

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT

Name WAGHULE BALASAHEB RAMHARI Gender M F *
 Salutation Mr Mrs Ms Dr. Other MR Date of Birth 12-11-1976
 Marital Status Married Unmarried Other Name of Spouse SUREKHA BALASAHEB
 No. of Dependents 03 No. of Children 02 Name of Father RAMHARI WAGHULE
 Mother's Maiden Name MUSTABAI Category SC ST OBC General
 Nationality INDIAN Residential Status Resident NRI / PIO Religion HINDHU-MALI
 Place of Birth AHMEDNAGAR Photo Identification (ID) : Type _____
 Photo Identification (ID) : Number _____ Photo ID: Valid Upto dd-mm-yyyy
 Driving Licence No. _____ Driving Licence Valid Upto dd-mm-yyyy
 PAN No./GIR No. _____ Passport No. _____ Passport Valid Upto dd-mm-yyyy
 Highest Qualification Attained _____ Qualifying Year yyyy



Present Address: Staying at the present address for the past _____ Years and _____ Months. Type of Residence Owned Rented Allotted by employer Other
 House /Flat / Apartment No. or Name ROOM-1493 BLOG-168
 Street Name & No. and Area/Location SECTOR-5 CGS COLONY
 Landmark KANE-NAGAR ANTOPHILL
 City MUMBAI District MAHARASHTRA Pin Code 400037
 State MAHARASHTRA Country INDIA
 Telephone (Landline) _____ Mobile (Primary) 7057967194 Mobile (Secondary) 8805234995
 Email (Personal) waghulebregmail.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 AT GONDEGGAON POST-SALABATPOR
 Street Name & No. and Area/Location TALUKA-NEWASA
 Landmark _____
 City _____ District AHMEDNAGAR Pin Code 414603
 State MAHARASHTRA Country INDIA
 Telephone (Landline 1) _____ Telephone (Landline 2) _____

Office / Business Address:
 Name of Org/Employer, Dept. & Floor CGHS MEDICAL STORE
 Street Name & No. and Area/Location SECTOR-1 CGS-COLONY ANTOPHILL
 Landmark SBI BANK
 City MUMBAI District MUMBAI Pin Code 400037
 State MAHARASHTRA Country INDIA
 Telephone (Landline) _____ Fax _____ Mobile (Secondary) _____
 Email (Organizational) _____

Repayment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Other
 Relationship with the Bank Less than 1 year 1-3 years More than 3 years
 References (Names and addresses of two referees who are not related to you):

State Bank of India may make enquiries from the referees if it deems necessary.

Name: UMESH BALKRISHNA OVHAL
 Address: 105A, INDRA, VALEY, VICKUMBE, NEW PANVEL 410206
 Email: umeshov727@gmail.com
 Tel: _____ Mob: 7977546727

Name: ANAGHA ARVIND LAMBE
 Address: A114/122 CGS COLONY, WADALA WEST, MUMBAI-400032
 Email: anaghalambe@gmail.com
 Tel: _____ Mob: 9892555858

FORM-B (EMPLOYEE DETAILS)
 Nature of Occupation _____
 Employer Name _____
 Total Experience _____
 Previous Employer Name _____
 Previous Employer Address _____
 Organization Name _____
 Department _____
 Employee No. _____
 Businessman Name _____
 Nature of Business _____
 Business Name _____
 Trade License No. _____
 Type of Ownership _____
 Other Details _____
 Employer / Corporation Name _____
 Name of POA Holder _____
 Income / Financial Details _____
 Income _____
 Obligation / Deductions _____
 Existing Loans (If any) _____
 Bank Accounts Held _____
 Credit Cards _____
 Fixed Deposits _____
 Other Current Assets _____
 Name : _____



भारतीय स्टेट बैंक / बैंक
STATE BANK OF INDIA

Home Loan - 30.00 Laes.

विषय/Subject Wagale Balasheb Ramhari
& Surekha Balasheb Ramhari
पासून/से पर्यंत/तक

From _____ To _____

Legal :- Shilpa Mangal - 20/10/22

Vasanthi - Vastakada - 20/10/22

Item Code No. 900999010

BENPL/02-2020/10.000

Received
20/10/22



07/10/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 16259/2022

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

क्रमांक	विवरण	करारनामा
(1)	विलेखाचा प्रकार	
(2)	मोबदला	3400000
(3)	बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3362328
(4)	भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: विभाग क्र.15 अ/9 दर 82000/- सदनिका क्र.401, चौथा मजला, ए विंग, विघ्नहर्ता कॉ-ऑप. हौसिंग सोसायटी लि., प्लॉट नं.03, सेक्टर 09, कामोठे(जी ई एस), ता. पनवेल, जि. रायगड, क्षेत्र 179.37 चौ. फुट कारपेट एरिया + 565 चौ. फुट टॅरेस. (Plot Number : 03 ; SECTOR NUMBER : 09 ;)
(5)	क्षेत्रफळ	1) 179.37 चौ.फूट
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-शीतल महेश गोसावी -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रूम नं. 5, सहकार सेवा संघ चाळ, मुकुंद नगर, चेंबूर, टिळक बगर, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं:-AZCPG3616R
(7)	दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-बाळासाहेब रामहरी वाघुले -- वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रूम नं.1483, बिल्डिंग नं.168, सेक्टर 5, सी जी एस कॉलनी, काणेनगर, अटोफिल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-AIBPR1127L
(8)	दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-सुरेखा बाळासाहेब वाघुले लग्नापूर्वीचे नाव सुरेखा तुकाराम पेहेरे -- वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रूम नं.1483, बिल्डिंग नं.168, सेक्टर 5, सी जी एस कॉलनी, काणेनगर, अटोफिल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-BXDPP2379C
(9)	दस्तऐवज करून दिल्याचा दिनांक	07/10/2022
(10)	दस्त नोंदणी केल्याचा दिनांक	07/10/2022
(11)	अनुक्रमांक, खंड व पृष्ठ	16259/2022
(12)	बाजारभावाप्रमाणे मुद्रांक शुल्क	238000
(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 वर्ग-२,
(पनवेल-५)

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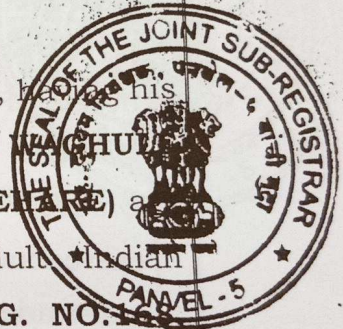
AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Navi Mumbai, on this 07th Day of **OCTOBER 2022**, BETWEEN **MRS.SHEETAL MAHESH GOSAVI** age 45 years, having Her **PAN NO. AZCPG3616R** adult Indian inhabitant, Residing at **ROOM NO.5, SAHKAR SEVA SANGH CHAWL, MUKUND NAGAR, CHEMBUR, TILAK BAGAR, MUMBAI, 400 089**. hereinafter called "**THE TRANSFEROR/VENDOR**" (which expression shall unless repugnant to the context or meaning thereof mean and include her respective heirs, executors, administrators and assigns of the **ONE PART**).

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AND

1) **MR. BALASAHEB RAMHARI WAGHULE** age 46 years, having his **PAN NO.AIBPR1127L** 2) **MRS. SUREKHA BALASAHEB WAGHULE** (FORMELY KNOWN AS **MISS. SUREKHA TUKARAM PETHARE**) age 38 years, having her **PAN NO.BXDPP2379C** adult Indian inhabitants, Both Residing at **ROOM NO.1483, BLDG. NO.169 SECTOR - 5, CGS COLONY, KANENAGAR, ANTOPHILL, MUMBAI 400 037**. hereinafter called "**THE TRANSFEREES /PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART**.



12/10/22 21/10/22

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WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a Company incorporated under the Companies Act, 1956, (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The corporation has been declared as new town development authority, under the provision of sub section (3-A) of section 113 of Maharashtra regional and town planning act, 1966 (Maharashtra Act No. XXX VII of 1966) (hereinafter referred to as "THE SAID ACT") for the new town of Navi Mumbai by Government of Maharashtra in the exercise of its powers for the area designated as site for a new town under subsection (1) of section 113 of the said act;

AND WHEREAS the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the corporation by an Order duly made in that behalf as per the provision of Section 113 of the said Act;

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 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

AND WHEREAS SHRI. RAVINDRA KAMLAKAR PAVNEKAR & SEVEN OTHERS have been allotted a plot of Land by the said Corporation bearing Plot No-03, Sector-09, under 12.5% (twelve and half percent) Urban Expansion Scheme in village-kamothe, Navi Mumbai, District - Raigad, tal-Panvel, Admeasuring 1300 Sq.Mtrs. or thereabouts and more particularly described in the first schedule hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein.

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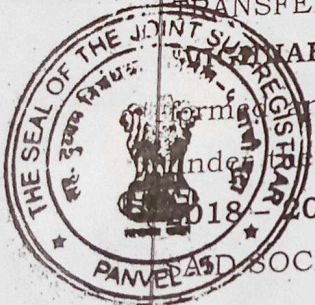
AND WHEREAS the Builder expressed his intention to dispose off the flats in the proposed new building (s) to be known as "VIGHNAHARTA" on OWNERSHIP BASIS to the prospective buyer.

AND WHEREAS By Agreement Sale dated 18th NOVEMBER 2013 registered in the office of Sub-Registrar of assurances at Panvel, under Serial No. PNL1-8929/2013, FLAT NO. 401, located on the 4th FLOOR, in A WING admeasuring 179.37 Sq. Feet. Carpet Area + 565 Sq. Feet. Terrace Area in the building known as "VIGHNAHARTA" situated at Plot No. 03, Sector - 09, VILLAGE KAMOTHE (GES), TALUKA PANVEL, DIST. RAIGAD NAVI MUMBAI. for the consideration and on the terms and conditions contained therein, MRS.SHEETAL MAHESH GOSAVI the therein, purchased from the Promoters M/S. WE DEVELOPERS.

AND WHEREAS The Occupancy Certificate of the said plot from the Corporation vide its letter bearing No. CIDCO/ATPO (BP)/1028 dated 28/07/2010.

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AND WHEREAS Incidental to the holding of the said Flat, THE TRANSFEROR/VENDOR are entitled for membership rights of the "VIGHNAHARTA CO-OPERATIVE HOUSING SOCIETY LIMITED.", formed and registered under the Co-operative Societies Act, 1960 under the serial No. N.B.O.M/CIDCO/HSG (T.C.)/7704/JTR/Year 2018-2019. (hereinafter for the sake of brevity referred to as "THE PANVEL HOUSING SOCIETY").



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AND WHEREAS THE TRANSFEROR THE said Flat in THE TRANSFEROR respect of THE SA

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- c. She Sale bod TH
- d. Th FI S e
- e.

f. THE TRANSFEROR/VENDOR undertake to obtain Society N.O.C. or consent of THE SAID SOCIETY for sale, transfer of THE SAID FLAT.

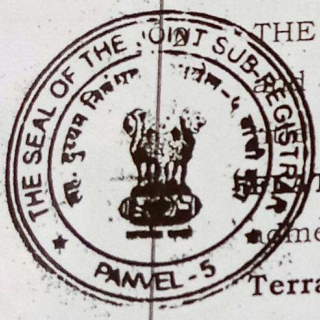
Relying upon the aforesaid representations made by THE TRANSFEROR/VENDOR, THE TRANSFEREES/PURCHASERS agreed to purchase THE SAID FLAT on ownership basis together with fittings and fixtures, for the consideration of **Rs.34,00,000/- (RUPEES THIRTY FOUR LAKHS ONLY)** and on the terms and conditions appearing hereinafter. This consideration is exclusive of the Stamp Duty, Registration, which are to be borne fully by the THE TRANSFEREES/PURCHASERS.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY

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AGREED BY AND BETWEEN THE PARTIES HERETO As follows-

The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein.



THE TRANSFEROR/VENDOR hereby agrees to sell, transfer and convey to THE TRANSFEREES/PURCHASERS their right, and interest in the said Residential Premises, bearing Flat NO. 401, located on the 4th FLOOR, in A WING measuring 179.37 Sq. Feet. Carpet Area + 565 Sq. Feet. Terrace Area in the building known as "VIGHNAHARTA CO-OPERATIVE HOUSING SOCIETY LIMITED.", situated at Plot No. 03, Sector - 09, VILLAGE KAMOTHE (GES), TALUKA PANVEL, DIST. RAIGAD NAVI MUMBAI. and more particularly described in the Schedule hereunder written together with all profits, advantages, rights and appurtenances whatsoever attached with the said Flat for the consideration of **Rs.34,00,000/- (RUPEES THIRTY FOUR LAKHS ONLY)**. The

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said amount of the TRANSFEREES/PURCHASERS VENDOR in the fol

(a) **Rs.6,00,000** token amount for executing the TRANSFEREES/PURCHASERS acknowledge

(b) **Rs.28,00,000 ONLY** a period of this of the

(The Nothing can be transferred, a title and TRANSFEREES/PURCHASERS paid by TRANSFEREES/PURCHASERS agreed h

3. THE TRANSFEROR/VENDOR Owner or TRANSFEREES/PURCHASERS right, and conveyance as a act,

may be applicable as on date in respect of THE SAID FLAT and THE TRANSFEREES/PURCHASERS shall not be responsible in any manner to clear said dues.

18. This Agreement shall be governed by the provisions of the Maharashtra Ownership Flat (Regulation of promotion of construction, sale, management and transfer) Act, 1963.
19. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement shall be referred to two arbitrators one each to be appointed by both the parties hereto and thus, disputes and differences shall be resolved in accordance with the provisions of Arbitration & Conciliation Act, 1996.

- THE SCHEDULE ABOVE REFERRED TO -

THE RESIDENTIAL PREMISES, bearing FLAT NO. 401, located on

the 4th FLOOR, in A WING admeasuring 179.37 Sq. Feet Carpet

Area + 565 Sq. Feet. Terrace Area in the building known as

"VIGHNAHARTA CO-OPERATIVE HOUSING SOCIETY LIMITED,

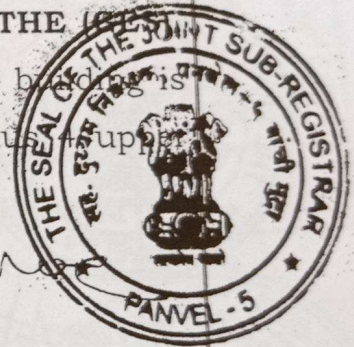
situated at Plot No. 03, Sector - 09, VILLAGE KAMOTHE

TALUKA PANVEL, DIST. RAIGAD NAVI MUMBAI. The building is

constructed in the year 2010, consisting of Ground plus 4 upper

floors.

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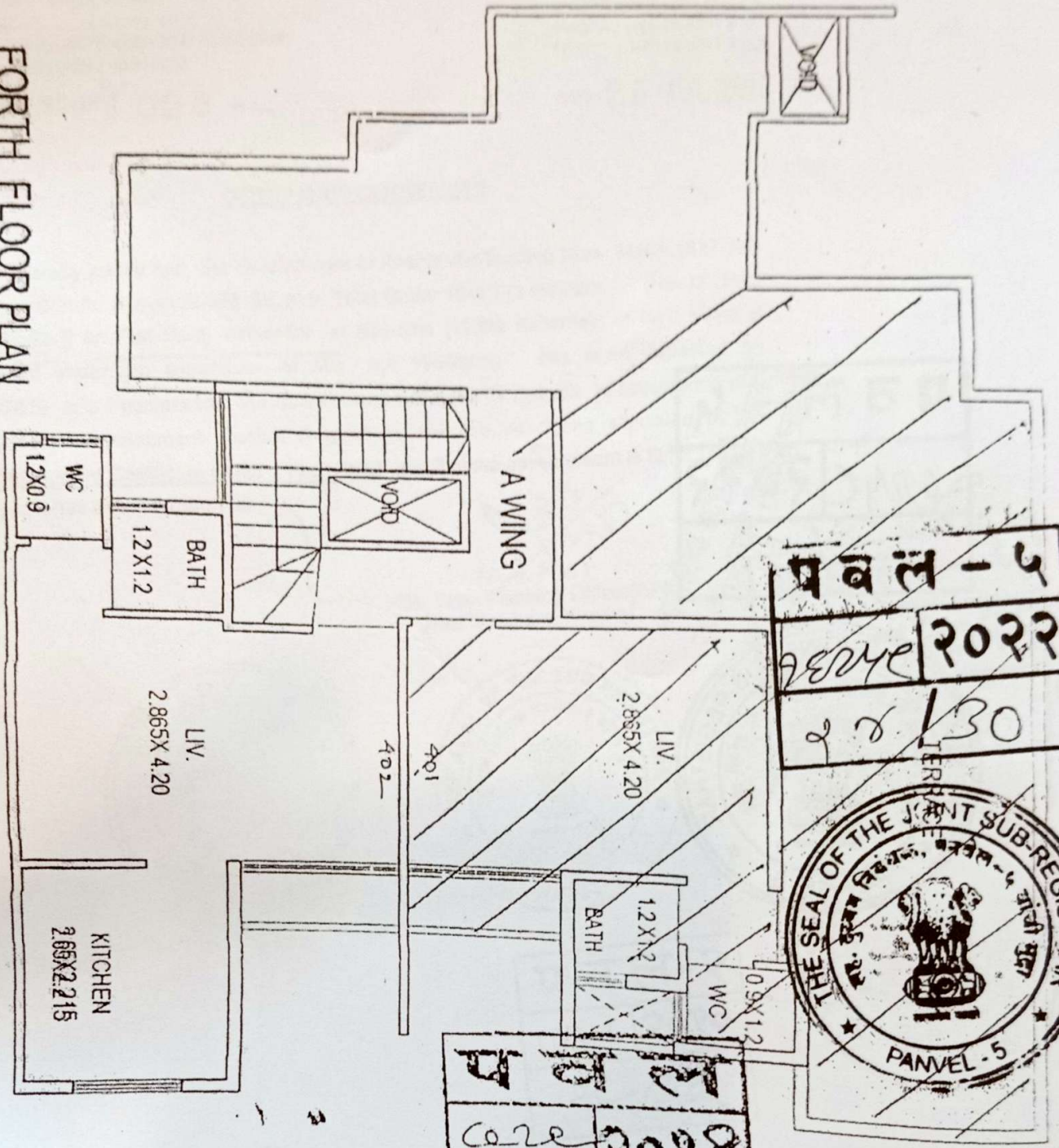


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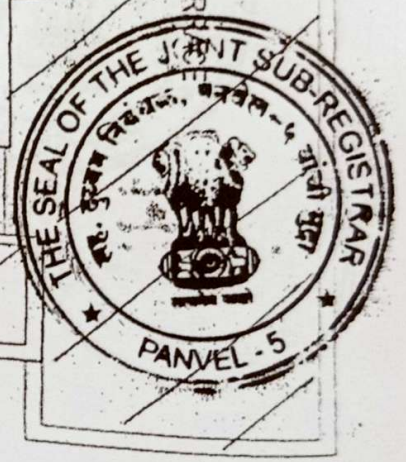
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**FORTH FLOOR PLAN
A WING**

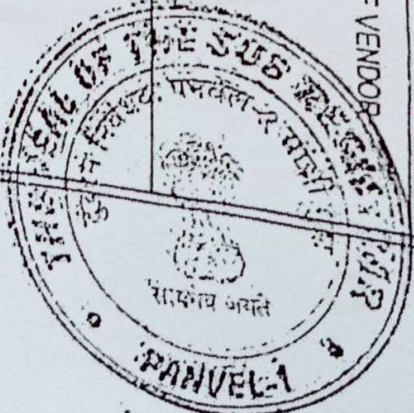


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२८/३०



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SIGN. OF VENDOR



FLAT NO.

SIGN. OF PURCHASER

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DEVELOPER

WE DEVELOPERS

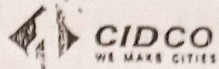
426, GROHITAM BUILDING,
SECTOR 19C, VASHI,
NAVI MUMBAI.

VIGHANHARTTA

RESIDENTIAL CUM
COMMERCIAL COMPLEX
PLOT NO.3, SECTOR.9,
KAMOTHE, NAVI MUMBAI

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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/ATPO(BP) 028 - -

Date: 26 JUL 2010

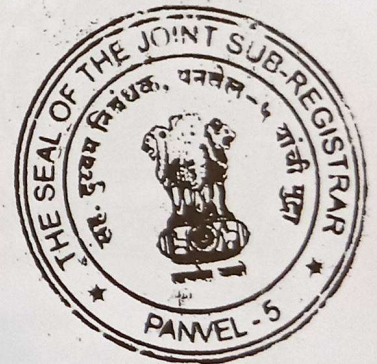
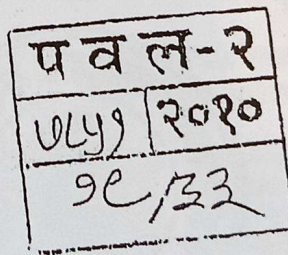
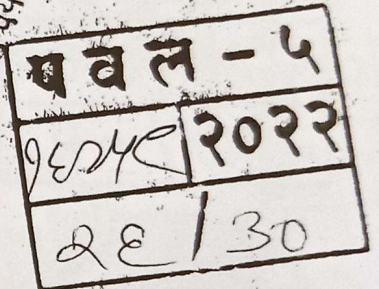
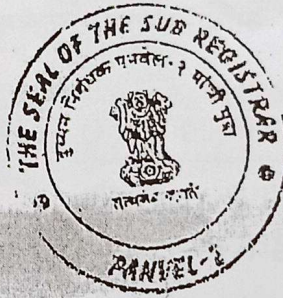
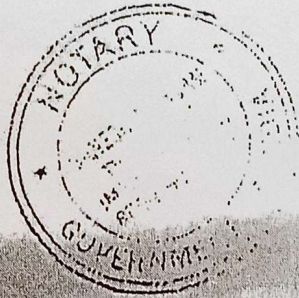
OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building [Res. BUA= 1827.399 Sq.mtrs., Comm. BUA=122.373 Sq.mtrs. Total BUA= 1949.772 Sq.mtrs. (No. of Units R-78, C-08)] on Plot No.3, Sector-09 at Kamothe (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s M/s Workshop has been inspected on 30/03/2010 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 18/07/2002 and that the development is fit for the use for which it has been carried out.

(R. B. Patil)

Add. Town Planning Officer (BP)
(Navi Mumbai & Khopta)

माहितीचा अधिकारी
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सत्यमेव जयते

-: नोंदणी प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एस जी/(टी.सी)/७७०४/जेटीआर/सन २०१८-२०१९.

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, विघ्नहर्ता सहकारी गृहनिर्माण

संस्था अर्थात, भूखंड क्र. ०३, सेक्टर ०९, कामोठे, नवी मुंबई हि संस्था महाराष्ट्र सहकारी

अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१)

अन्वये नोंदणीत घेतलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थेचे

नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था

"भाडेकरू-सहभागिदारी गृहनिर्माण" संस्था असे आहे.



K. T. Adkavi

(डॉ. केदारी जाधव)

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक : १९/१२/ २०१८

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