

प व ल - 6
The Sellers shall sell and transfer all their rights, interest, title and other benefits in and upon the said Unit/Sub Plot No. 01, admeasuring about 32.00 Sq.Mtrs., of the Registered Society known as "SHREE VINAYAK Co-operative Housing Society Ltd.", formed



of Plot No. A-07, in Sector No. 14, being situated and lying at Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter referred to as "THE SAID UNIT") to the Purchasers for a total price of Rs.43,00,000/- (Rupees FORTY THREE LAKH Only)

(b) IN CONSIDERATION of the aforesaid representation made by the SELLERS to the PURCHASERS herein agreed to purchase the said premises for the said consideration of Rs.43,00,000/- (Rupees FORTY THREE LAKH Only) shall be paid by the Purchasers to the Sellers against the said Unit as under :-

Arhau AR

अक्षय साठव

अक्षय

प व ल - ५	
१३२५	२०२४
१३ / ३५	

14. The Purchasers hereby undertakes to become a member of such society and undertake to sign all papers necessary for the purpose.

15. The expenses for conveying the said Unit such as Stamp Duty and Registration fees shall be borne and paid by the Purchasers alone.

16. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land bearing **Unit/Sub Plot No. 01**, admeasuring about **32.00 Sq.Mtrs.**, of the Registered Society known as "**SHREE VINAYAK Co-operative Housing Society Ltd.**", formed of **Plot No. A-07, in Sector No. 14**, being situated and lying at **Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

Adil AR



अक्षय सान्या

आशा