

398/6226

पावती

Original/Duplicate

Wednesday, June 13, 2018

नोंदणी क्र. :39M

8:22 AM

Regn.:39M

पावती क्र.: 7713

दिनांक: 13/06/2018

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-6226-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: देवेन्द्र भाऊसाहेब मोकळ - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

8:32 AM ह्या वेळेस मिळेल.

  
Sub Registrar Panvel 3

बाजार मूल्य: रु.7490564 /-

मोबदला रु.7490564/-

भरलेले मुद्रांक शुल्क : रु. 449500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002341003201819E दिनांक: 05/06/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 120620181632 दिनांक: 12/06/2018

बँकेचे नाव व पत्ता:





13/06/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 6226/2018

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7490564
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7490564
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: अपार्टमेंट क्र.101,पहिला मजला,सेलेब्रेशन बिल्डींग क्र.केएच 4/16,सेक्टर 16,17,खारघर,ता.पनवेल,जि.रायगड. क्षेत्र 79.18 चौ.मी.कारपेट( ( SECTOR NUMBER : 16, 17 ; ) )
(5) क्षेत्रफळ	1) 79.18 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लि.तर्फे अमित राजपूत -- वय:-50; पत्ता:-- , - , सी.बी.डी.बेलापूर, नवी मुंबई,, - , बेलापूर णॉडे-- ईईई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देवेंद्र भाऊसाहेब मोकळ - - वय:-33; पत्ता:-- , - , सुभा, प्लॉट क्र.१०, श्रीराम नगर, आडगाव, नाशिक., -- , आंबेगावॉण, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422003 पॅन नं:-BAXPM3815R
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/06/2018
(10)दस्त नोंदणी केल्याचा दिनांक	13/06/2018
(11)अनुक्रमांक,खंड व पृष्ठ	6226/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	449500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

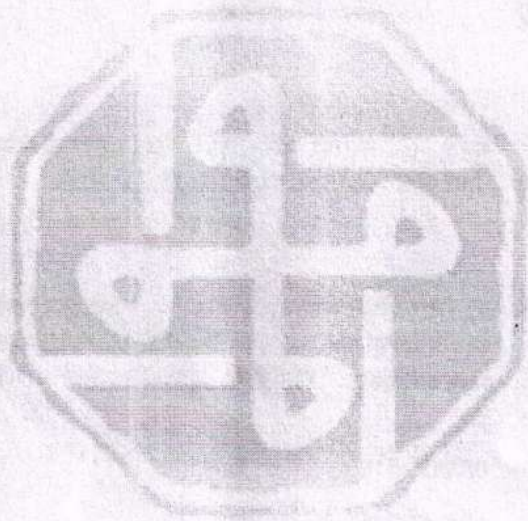
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणाचा तपशील शासकीय/निमशासकीय किंमत

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

सह दुय्यम निबंधक वर्ग-२  
पनवेल क्र.३





E226  
30/1/18

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 120620181632	Date 12/06/2018
Received from DEVENDRA BHAUSAHEB MOKAL, Mobile number 9730888001, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 12/06/2018
Bank CIN 10004152018061201278	REF No. CH83581427
This is computer generated receipt, hence no signature is required.	

*Handwritten signature*

पवल - ३  
E226 २०१८  
१ / ३६

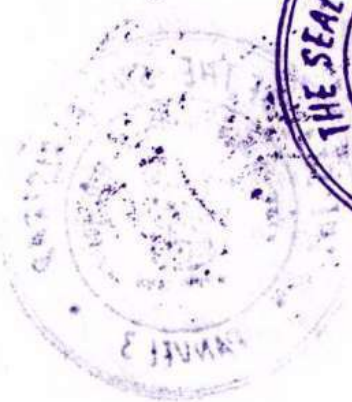


1/2/2026

Department of Stamp & Registration, Maharashtra  
 District of Thane, Thane District  
 Received from DEVI MOHA SAHAI MOKA, Mobile number 9822630266  
 of Rs 100/- towards Document Handling Charges for the Document of Rs 100/-  
 Submitted for registration at the District Office, Thane.

Sl. No.	Name	Address	Date	Amount
1	DEVI MOHA SAHAI MOKA	...	...	100/-

**पवल-३**  
 622630266  
 2/3E





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

<b>PRN</b> 120620181632	<b>Date</b> 13/06/2018
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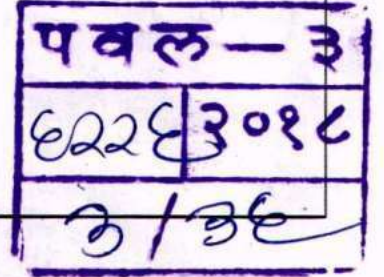
Received from DEVENDRA BHAUSAHEB MOKAL, Mobile number 9730888001, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.



Payment Details

<b>Bank Name</b> SBIN	<b>Date</b> 12/06/2018
<b>Bank CIN</b> 10004152018061201278	<b>REF No.</b> CH83581427

This is computer generated receipt, hence no signature is required.



पवेल - ३	
६२२४	२०१८
४/७६	





महाराष्ट्र MAHARASHTRA

2018

TG 684628



25/5/2018



*Asst*  
Asstt. Marketing Officer (Hsg.)  
CIDCO Ltd.

*Asstt*



जोडपत्र - २

- 5 JUN 2018

मुद्रांक विक्री नोंदवही अनु. क्र. 10559 दिनांक

दस्तावा प्रकार: दस्त नोंदणी करणार आहेत का? होय/नाही

मिळकतीचे दर्शन २ १६ २०१८

मुद्रांक विकत घेणा-याचे नाव देवेन साम्राज्य कोकल

दुस-या पक्षाकाराचे नाव

हस्ते असल्यास त्याचे नाव व पत्ता सतोष - वट्टान सही

मुद्रांक शुल्क रक्कम १००/-

मुद्रांक विक्रेत्याची सही व विक्रीचे ठिकाण

दुकान क्र. ४१, प्रभात सेंटर, (सतोष द. वाळणूसकर) परवाना क्रमांक - १२०१०४०

सेक्टर ०१ अ, सीबीडी, बेलापुर - ४०० ६१४.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

पवल - ३  
२२/३/१८  
E/B/E

मुद्रांक विक्री नोंदवही  
मुद्रांक विक्री  
मुद्रांक विक्री





CHALLAN  
MTR Form Number-6



GRN	MH002341003201819E	BARCODE		Date	05/06/2018-14:38:49	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)			
				PAN No.(If Applicable)	BAXPM3815R		
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR			Full Name	DEVENDRA BHAUSAHEB MOKAL		
Location	RAIGAD						
Year	2018-2019 One Time			Flat/Block No.	APARTMENT NO 101 1ST FLOOR BLDG NO 16		
				Premises/Building	MANPASANT HOUSING SCHEME		
Account Head Details			Amount In Rs.	Road/Street	MIG TYPE-B-KHG-KH4-16-101 SEC 16 AND 17 KHARGHAR		
0030046401	Stamp Duty		449500.00	Area/Locality	NAVI MUMBAI		
0030063301	Registration Fee		30000.00	Town/City/District			
				PIN	4 1 0 2 1 0		
				Remarks (If Any)	PAN2=AACCC3303K-Second PartyName=CIDCO LTD-CA=7490564		
				Amount In	Four Lakh Seventy Nine Thousand Five Hundred Rupee		
Total			4,79,500.00	Words	s Only		
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
	Cheque-DD Details			Bank CIN	Ref. No.	69103332018060513414	168949103
Cheque/DD No.				Bank Date	RBI Date	05/06/2018-14:39:29	Not Verified with RBI
Name of Bank				Bank-Branch	IDBI BANK		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

पवल-३  
६२२९३०९८  
६०/१६

THE SEAL OF THE SUB REGISTRAR  
पवल-३  
RAIGAD  
PANVEL 3

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सादर चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सादर चलान लागू नाही.

*Art*

*[Signature]*

प व ल - ३  
२०१८  
१/३६

१९००





CHALLAN  
MTR Form Number-6



GRN	MH002341003201819E	BARCODE			Date	05/06/2018-14:38:49	Form ID	25.1
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					PNL5_PANVEL NO 5 SUB REGISTRAR			
Location					RAIGAD			
Year					2018-2019 One Time			
Account Head Details					Amount In Rs.			
0030046401 Stamp Duty					449500.00			
0030063301 Registration Fee					30000.00			
Total					4,79,500.00			
Payment Details					IDBI BANK			
Cheque/DD No.								
Name of Bank					IDBI BANK			
Name of Branch								
Remarks (If Any)					PAN2=AACCC3303K-SecondPartyName=CIDCO LTD CA-7490564			
Amount In					Four Lakh Seventy Nine Thousand Five Hundred Rupee			
Words					s Only			
FOR USE IN RECEIVING BANK								
Bank CIN					69103332018060513414			
Ref. No.					168949103			
Bank Date					05/06/2018-14:39:29			
RBI Date					06/06/2018			
Scroll No. , Date					00106062018			

मवल-३  
०२२६/२०१८  
०३६

DEFACED  
₹ 479500.00  
DEFACED

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9730888001  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता कसल्याही दस्तासाठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by D.S. VIRTUAL TREASURY MUMBAI 01 Date: 2018.06.13 08:42:52 IST Reason: Secure Document Location: India



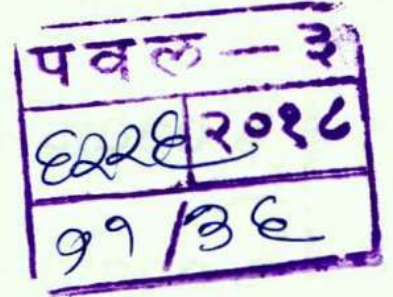
Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount	
1	(iS)-398-6226	0001428944201819	13/06/2018-08:23:16	IGR148	30000.00
2	(iS)-398-6226	0001428944201819	13/06/2018-08:23:16	IGR148	449500.00
Total Defacement Amount					4,79,500.00

Page 1/1  
सह दुय्यम निबंधक वॉ-२  
पानवेल क्र.३

Print Date 13-06-2018 08:42:52

पवल-३  
६२६/२०१८  
१०/१६





Mortgaged To  
.....*GIC*.....  
Branch.....*Panvel*.....  
Date:.....*17.03.2018*.....

### AGREEMENT TO SALE

Ref. Contrcat No./scheme : 10000872 : CELEBRATION

Customer/Property No : 30001755/B-KHG-KH-IV/16/101

THIS AGREEMENT made at C.B.D. Belapur, Navi Mumbai, this 8<sup>TH</sup> DAY OF **June Two Thousand Eighteen** between **CITY AND INDISTURIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, A Company incorporated office at "Nirmal" 2<sup>nd</sup> Floor, "The Corporation" hereinafter referred to as repugnant to the context or meaning there of include its (which expression shall unless it be successors and assigns) of the one part

And

**Mr.DEVENDRA BHAUSAHEB MOKAL,**  
**SUBHA PLOT NO-10, SHRIRAM NAGAR,**  
**ADGOAN, NASHIK-422003.**



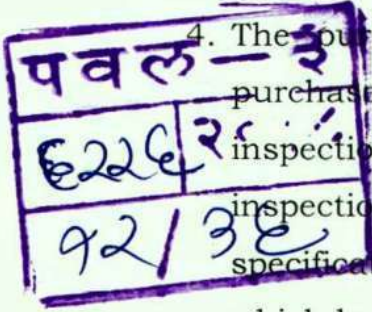
HEREINAFTER REFERRED to as "**The Purchaser**" Indian, Inhabitant (Which expression shall unless repugnant to the context or meaning there of include his/her heirs executors, administrators and permitted assigns) of the other Part

*Airt*  
Asstt. Marketing Officer (Hsg.)  
CIDCO Ltd.

*Devendra Mokhal*

## WHEREAS

1. The Corporation is the New Town Development Authorised declare for the area designated as a site for the new town exercise of its powers under Subsections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning act 1966 (Maharashtra XXXVIII of 1966) (hereinafter referred to as the MRTP Act.)
2. The State Government has pursuant to Section 113 the MRT Act, is acquiring lands described therein and vesting such lands in the Corporation for development disposal.
3. The Corporation has constructed on one of the such lands building of STILT and 07 upper floors such building comprising of flats and being designated as 17 types of building in **CELEBRATION -KH-IV** housing Scheme, at Sector No.16 & 17, Kharghar Node.



4. The purchaser has before applying to the corporation for purchase of the flat in the said building made requisition for inspection from the corporation and the Corporation has given inspection to purchaser of the original building plans and its specifications which the Purchaser both hereby confirm and which has been duly approved by the corporation.

5. The Certificate of title and Deeds as disclosed by the Corporation pertaining to the said land has been inspected by the purchaser.



6. The corporation has decided that the said flat should be sold in what is known as "Ownership Basis" with the Condition that allottees of the flat in the said buildings shall promote and register the Co-op. Society under Maharashtra Co-op. Societies Act 1960, after making payment by them in full to the Corporation of the respective sale prices of the flats agreed to be sold to them and all other money payable by them under their respective agreements for sale with the corporation and that the Corporation would thereafter grant such Co-Op Housing Society said building is constructed together with the

  
Asstt. Marketing Officer (Hsg.)  
CIDCO Ltd.

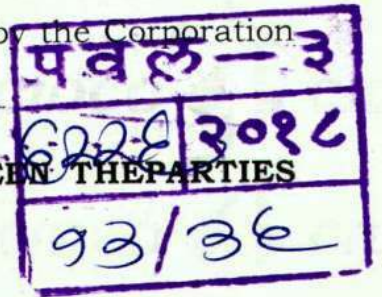


said land and more particularly described in the Schedule hereunder written for a period of Sixty years on the nominal rent of One Hundred rupees per year.

7. The Corporation has disclosed to the purchaser the nature of fixtures, fittings and amenities provided for the said building.
8. A draft of the Lease Deed annexed with the said Co-Op Housing Society, the allottee of the said flat, Purchaser for inspection and the confirm to have inspected and satisfaction.
9. The Purchaser has agreed to purchase from the Corporation on what is known as "Ownership Basis" a apartment No.16/101 for the total price of **Rs.74,90,564/- (Seventy Four Lakh Thirty Ninty Thousand Five Hundred Sixty Four Only)** upon the subject to the terms and conditions hereinafter contained and also upon subject to the terms and conditions of the Lease of the said land and building to be granted by the Corporation to the Co-op Housing Society as aforesaid.

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES hereto as follows:**

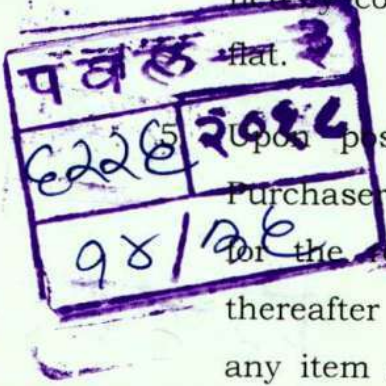
1. The purchaser has prior to the execution of this agreement satisfied himself about the title of the Corporation to the said land and the Purchaser shall not be entitled further to investigate the title of the Corporation to the said land and no requisition or objection shall be made or raised by the purchaser on any issue relating thereto and arising therefrom.
2. The Corporation agrees to sell and the Purchaser agrees to purchase flat no **101** in building No **16** on **1<sup>ST</sup> Floor** in the said building ("hereafter referred as the flat") admeasuring **79.18 SQ.MT** or thereabouts as per the plan and specifications seen and approved by him copy whereof is hereto annexed marked "Annexure "A" at or for the price of **Rs.74,90,564/- (Seventy Four Lakh Thirty Ninty Thousand Five Hundred Sixty Four Only)** which shall be paid by the purchaser before the





execution of this agreement which the purchaser has paid, the receipt of whereof the Corporation both hereby acknowledged.

3. Without prejudice to other rights of the Corporation under this Agreement and/or law, for the time being in force Purchaser shall be liable to pay to the Corporation interest at the rate of 12% per annum for first 60 days and 16% per annum for the period beyond 60 days for all amount becoming due and payable by purchaser.
4. Possession of the said flat shall be delivered to the Purchaser on the date of the execution of this Agreement. The Purchaser hereby confirms to have received the possession of the said



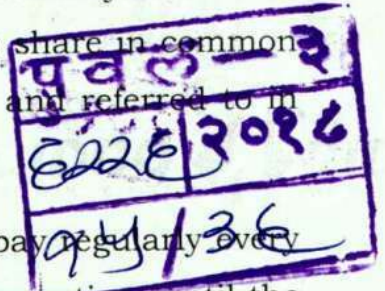
Upon possession of the said flat being delivered to the Purchaser, he shall be entitled to use and occupy the said flat for the residence of himself and his family and he shall thereafter have no claim against the Corporation in respect of any item of work in the said flat or building which may be alleged not have been carried out or completed.

6. The Corporation shall have the right until the execution of the Lease in favour of the said Company / Co-op Housing Society when formed to make additions or alterations to the said building (but not so as to adversely affect the said flat or its user). The terrace of the top floor of the building including the parapet walls, thereof shall, until the transfer of the property to the Company/Co-op. Housing Society as aforesaid, always be the property of the Corporation, and this agreement and all other Agreements for sale with the other Purchaser of flats in the said building shall be subject to the aforesaid rights of the Corporation which shall be entitled to use the terrace including the parapet walls for any purpose and the purchaser shall not be entitled to raise any objection on the ground of inconvenience, nuisance or any other ground whatsoever.

  
Asstt. Marketing Officer (Hsg.)  
CIDCO Ltd.



7. The Purchaser shall have no claim to any portion of the said land and building save and except in respect of the said flats nor shall the Purchaser have claim or right of any nature whatsoever on any open space, lobbies, staircases, common terraces, (except the car parking spaces allotted to the Purchaser) which will remain the property of the Corporation until the said land and building are absolutely, transferred to the said Company / co-op. Housing Society when formed, but subject to the right of the corporation as mentioned in clause 6 hereof.
8. The Purchaser shall be liable to bear and pay his proportionate share of all property taxes and charges for electricity meter and other service and all other outgoing and his share in common expenses payable in respect of the said flat and referred to in Clause 9 hereof.
9. The Purchaser agrees and binds himself to pay regularly every month, by the fifth of each month to the corporation, until the Lease has been executed by the Corporation in favour of the Company / Co-op. Housing Society, and thereafter to the said Company / Co-op. Housing Society, his proportionate share that may be specified by the Corporation and for the said Company / Co-op. Housing Society of (a) insurance premium, (b) all service charges, Municipal taxes and other rates, taxes, charges and out-goings that may from time to time be levied against the land and/or building, including water taxes and water charges. (c) out-goings for the maintenance, repair and management of the said building, open areas, compound walls, common facilities, services and utilities and other outgoing and collection charges incurred in connection with the said flat and/or the said building and also his proportionate shares of the ground rent, payable to the Corporation. The Purchaser shall deposit and keep deposited with the Corporation, as deposit towards the aforesaid expenses and outgoing. The said

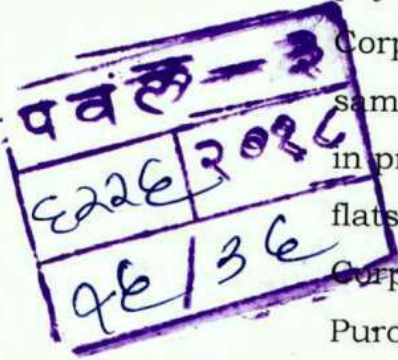


*Art*  
**Asstt. Marketing Officer (Hsg.)**  
**CIDCO Ltd.**

*db/alk*

sum shall not carry any interest and will remain with the Corporation until the said Lease is executed between the Corporation and the Company / Co-op. Housing Society and thereafter the said deposit shall be transferred and paid over to the said Company/ Co-op. Housing Society for being held in deposit.

10. In the event of any amount by way of premium of the state Government or betterment charges or development tax or payment of a similar nature becoming payable by the Corporation in respect of the said land and for building the same shall be reimbursed by the Purchaser to the Corporation in proportion of the areas of the said flats to the total area of all flats and in determining such amount the decision of the Corporation shall be conclusive and binding upon the Purchaser.



11. (a) The Purchaser shall obtain electricity connection after completion of necessary formalities. The Purchaser shall pay to the Maharashtra State Electricity Distribution company Ltd. (MSEDCL) connection charges and electric energy charges for the electricity consumed in respect of the said flat as recorded by the meter separately attached to the said flat.



- (b) The Purchaser shall make if necessary an application to the concerned authority (NMMC) for water connection after completion of necessary formalities. The Purchaser shall pay to the said Corporation water charges as may be apportioned and determined in respect of the said flat by the Corporation. The Purchaser agrees and declares that such apportionment or determination of water charges by the Corporation shall be final and conclusive and binding on him.

- 12 The Purchaser shall not without the previous permission in writing of the Corporation, let, sub-let, sell, transfer, assign

  
Asstt. Marketing Officer (Hsg.)  
CIDCO Ltd.



or part with his interest in or benefits of this Agreement by way of sale, Gift, Lease or in any other manner in favour of any person or persons or part with the possession. The corporation may grant such permission to the purchaser only in the same category i.e. SC/ST/VJ/NT ETC., and subject to such terms and conditions as may be specified by the Corporation from time to time including the conditions for category transfer charges, and in accordance with terms, conditions, covenants contained in respect of the Lease Deed to be granted by the Corporation to the said Company/Co-op. Housing Society. The Purchaser hereby agrees to observe all the terms, conditions, covenants contained in the Lease Deed to be executed between the Corporation and the Company. Co-op. Housing Society of the Purchasers to be formed, the draft of which has been inspected by the Purchaser.

पुस्तक क्र. 3  
2026/2026  
20/36

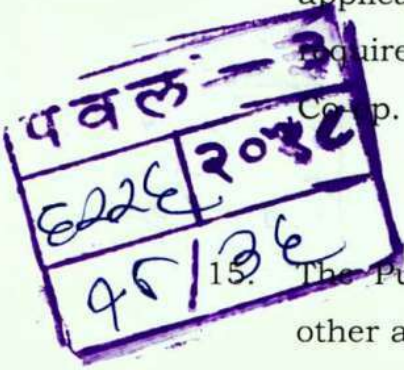
13. On delivery of the possession of the said flat, the Purchaser shall insure and keep insured the said flat against loss or damage by fire for such value as may be required by the Corporation in the name of the Purchaser with such insurance Company/co-op. Housing Society as the Corporation shall determine and whenever is required to produce to the Corporation the policy or policies of such Insurance and the receipt of the payment of the last premium for the same and in the event of the said flat being damaged or destroyed by fire, as soon as reasonably practicable, layout the insurance money in the repair, re-building or reinstatement of the said flat.
14. The Purchaser alongwith other Purchasers of flats, shall join in forming and registering Company/co-op. Housing Society under the provisions of the relevant act. On the registration of



*Asst*  
Asstt. Marketing Officer (Hsg.)  
CIDCO Ltd.

*[Handwritten Signature]*

the Company/Co-op. Housing Society the right of the purchaser of the flat under this agreement shall be recognized and regulated under the memorandum of Association and Articles of Association of the Company or by the law of the Co-op. Housing Society. The Purchaser hereby agrees and further undertakes that he shall join and co-operate with the owners of the other flats in the said building and the Corporation in forming the Company/Co-op. Housing Society and for that purpose, will from time to time sign and execute all applications and other papers and documents as may be required for the formation and registration of the Company/Co-op. Housing Society.



15. The Purchaser shall sign all papers and documents and all other acts and things as the Corporation may require him to do or obtain to do from time to time for safe guarding the interest of the Corporation and the purchasers of the flats in the said building.



16. The Corporation agrees and binds itself that on the Purchasers of all the flats paying in full their respective dues payable to the Corporation and complies with all the terms and conditions of their respective Agreement with the Corporation and after the Company/Co-op. Housing Society is registered, the Corporation will execute in favour of the Company/Co-op. Housing Society a lease of the said land and building for a term of sixty years at a nominal rent of Rupees One hundred per annum, as per draft annexed with the Scheme brochure read and approved by the Purchaser.

17. The purchaser shall keep the said flat and all walls, partition walls, drain pipes and appurtenance thereto in good habitable

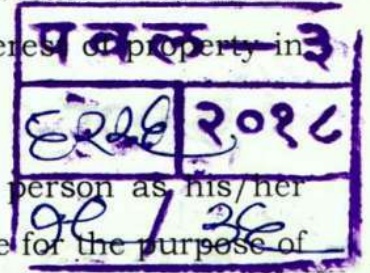
  
Asstt. Marketing Officer (Hsg.)  
CIDCO Ltd.



condition and carryon repairs and to upkeep condition and in particularly so as to support, shelter and protect and parts of the building other than his flat and shall not make any structural additions or alterations to the said flat or any part thereof without prior permission of the Corporation in writing.

18. Nothing contained in this Agreement shall be construed or intended or deemed to be a grant, demise or assignment in law of the said flat to the Purchaser so as to create or confer in favour of or upon the Purchaser of any interest or property in the said land or the said flat.

- a) The purchaser shall not appoint any person as his/her agent by power of attorney or otherwise for the purpose of this Agreement except his/her spouse, father, mother, brother, sister or major child.



19. The Purchaser shall from the date of possession maintain at his own cost the said flat in good habitable repair and condition and shall not do or suffer to be done anything in or to the said flats which may be against The rules of by laws of Corporation or Municipal or local or any other public body authority is in force or which may be destructive of or injurious ,to the said flat or be a nuisance or annoyance to the Inhabitants/Residents of the same neighborhood nor shall Purchaser effect any additions, alterations in or to the said flat/s or any part thereof.

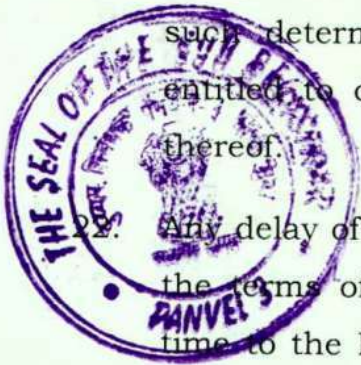


20. If the Purchaser commits breach of any of the terms, conditions and stipulation of this Agreement, the Corporation shall issue the show cause notice for the clarification and on not finding the satisfactory reply by the Purchaser, the

  
Asstt. Marketing Officer (Heg.)  
CIDCO Ltd.



Corporation shall be at liberty to determine this Agreement by giving 30 days notice to the Purchaser. On the expiry of such notice, the corporation shall re-enter on the said flat/s or any part thereof and to quietly possess and enjoy the said flat/s free from any right, claim or interest of the Purchaser and without any interruption or disturbance whatsoever by the Purchaser but without prejudice to the corporations any other rights in respect of such breach or breaches.



21. On the expiry of the notice referred to in the foregoing clause, this Agreement shall stand determined. Upon the determination of the Agreement for any reason whatsoever, all the installments paid by the Purchaser till then including the initial payments made by him as stated hereinbefore shall be appropriated by the Corporation as compensation for use and occupation of the said flat by the Purchaser till the date of such determination and, the Purchaser shall not then be entitled to claim refund of the said amount or any portion thereof.

22. Any delay of indulgence by the Corporation in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not construed as a waiver on the part of the Corporation any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Corporation.

23. The Purchaser shall bear and pay the stamp duty registration charges in respect of this Agreement and its duplicate, and also the cost of the attorneys of the Corporation of and incidental to the preparation of this Agreement.

  
Asstt. Marketing Officer (Hsg.)  
CIDCO Ltd.



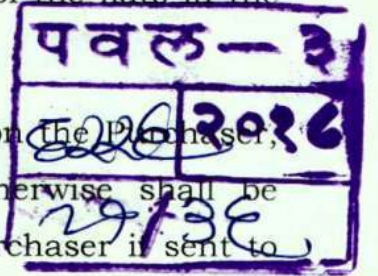


३६/८८	
७३०६	३८९३
६-११११	



24. All costs, charges and expenses in connection with registration of the Company/Co-op. Housing Society as well as costs of preparing, engrossing, stamping and registering and Deed of Lease or any other document or documents, required to be executed by the Company / Co-op. Housing Society or by the Purchaser of the flat, the said Building as well as the costs of the Attorneys of the Corporation of and incidental to the preparing and approving all such documents shall be borne and paid proportionately by the Purchasers of the flats in the said building.

25. All notices or communications to be served on the Purchaser, as contemplated by this Agreement or otherwise shall be deemed to have been duly served on the Purchaser if sent to him by prepaid post under Certificate of posting at the address of the said flat of at is last known address. All terms and conditions stipulated in the Scheme Booklet as well as in allotment letter are applicable for this apartment and shall always be binding on you.



*Ajt*  
Asstt. Marketing Officer (Msg.)  
CIDCO Ltd.

*do hall*



पवल-३  
 २२६/२०१६  
 २३/३६

**SCHEDULE**

ALL THAT apartment admeasuring **79.18 SQ.MT** having building No. **KH-IV-16**, this **1<sup>st</sup> Floor**, apartment No **101**, of layout of land situated and being at Sector No.**16 &17**, Village **Kharghar**, Navi Mumbai, and bounded as follows that is to say:

On or towards the North by .....  
 On or towards the South by.....  
 On or towards the East by .....  
 On or towards the West by .....



In WITNESS WHEREOF THE parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands the day and year first hereinabove written.

**SIGNED, SEALED AND DELIVERED  
 BY THE WITHINAMED CORPORATION  
 BY THE HAND OF**

Shri Amrit Rajput



Asst. Marketing Officer (Hsg.)  
 CIDCO Ltd.

IN THE PRESNECE OF

(1) Shri/Mrs. Kishor B. Korde

(2) Shri/Mrs. Darshan K. Thakur

**SIGNED, SEALED AND DELIVERED  
 BY THE WITHINAMED CORPORATION  
 MR.DEVENDRA BHAUSAHEB MOKAL.**

By the hand of its signatory

In The Presence of

(1) Shri/Mrs. Kishor B. Korde

(2) Shri/Mrs. Darshan K. Thakur



Asst. Marketing Officer (Hsg.)  
 CIDCO Ltd.

पवल - ३	
६२२६	२०१८
२४/३६	



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LTD.**

Office of the MM-II,  
3<sup>rd</sup> floor, Raigad Bhavan  
CBD Belapur,  
Navi Mumbai 400 614

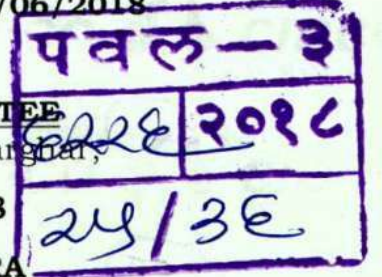
Date : **08/06/2018**

**TAKING OVER POSSESSION BY THE ALLOTTEE**

Type : **KH-IV** Aptt. No **16/101** Sector-16/17 at Kharghar,

1. Date of Allotment : **07/03/2018**
2. Name of Hire/Outright Purchaser : **Mr. DEVENDRA  
BHAUSAHEB MOKAL**
3. Date of execution of Agreement : **08/06/2018**


  
Asst Marketing Officer (In-charge)  
CIDCO Ltd.

**POSSESSION RECEIPT**

I hereby certify that I have taken over possession of the apartment No. **KH-IV/16/101** Type **KH-IV** Sector-**16/17** at Kharghar, on the day of **08/06/2018** after proper inspection of the fittings and Fixtures provided therein.

Before taking over possession I have verified fittings, fixtures and amenities in the above apartment and they are according to the items listed according to plans and specification enclosed with the Agreement I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on.

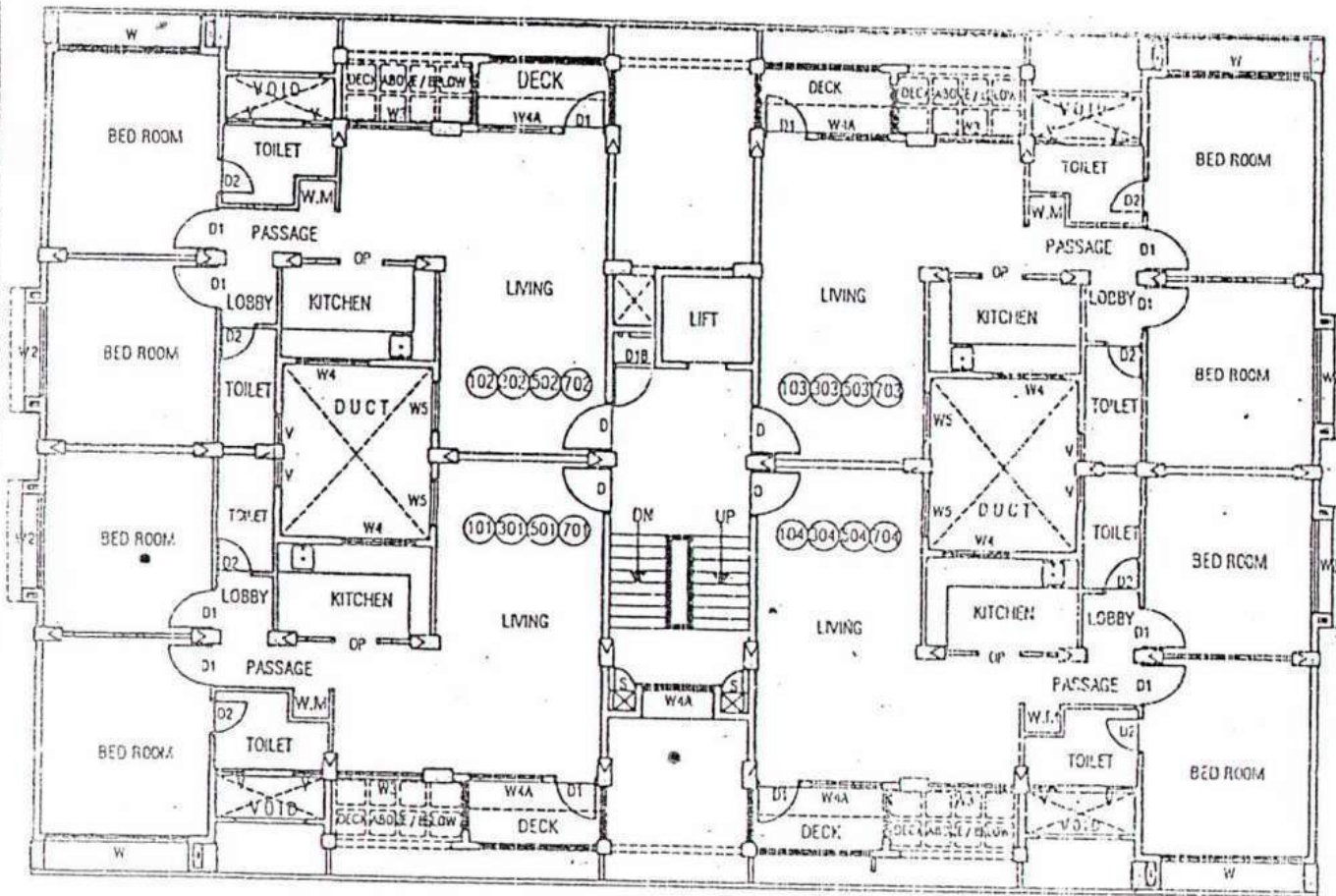
Received Lock No. \_\_\_\_\_ with duplicate key.

  
(Signature of allottee)

Name : **MR. DEVENDRA BHAUSAHEB MOKAL.**

पबल-३	
६२२६	२०१८
२६/३६	





TYPICAL (1ST,3RD,5TH,7TH) FLOOR PLAN

CARPET AREA STATEMENT		
LIVING	3.450 X 6.775 X 1	= 23.37 SQ.M
	2.160 X 2.800 X 1	= 05.88 SQ.M
KITCHEN	3.200 X 2.000 X 1	= 06.40 SQ.M
BED ROOM	3.500 X 3.875 X 1	= 13.56 SQ.M
BED ROOM	3.500 X 4.250 X 1	= 14.88 SQ.M
TOILET	1.200 X 2.475 X 1	= 02.97 SQ.M
PASSAGE	1.200 X 2.400 X 1	= 02.88 SQ.M
	1.300 X 1.000 X 1	= 01.30 SQ.M
TOILET	1.550 X 1.700 X 1	= 02.64 SQ.M
	0.850 X 1.055 X 1	= 00.90 SQ.M
W.M	0.750 X 0.645 X 1	= 00.48 SQ.M
D1 & OP	0.900 X 0.100 X 3	= 00.27 SQ.M
D2	0.750 X 0.100 X 2	= 00.15 SQ.M
CARPET AREA OF FLAT = 75.68 SQ.M		CARPET AREA OF
= 814.62 SQ.FT.		
B.U.P AREA OF FLAT = 91.43 SQ.M		B.U.P AREA OF
= 984.15 SQ.FT.		

I, ARCHITECT S.D. KHADILKAR, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE FLOOR PLAN SHOWN ALONGSIDE AND APPROVED BY THE LOCAL AUTHORITY NAMED CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD WITHIN WHOSE JURISDICTION THE BUILDINGS ARE LOCATED AND THAT THE SAID PLANS AND THE DIMENSIONS OF THE APARTMENT AREA AS BUILT I SOLEMNLY AFFIRM THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SOLEMNLY AFFIRMED AT MUMBAI  
THIS 30TH DAY OF JUNE - 2010

ARCHITECT *S.D. Khadilkar*  
S.D. KHADILKAR  
B. G. SHIRKE CONSTRUCTION  
72-76 MUNDHWA, PUNE - 41

*Asst*  
Asstt. Marketing Officer (Mktg)  
CIDCO Ltd.

- NOTES:-
- 1) THE CONCLUDED AGREEMENT IS FOR THE BUILT UP AREA.
  - 2) FOR THE SAKE OF CONVENIENCE APPROPRIATE CARRY OVERS IN HEIGHTS & ANY MARGINAL VARIATION IN THE CARPET AREA DOES NOT VIOLATE THE CONCLUDED AGREEMENT.



FOR FLAT NO. - 101  
OF BUILDING NO. - 16

MASS HOUSING SCHEME CELEBRATION  
AT SECTOR - 16 & 17, KHARGHAR, NAVI MUMBAI

CIDCO

CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD  
CIDCO BHAVAN, C.B.D., BELUR NARI, MUMBAI - 400 014

SHIRKE

B. G. SHIRKE CONSTRUCTION TECH  
72-76 MUNDHWA, PUNE - 41

पथल - ३	
६२२९	२०१८
२१/३६	



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



**भारत सरकार**  
**GOVT. OF INDIA**

**MOKAL DEVENDRA BHAUSAHEB**  
**BHAUSAHEB BELJAM MOKAL**

**15/12/1985**  
 Permanent Account Number  
**BAXPM3815R**

  
 Signature



**पवल - ३**  
**६२२६/२०१८**  
**२९/३६**

*Mokal Devendra*





पवल - ३	
६२२९	२०१८
३०/३६	





भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक : Enrolment No.: 1218/19209/00051

To:  
Devendra Bhausaheb Mokal  
देवेंद्र भाऊसाहेब मोकळ

21/11/2011

Subha, Plot No. 10 Behind Adgaon Police Station Shriram  
Nagar  
Nashik Adgaon Nashik  
Maharashtra 422003  
Mobile:9730888001



UC 08892779 0 IN

Ref No.:412B3E9X-8892779



आपला आधार क्रमांक / Your Aadhaar No. :

**7611 9780 8042**

आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



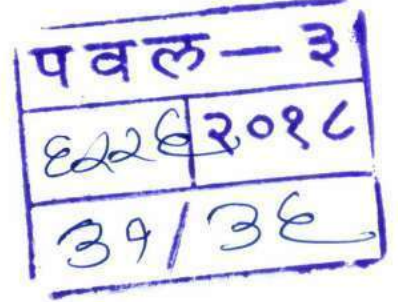
देवेंद्र भाऊसाहेब मोकळ  
Devendra Bhausaheb Mokal

जन्म वर्ष / Year of Birth : 1985  
पुरुष / Male

7611 9780 8042



आधार — सामान्य माणसाचा अधिकार



*Handwritten signature*

## सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाईन अधिप्रमाणा द्वारे प्राप्त करा.



- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देशभरात मान्य आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : प्लॉट नं. १०, श्रम नगर, आदगाव, महाराष्ट्र, ४२२००३  
Address: Subha, Plot No. 10, Behind Adgaon Police Station, Shram Nagar, Nashik, Adgaon, Maharashtra, 422003

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

HIRESH KANHAYA BHOIR  
KANHAYA RAGHUNATH BHOIR

20/07/1993  
Permanent Account Number  
BLGPB3424B

Signature



*Handwritten signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KRISHNA BALARAM PATIL  
BALARAM LADKU PATIL

01/06/1976  
Permanent Account Number  
AQTPP7393Q



*Handwritten signature*

398/6226

बुधवार, 13 जून 2018 8:22 म.पू.

दस्त गोश्वारा भाग-1

पवल3

दस्त क्रमांक: 6226/2018

दस्त क्रमांक: पवल3 /6226/2018

बाजार मुल्य: रु. 74,90,564/-

मोबदला: रु. 74,90,564/-

भरलेले मुद्रांक शुल्क: रु.4,49,500/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:7713

पावती दिनांक: 13/06/2018

अ. क्र. 6226 वर दि.13-06-2018

सादरकरणाराचे नाव: देवेंद्र भाऊसाहेब मोकळ - -

रोजी 8:07 म.पू. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

720.00

पृष्ठांची संख्या: 36

एकुण: 30720.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्र. 1 13 / 06 / 2018 08 : 07 : 50 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2 13 / 06 / 2018 08 : 12 : 12 AM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे  
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल

लि. देणार

लि. देणार



38/36

पवल-३	
६२२६	२०१८
३४/३६	



महाराष्ट्र शासन  
पनवेल-३ गांधी कुवा  
सुभा नित्यं पनवेल-३ गांधी कुवा  
सुभा नित्यं पनवेल-३ गांधी कुवा



13/06/2018 8 25:08 AM

दस्त गोषवारा भाग-2

पवल3

35136

दस्त क्रमांक:6226/2018

दस्त क्रमांक :पवल3/6226/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:देवेंद्र भाऊसाहेब मोकळ - - पत्ता:-, -, सुभा, प्लॉट क्र.१०, श्रीराम नगर, आडगाव, नाशिक., -, -, आंबेगाऑण, MAHARASHTRA, NASHIK, Non-Government. पॅन नंबर:BAXPM3815R	लिहून देणार वय :-33 स्वाक्षरी:-		
2	नाव:सिडको लि.तर्फे अमित राजपूत - - पत्ता:-, -, सी.बी.डी.बेलापूर, नवी मुंबई,, -, -, बेलापूर गाँडे- ईईई, MAHARASHTRA, THANE, Non- Government. पॅन नंबर:AACCC3303K	लिहून देणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:13 / 06 / 2018 08 : 13 : 11 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हितेश कन्हैया भोईर - - वय:23 पत्ता:परदेशी आळी, पनवेल. पिन कोड:410206		
2	नाव:कृष्णा बाळाराम पाटील - - वय:35 पत्ता:भाताण, पनवेल. पिन कोड:410206		

शिकका क्र.4 ची वेळ:13 / 06 / 2018 08 : 14 : 13 AM

शिकका क्र.5 ची वेळ:13 / 06 / 2018 08 : 15 : 10 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Panvel 3

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH002341003201819E	0001428944201819
2	120620181632	120620181632D



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पवल-३	
६२२६	२०१८
३६/३६	

प्रमाणित करणेत येते की सदर कस्तास एकूण **३६**

पाने आहेत. पुस्तक क्र. **१**

क्रमांक **६२२६** वर नोंदला.

११/११  
 पु.सं. दुबई निबंधक वर्ग-२, पनवेल क्र ३  
 दिनांक १३ मार्च २०१८ **६**

