

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT

Name SANJAY TANAJI PAWAR Gender M F

Qualification Mr Mrs Ms Dr. Other SANJAY Date of Birth 20041981

Marital Status Married Unmarried Other Name of Spouse SUVARNA SANJAY PAWAR.

No. of Dependents 06 No. of Children 03 Name of Father TANAJI GANPAT PAWAR.

Mother's Maiden Name MALAN TANAJI PAWAR. Category SC ST OBC General

Nationality INDIAN Residential Status Resident NRI/PIO Religion HINDU

Place of Birth SATARA Photo Identification (ID): Type

Photo Identification (ID): Number Photo ID: Valid Upto

Driving Licence No. Driving Licence Valid Upto

PAN No./GIR No. AVSPP6505G Passport No. Passport Valid Upto

Highest Qualification Attained B.E Mechanical. Qualifying Year

Present Address: Staying at the present address for the past _____ Years and _____ Months. Residential Address

House /Flat / Apartment No. or Name PLOT NO-55 FLAT NO-104 FLOOR-1 WING.

Street Name & No. and Area/Location SECT-15 PRATI KSHA CHSI KOPER KHAIRNE

Landmark VTC KOPAR KHAIRNE

City NAVI MUMBAI District THANE Pin Code 4007

State MAHARASHTRA Country INDIA

Telephone (Landline) Mobile (Primary) 9969667548 Mobile (Secondary)

Email (Personal) sanjaypawar200481@gmail.com.

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House /Flat / Apartment No. or Name SAME AS ABOVE

Street Name & No. and Area/Location

Landmark

City District Pin Code

State Country

Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address: Office / Business Address

Name of Org/Employer, Dept, & Floor WORLDPACK AUTOMATION SYSTEMS PVT LTD.

Street Name & No. and Area/Location R-247 TTC INDUSTRIAL AREA MIDC

Landmark RABALE OPP JASMIRA

City NAVI MUMBAI District THANE Pin Code 4007

State MAHARASHTRA Country INDIA.

Telephone (Landline) Fax Mobile (Secondary)

Email (Organizational) info@worldpackmachines.com.

Repayment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques)



Signature



12/02/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 1191/2019

नोंदणी :

Regn:63m

गावाचे नाव : कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6300000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3270668.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :; इतर माहिती: विभाग क्र-3/84... सदनिका नं. 104, पहिला मजला, ए-विंग, प्रतिक्षा को. ऑप. हौसिंग सोसायटी लि., प्लॉट नं. 55, सेक्टर-15, कोपरखैरणे, नवी मुंबई, क्षेत्रफळ 407 चौ. फुट बिल्टअप. ((Plot Number : 55 ; SECTOR NUMBER : 15 ;))
(5) क्षेत्रफळ	1) 407 चौ. फूट
(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:-श्री. संतोष राजाराम वेल्हाळ -- वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सदनिका नं. 104, पहिला मजला, ए-विंग, प्रतिक्षा को. ऑप. हौसिंग सोसायटी लि., प्लॉट नं. 55, सेक्टर-15, कोपरखैरणे, नवी मुंबई., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AACPV6005C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ. सुवर्णा संजय पवार -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: हाऊस नं-329, पावणे गांव, कोपरखैरणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-EQUPP5585F 2): नाव:-श्री. संजय तानाजी पवार -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: हाऊस नं-329, पावणे गांव, कोपरखैरणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AVSPP6505G
(9) दस्तऐवज करून दिल्याचा दिनांक	12/02/2019
(10) दस्त नोंदणी केल्याचा दिनांक	12/02/2019
(11) अनुक्रमांक, खंड व पृष्ठ	1191/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	378000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

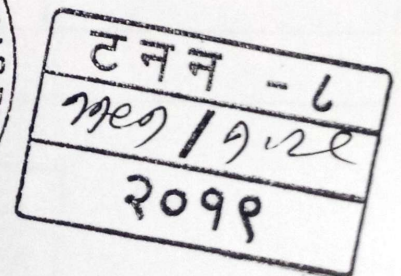
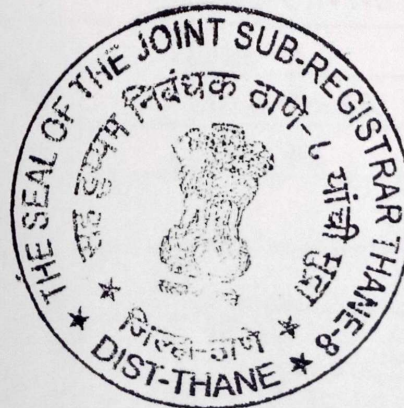


सह दुय्यम निबंधक ठाणे क्र-८

Valuation ID	201902121323	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)				12 February 2019,07:16:49 PM टनन8
मूल्यांकनाचे वर्ष	2018					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : ठाणे गावाचे नाव : कोपरखैरणे (नवी मुंबई महानगरपालिका)					
उप मूल्य विभाग	3/84-कोपरखैरणे नोड सेक्टर क्र. 15					
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासीदिनका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
38100	86500	95800	119000	95800	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	37.8112 चौ. मीटर	मिळकतीचक्रापर-	निवासीदिनका	मिळकतीचक्राकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचेय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.86500/-	
उद्बवाहन सुविधा	नाही	मजला -	Ground Floor/Stilt Floor			
Safe Type - Resale		First Sale Date - 31/12/2012				
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचक्राचे चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय वाढ				
		= (86500 * (100 / 100)) * 100 / 100				
		= Rs.86500/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
		= 86500 * 37.8112				
		= Rs.3270668.8/-				
एकत्रित अंतिममूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी				
		= A + B + C + D + E + F + G + H + I				
		= 3270668.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
		= Rs.3270668.8/-				

Home

Print



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Koparkhairane, Navi Mumbai, on this 12th day of February 2019.

BETWEEN

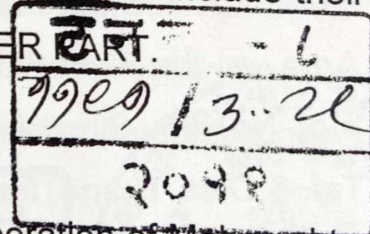
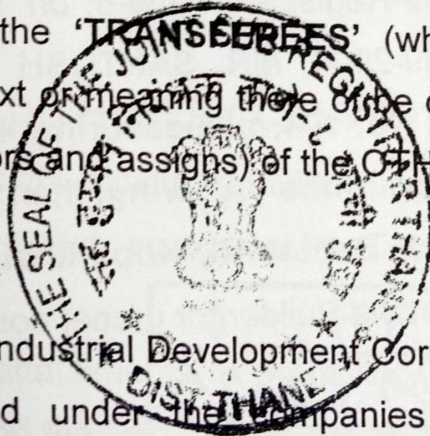
MR. SANTOSH RAJARAM VELHAL, aged 52 years, having (Pan No. AACPV6005C), an adult, Indian inhabitant, residing at Flat No. 104, First Floor, A-Wing, Pratiksha Co-Op. Housing Society Ltd., Plot No. 55, Sector-15, Koparkhairane, Navi Mumbai-400709, hereinafter for brevity's sake called the '**TRANSFEROR**' (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the ONE PART.

AND

MRS. SUVARNA SANJAY PAWAR, aged 33 years, having (Pan No. EQUPP5585F), **AND. MR. SANJAY TANAJI PAWAR**, aged 37 years, having (Pan No. AVSPP6505G), both adults, Indian inhabitants, residing at House No. 329, Pawane Gaon, Koparkhairane, Navi Mumbai-400709, hereinafter for brevity's sake called the '**TRANSFEREES**' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS :-

1. The City and Industrial Development Corporation of Maharashtra LTD., A incorporated under the Companies act 1956, and having its registered office at "Nirmal" 2nd 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 New Town of Navi Mumbai

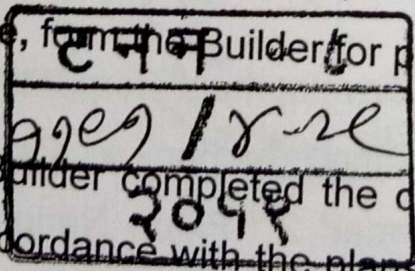
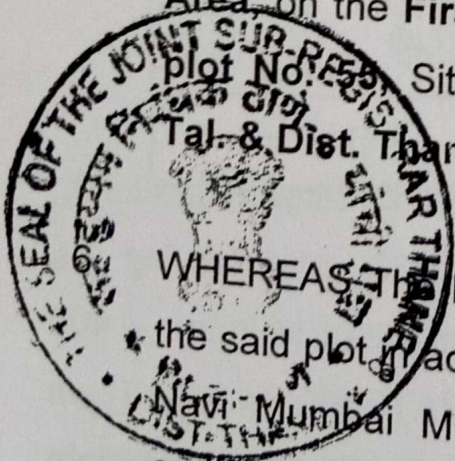


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2. Pursuant to Section 113A of the MRTP Act, the State Government has been acquiring the lands and vesting the corporation the said lands for the development and disposal.
3. By an agreement to Lease dated 31st December 2001 executed by the City and Industrial Development Corporation of Maharashtra Ltd. Therein and hereinafter referred to as "the Corporation" of the one part in favour of Mr. Dhanji Narayan Patel (therein referred to the Builder) of the other part, the corporation has agreed to lease to the said Builders of Plot No. 55, Sector-15, Koparkhairane, Navi Mumbai (containing by admeasurement 1521.839 Sq. Mtrs. Or thereabouts more written there under for Residential-Cum-Commercial use on 60 year lease and on the terms and conditions and at or for a lease premium as contained therein.
4. AND WHEREAS the Builder obtained the Development Permission /Commencement Certificate bearing No. NMMC/ADTP/TPD/BP/4738 dated 24th October 2003, from Navi Mumbai Municipal Corporation in Respect of the said Plot.
5. AND WHEREAS vide an Agreement for sale dated 16th Aug 2004, registered with the Sub-Registrar Thane-8, on 16th Aug 2004, Under Serial No. TNN8-07889-2004, **MR. SANTOSH RAJARAM VELHAL** the purchased the **Flat No. 104, admeasuring 407 Sq. Fts. Built Up Area, on the First Floor, in the "A" wing, then being constructed on plot No. 55, Situated at Sector-15, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane, from the Builder for proper consideration.**
WHEREAS The Builder completed the construction of the building on the said plot in accordance with the plans approved/ sanctioned by the Navi Mumbai Municipal Corporation and obtained the Occupancy certificate bearing ref. NMMC/TPO/O.C/1884/2806/04 dated 21st Aug 2004, from the Navi Mumbai Corporation and the Builders handed over the possession of the **Flat No. A-104** to the **MR. SANTOSH RAJARAM VELHAL.**



Santosh

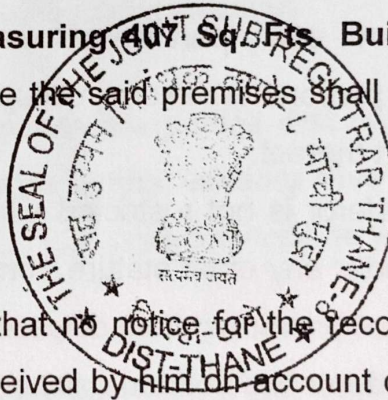
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7. AND WHEREAS The said **MR. SANTOSH RAJARAM VELHAL** was the registered Member of the society holding five fully paid up shares of 50/-having share Certificate No.19 Comprising of 5 fully paid up shares bearing Distinctive nos. from 91 to 95 (both inclusive) in the name **MR. SANTOSH RAJARAM VELHAL**.

8. WHEREAS the Transferor is a member of the M/s. Pratiksha Co-Operative Housing Society Limited, a Society duly registered under the Maharashtra Co-Operative societies Act 1960 and having Registration No. NBOM/CIDCO/HSG/(OH)/2084/JTR/2005-2006, and hold Share Certificate No.19 Comprising of 5 fully paid up shares of Rs. 50/- each bearing distinctive nos. from 91 to 95 (both inclusive) hereinafter to as the said Shares, and by virtue of their memberships of the said society, is seized and possessed of or otherwise well and sufficiently entitled to a **Flat No. 104, First Floor, A-Wing, Pratiksha Co-Op. Housing Society Ltd., Plot No. 55, Sector-15, Koparkhairane, Navi Mumbai, Tal & Dist Thane. Admeasuring 407 Sq.Fts. Built Up Area**, and hereinafter for brevity's sake the said premises shall be referred to as the "Flat".

AND WHEREAS:-

The Transferor do hereby declare that no notice for the recover of the stamp duty and registration have been received by him on account of the registration of the agreement of the above said Flat.



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THE TRANSFEROR DO HEREBY CONVENTANT AS FOLLOWS :

- There are no suits litigations Civil or any other proceedings pending in any competent Court, as against the Transferor personally affecting the said Flat.
- There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free all encumbrances.
- There are no charges and the said Flat is not the subjects matter to any lispendens or easements or attachments either before or after judgments. The Transferor has not received any notice either from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.

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NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The Transferor hereby agrees to sell, transfer and assign all his rights, titles and interests in and upon the following Flat.

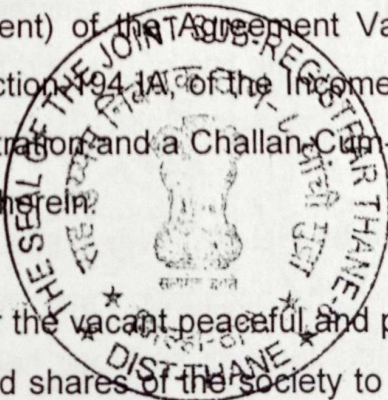
To the party of the second part / Transferees which the Transferees have agreed to acquire the same and the said Shares and interest of the Transferor for a total consideration of **Rs. 63,00,000/- (Rupees Sixty Three Lacs Only)** inclusive of all costs, share capital and the amount to the credit of the Transferor in the books of the said society.

2. The Transferees have agree to pay the said consideration of **Rs. 63,00,000/- (Rupees Sixty Three Lacs Only)** Which shall be paid in the following manner :

a. The Transferees have paid to the Transferor a sum of **Rs. 12,62,000/- (Rupees Twelve Lakhs Sixty Two Thousand Only)** by Cheque, being towards the part payment on the execution of this Agreement (the receipt thereof the Transferor doth hereby acknowledge).

b. And it is agreed by and between the parties that balance amount **Rs. 49,75,000/- (Rupees Forty Nine Lakhs Seventy Five Only)** will be paid after getting loan from any Bank or financial institute within 45 days after execution of this agreement.

c. The Transferee have deducted the sum of **Rs. 63,000/- (Rupees Sixty Three Thousand Only)** from the total sale price consideration and have paid to the Income Tax Department, being the T.D.S. (Tax Deduction at Source) of 1% (One Percent) of the Agreement Value, as applicable under the provisions of Section 194 IA, of the Income Tax Act, 1961, on or before the date of Registration and a Challan Cum-Statement shall be furnished to the Transferor herein.



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d. The Transferor shall deliver the vacant peaceful and physical possession of the said Flat and the said shares of the society to the Transferees on getting the full and final consideration of the sale price.

e. The party of the first part has informed the Transferees that under the existing laws and rules of Co-operative Housing societies, i.e. M/s. PRATIKSHA CO-OPERATIVE HOUSING SOCIETY LTD., Reg. No.

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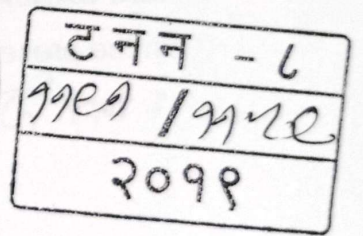
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- r. As it is mandatory for disbursement of the loan that all the original documents pertaining to the Flats should be handover to the Transferees bank for sanctioning and disbursement of the loan. The Transferor do hereby agrees to handover all the original documents pertaining to the Flat to the Transferees or to the bank so that the loan could be disbursed in time.
- s. The Transferees do hereby agree to pay the stamp duty, registration charges payable to the revenue authorities for registration of the agreement to sell / sale/ sale deed as it is mandatory to pay the stamp duty, registration charges as per the provision of the Bombay Stamp act 1908.
- t. The Transferor do hereby declares that he has paid all stamp duty and registration charges to the Revenue Authorities and in case any notice of recovery is received by the Transferees in respect of this Flat that shall be paid by the Transferor and or settler the same with the Revenue authorities on his own cost.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All the piece and parcel of land known as Plot No. 55, in Sector 15, of Koparkhairane, Navi Mumbai, admeasuring about 1521.839 Sq. Mtrs. Or thereabouts and bounded as follows.

ON THE NORTH BY : Plot No. 54
 ON THE SOUTH BY : 15.00 Mtrs Road
 ON THE EAST BY : Plot No.56
 ON THE WEST BY : Plot No.23



THE SECOND SCHEDULE ABOVE REFERRED TO :

Flat No. 104, First Floor, A-Wing, Pratiksha Co-Op. Housing Society Ltd., Plot No. 55, Sector-15, Koparkhairane, Navi Mumbai, Tal & Dist Thane. admeasuring 407 Sq. Fts. Built Up Area, (hereinafter referred the "Said Flat") bearing gat and other lands (more particularly described in the first schedule hereinabove written) and which the said Flat is bounded as follows that is to say.

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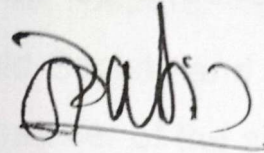
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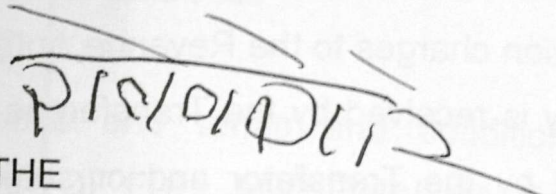
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year hereinabove written.

SIGNED AND DELIVERED BY THE
withinnamed 'TRANSFEROR'

MR. SANTOSH RAJARAM VELHAL

in the presence of

1. Mr. Dinesh S. Patil (Patil) 

2. Ramchandra Gore 

SIGNED AND DELIVERED BY THE
withinnamed 'TRANSFEREES'

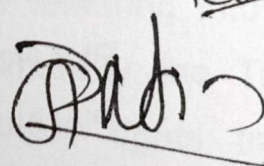
MRS. SUVARNA SANJAY PAWAR

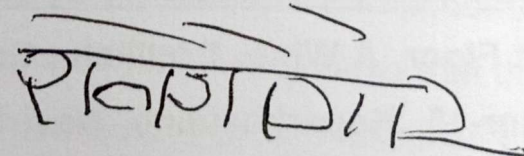
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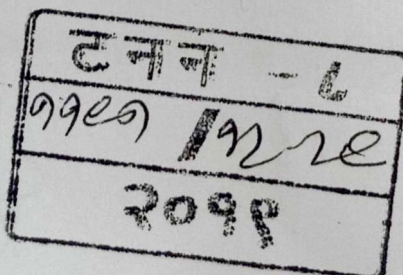
AND.

MR. SANJAY TANAJI PAWAR

in the presence of

1. Mr. Dinesh S. Patil (Patil) 

2. Ramchandra Gore 



Share Certificate No. 19 Member's Regn. No. 19 No. of Shares 5

Share Certificate

PRATIKSHA

CO-OPERATIVE HOUSING SOCIETY LTD.

PLOT No. 55 SECTOR- 15 KOPERKHAIRNE NAVI MUMBAI

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 250/- Divided into 5 Shares of Rs. 50/- each

Registration No. NBOM/CIDCO/HSG/CHV/1/STR/2005-2006 Date 26-8-05

This is to certify that Shri/ Smt. /M/s. SANTOSH RAJARAM VELHAL

is the Registered Holder of 5 fully paid up shares of Rs. FIFTY each numbered from 91 to 95 both inclusive, in

PRATIKSHA CO-OPERATIVE HSG. SOCIETY LTD., K. KHAIRNE.

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Koperkhairne

this 1st day of November 2009



[Signature]

Authorised
M.C. Member

[Signature]

Secretary

[Signature]

Chairman

P.T.O.



टनन - 6
9909 AENE
2099



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला पाळा, बेलापुर भवन, सी.बी.डी.
नवी मुंबई - ४०० ६२४.
दुरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

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

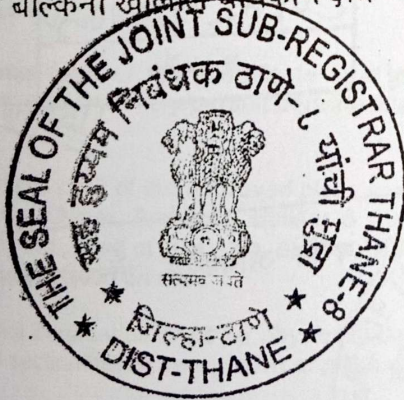
गा.क्र. न.मु.मु.पा./सुखानगर/न.रा.प. प्र. क्र. बी - ३८८४/२०९१/०४
दिनांक :- २९/०८/२००८
११४५/१५-१२
२०११

भोगवटा प्रमाणपत्र

ट न न - ८
२९/०८/२०११
२०११

नवी मुंबई येथे भूखंड क्र. ५५, सेक्टर क्र. १५, कोपरखैरणे, नवी मुंबई या जागेचे मालक श्री. धनजी नारायण पटेल, यांनी जागेवरील बांधकाम दि. १७-०७-२००४ रोजी पूर्ण केलेले आहे. त्याबाबतचा टाखला संबंधित वास्तुविशारद डायमॅन्शनस, यांनी नमूद केलेल्या आहे. सदर जागेची वाहणी दि. १२-०८-२००४ रोजी वास्तुविशारदासह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रमाणपत्र दि. २४-१०-२००३ मध्ये नमूद केलेल्या शर्तीप्रमाणे पूर्तता केलेली आहे. त्यामुळे सदर जागेत 'रहिवास' वापर करण्यास या जागेच्या वाफळाचा तपशिल खालीलप्रमाणे आहे.

रहिवास वापराखालील बांधकाम क्षेत्र : ११५२ चौ.मी.
वाणिज्य वापराखालील बांधकाम क्षेत्र : ३४० चौ.मी.
एकूण बांधकाम क्षेत्र : २२६३ चौ.मी.
बॉदस्त बाल्कनी खालील बांधकाम क्षेत्र : ३४२.७४२ चौ.मी.



ट न न - ८
११५२/१५-१२
२०११

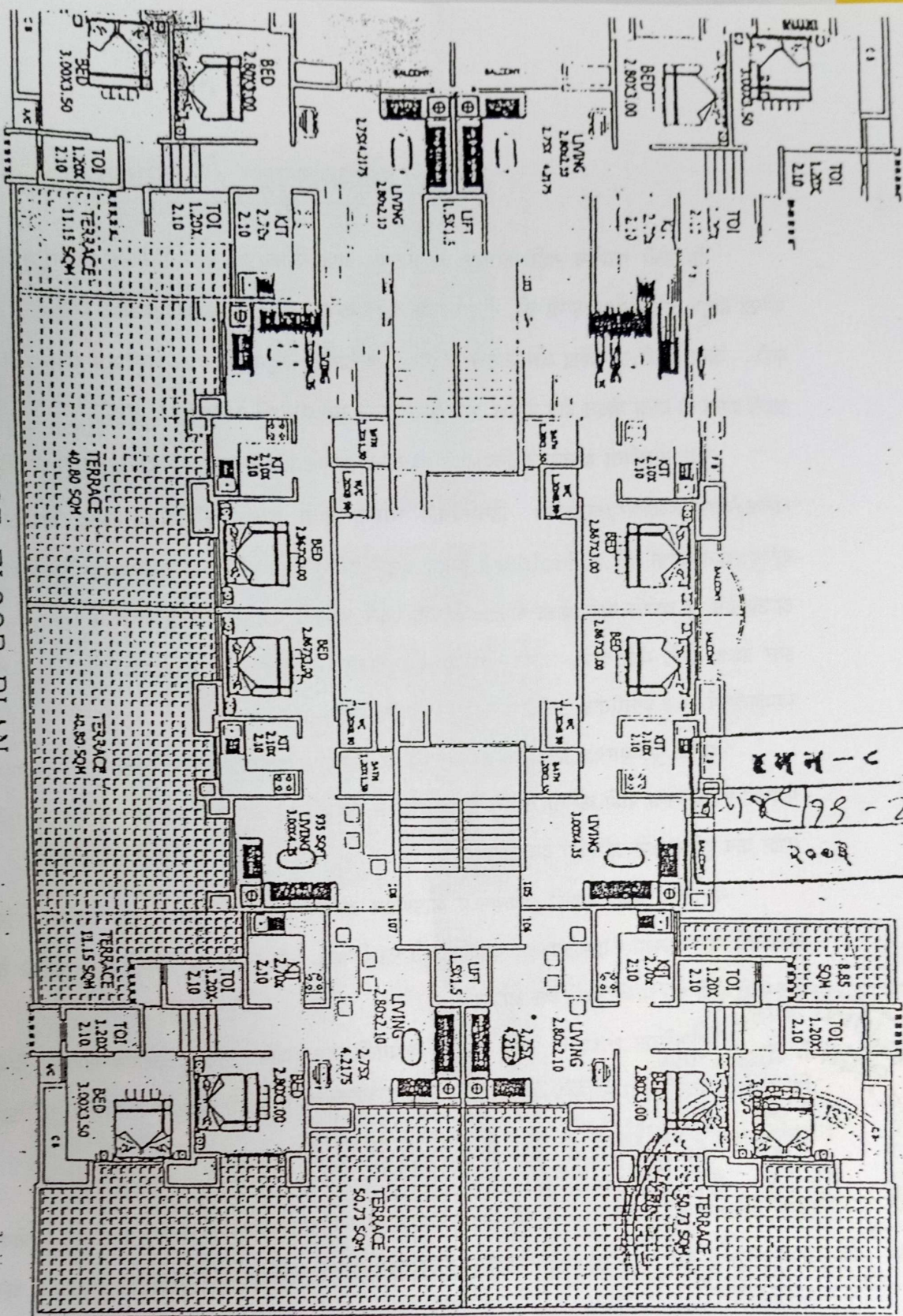
सहाय्यक संचालक नेपर रचना
नवी मुंबई महानगरपालिका



"जन्म असो वा मरण आवश्यक नोंदणीकरण"

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FIRST FLOOR PLAN



Handwritten notes: 2-15-12, 2099

DEVELOPERS पलन - 6 <i>(Signature)</i> 2099	KVALITÄT DEVELOPERS 2095055 यांची इमारत PROJECT - 2095055
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R.C.C. CONSULTANT A.G. GOKHALE 2789 3615	ARCHITECTS DIMENSIONS. PH: 2712232