



Mob.9870550490



DISHITA ENTERPRISES

Proprietor

SANDESH S. VYAPARI

Registration | Stamp Duty | CIDCO Transfer | Adjudication | Property Consultant

Shop No.8, Mini Market, Plot No.2, Sector 9,
Opp. Parsik Bank, Nerul East, Navi Mumbai 400706

Name : Suryali Sachin Pujate

Flat no. 403 Bldg.Name : Sky ASIS CHS, LT2

Plot No. : 29 Sec. 19

Village : Ulwe, TAT, Panvel, Ravigad

529/11891

Wednesday, December 30, 2020

12:21 PM

पावती

Original/Duplicate

नोंदणी क्रं.: 39M

Regn.: 39M

पावती क्रं.: 12517 दिनांक: 30/12/2020

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल5-11891-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सायली सचिन पुजारे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:40 PM ह्या वेळेस मिळेल.

M. D. J. Hatre
Joint Sub Registrar Paval 5

बाजार मुल्य: रु. 3769260 /-

मोबदला रु. 7301000/-

भरलेले मुद्रांक शुल्क : रु. 219100/-

सह दुय्यम निबंधक वर्ग-२

(पनवेल-५)

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009317196202021E दिनांक: 30/12/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3012202003985 दिनांक: 30/12/2020

बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी

Sujare
मुळदस्तावेज घेत मिळाला

CHD
ज. लिपिक
सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)



30/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 11891/2020

नोंदणी :

Regn.63m

गावाचे नाव : उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7301000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3769260
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: प्रभव क्षेत्र-27.1,दर-66,000/- प्रती चौ. मी.. सदनिका क्र-403,चोथा मजला,बी विंग,स्काय ओसिस सी. एच. एस. लि.,प्लॉट नं-29,सेक्टर नं-9,उलवे,ता. पनवेल,जि. रायगड. क्षेत्र-47.598 चौ. मी. कारपेट((Plot Number : 29 ; SECTOR NUMBER : 9 ;))
(5) क्षेत्रफळ	1) 47.598 चौ.मीटर
(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:-अमिताव चॅटर्जी - - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, बी विंग, स्काय ओसिस, प्लॉट नं -29, रो-9, उलवे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AFTPC5462L 2): नाव:-रिता राय चॅटर्जी - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, बी विंग, स्काय ओसिस, प्लॉट नं -29, रो-9, उलवे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AVFPR8378C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सायली सचिन पुजारे - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मलंग निवास, रुम नं-37, लोकमान्य नगर, सनमान सिंग रोड, भांडूप प., मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-BCYPP4165N 2): नाव:-सचिन राजाराम पुजारे - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मलंग निवास, रुम नं-37, लोकमान्य नगर, सनमान सिंग रोड, भांडूप प., मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-APOPP7977E
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	30/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	11891/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	219100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

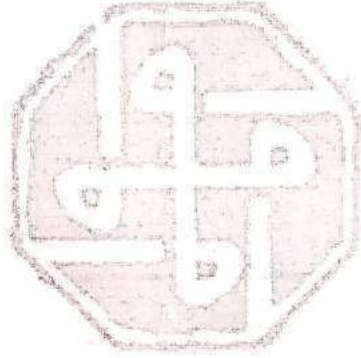
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

V. D. Mhatre
सह दुय्यम निबंधक वर्ग-२
(पनवेल-५)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SAYALI SACHIN PUJARE AND SACHIN RAJARAM PUJARE	eChallan	02300042020123042347	MH009317196202021E	219100.00	SD	0004275196202021	30/12/2020
2	SAYALI SACHIN PUJARE AND SACHIN RAJARAM PUJARE	eChallan		MH009317196202021E	30000	RF	0004275196202021	30/12/2020
3		DHC		3012202003985	800	RF	3012202003985D	30/12/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)		30 December 2020,11:59:20 AM	
Valuation ID	202012304076	पवत5	
मूल्यांकनाचे वर्ष	2020		
जिल्हा	रायगड		
तालुक्याचे नांव :	पनवेल		
गांवाचे नांव :	उलवे,गव्हाण,खारकोपर		
प्रमुख मूल्य विभाग :	27		
उप मूल्य विभाग :	27.1		
क्षेत्राचे नांव	Influence Area	सर्व्हे नंबर/न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मोजमापनाचे एकक		
मूल्यदर	चौ. मीटर		
66000			
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र -	57.11 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor
		मिळकतीचा प्रकार -	बांधीव
			मूल्यदर/बांधकामाचा दर- Rs.66000/-
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)		
	=(66000 * (100 / 100))		
	= Rs.66000/-		
मजला निहाय घट/वाढ	= 100% of 66000 = Rs.66000/-		
Rules Applicable	3		
A)	मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 66000 * 57.11	
		= Rs.3769260/-	
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील बाहून तळाचे मूल्य + बंदिस्त बाहून तळाचे मूल्य + लगतच्या गचीचे मूल्य/खुली बाल्कनी + वरील गचीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी		
	= A + B + C + D + E + F + G + H + I		
	= 3769260 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.3769260/-		

Home Print

प.व.ल - ५
१११६९ २०२०
१ / १०



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3012202003985	Date 30/12/2020
Received from SAYALI SACHIN PUJARE , Mobile number 9800000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name MAHB	Date 30/12/2020
Bank CIN 10004152021123003735	REF No. 001420421
This is computer generated receipt, hence no signature is required.	

Amita Chatterji
Rita R. Chatterji

Pujare
Spice

प व ल - ५	
११८९	२०२०
B / 80	





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3012202003985

Receipt Date 30/12/2020

Received from SAYALI SACHIN PUJARE , Mobile number 9800000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 11891 dated 30/12/2020 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name MAHB

Payment Date 30/12/2020

Bank CIN 10004152021123003735

REF No. 001420421

Deface No 3012202003985D

Deface Date 30/12/2020

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

पत्रक - ५
११/१२/२०२०
५/६०





CHALLAN
MTR Form Number-6



MH009317196202021E	BARCODE	Date	30/12/2020-04:55:06	Form ID	25.2
Payment Inspector General Of Registration Stamp Duty Registration Fee		Payer Details			
Name PNL3_PANVEL 3 JOINT SUB REGISTRAR RAIGAD 2020-2021 One Time		TAX ID / TAN (If Any)	PAN No.(If Applicable) BCYPP4165N		
Flat/Block No.		Full Name SAYALI SACHIN PUJARE AND SACHIN RAJARAM PUJARE			
Premises/Building		Flat/Block No. FLAT NO-403, 4TH FLOOR, B WING, SKY OASIS Premises/Building CHS LTD.,			
Account Head Details		Amount In Rs.		Road/Street PLOT NO-29, SECTOR NO-19, ULWE,	
6401	Stamp Duty	219100.00	Area/Locality TAL. PANVEL, DIST. RAIGAD		
3301	Registration Fee	30000.00	Town/City/District		
		PIN		4 1 0 2 0 6	
		Remarks (If Any) PAN2=AFTPC5462L-SecondPartyName=AMIT V CHATTERJI AND RITA RAI CHATTERJI-CA=7301000			
		Amount In Words Two Lakh Forty Nine Thousand One Hundred Rupees Only			
Bank Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	0230004202003002347 0045552	
Bank Date		RBI Date	30/12/2020-04-55:06		
Bank-Branch		BANK OF MAHARASHTRA PANVEL-5			
Scroll No. , Date		Not Verified with Scroll			

पत्र - 4
 ११/१२/२०२०
 ८०/८०



Mobile No. : 9800000000
 :- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चलान फेबल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू

Amit Chatterji
Rita Rai Chatterji

Stujare
Stujare



CHALLAN
MTR Form Number-6



RN	MH009317196202021E	BARCODE	[Barcode]		Date	30/12/2020-04:55:06	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BCYPP4165N			
Location	RAIGAD			Full Name	SAYALI SACHIN PUJARE AND SACHIN RAJARAM PUJARE			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO-403, 4TH FLOOR, B WING, SKY OASIS			
Account Head Details				Premises/Building				
				CHS LTD.,				
Amount In Rs.				Road/Street				
030046401 Stamp Duty				219100.00				
030063301 Registration Fee				30000.00				
				Area/Locality				
				TAL. PANVEL, DIST. RAIGAD				
				Town/City/District				
				PIN				
				4 1 0 2 0 6				
				Remarks (If Any)				
				PAN2=AFTPC5462L~SecondPartyName=SAMIR V CHATTERJI AND RITA RAI CHATTERJI~CA=7301000				
				Amount In Words				
				Two Lakh Forty Nine Thousand One Hundred Rupees Only				
Total				2,49,100.00				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Cheque-DD Details				
Cheque/DD No.				Bank CIN	Ref. No.	02300042020171042347 000732352		
Name of Bank				Bank Date	RBI Date	30/12/2020-11:55:46		
Name of Branch				Bank-Branch	BANK OF MAHARASHTRA			
				Scroll No. , Date	Not Verified with Scroll			



पुनः - 4
११/१२/२०२०
२ / १०



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
Mobile No. : 9800000000

Challan Defaced Details

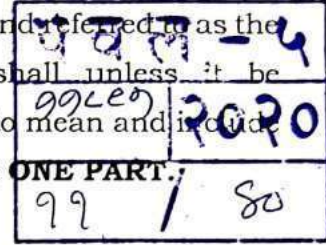
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-529-11891	0004275196202021	30/12/2020-12:20:55	IGR548	30000.00

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Ulwe, Taluka Panvel, District Raigad, Navi Mumbai-410206 on this **30th day of December, 2020.**

BETWEEN

(1) MR. AMITAV CHATTERJI (PAN No. AFTPC5462L) & (2) MRS. RITA RAI CHATTERJI (PAN No. AVFPR8378C), both adults, residing Flat No. 403, B Wing, Sky Oasis, Plot no. 29, Sector-9, Ulwe, Navi Mumbai – 410 206, Taluka Panvel, District Raigad, Maharashtra, hereinafter called and referred to as the **“VENDORS / TRANSFERORS”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **ONE PART.**



AND

(1) MRS. SAYALI SACHIN PUJARE (PAN No. BCYPP4165M) & (2) MR. SACHIN RAJARAM PUJARE (PAN No. APOPP7977E), both adults, residing at Malang Niwas Room no. 37, Lokmanya Nagar, Sanjay Sinh Road, Bhandup (West) Mumbai- 400078, Maharashtra, hereinafter called and referred to as the **“PURCHASERS / TRANSFEREE”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART.**



WHEREAS :

- a) The City and Industrial Development Corporation of Maharashtra Ltd., is the new Town Development Authority (hereinafter called as the Corporation) declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its power under sub- section (1) and (3-a) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the said Act).
- b) The State Government in pursuant to Section 113A of the said Act, has acquired lands described therein and vested such lands in the Corporation for development and disposal.
- c) 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 Act.

Amitav Chatterji

[1]

Rita Rai Chatterji

Sayali Pujare
Sachin Pujare

d) By and under Agreement to Lease dated 12-05-2008 entered and executed between the CIDCO of the One Part and 1)Shri. Narayan Wamanrao Deshmukh, 2)Shri. Suresh Wamanrao Deshmukh, 3)Shri. Ashok Wamanrao Deshmukh, 4)Shri. Ajay Dashrath Deshmukh, 5)Smt. Nirmala Dashrath Deshmukh, 6)Shri. Sunil Dattajirao Deshmukh, 7)Shri. Milind Dattajirao Deshmukh, 8)Shri. Suhas Dattajirao Deshmukh, 9)Smt. Mandakini Sadanand Jhunjarrao of the Other Part (Hereinafter referred to as the Lessees), the CIDCO, under 12.5% Scheme, has granted license to the Original Lessee to enter on and upon Plot No. 29, admeasuring about 4499.70 Sq.Mtrs. at Sector-9, Village Ulwe-II, Navi Mumbai, Taluka Panvel, District Raigad (Hereinafter referred as the Said Plot) containing by and as more particularly described in the schedule here under written, for a period of 60 years with a right to develop the same as permissible under General Development Control Regulations for Navi Mumbai, 1975. The said Agreement to Lease has been registered before the SubRegistrar of Assurances; Panvel - 1 at Serial No. 03824-2008 dated 13-05-2008.

पवेल - ५	
७७६९	२०२०
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By and under Tripartite Agreement dated 28-05-2008, executed between the CIDCO as first part and 1)Shri. Narayan Wamanrao Deshmukh, 2)Shri. Suresh Wamanrao Deshmukh, 3)Shri. Ashok Wamanrao Deshmukh, 4)Shri. Ajay Dashrath Deshmukh, 5)Smt. Nirmala Dashrath Deshmukh, 6)Shri. Sunil Dattajirao Deshmukh, 7)Shri. Milind Dattajirao Deshmukh, 8)Shri. Suhas Dattajirao Deshmukh, 9)Smt. Mandakini Sadanand Jhunjarrao, the Lessees of the Second Part and M/s. Neel Constructions as the New Licensee of the Third Part, the CIDCO has granted to the said M/s. Shantanu Neel Constructions a license to enter upon the said Plot. The said Tripartite Agreement has been registered before the Sub Registrar of Assurances, Panvel-2 at Serial No. 04177-2008 dated 28-05-2008.



f) By and under Tripartite Agreement dated 26-09-2011, executed between the CIDCO as first part and M/s. Neel Constructions, the New Licensees as the Second part and M/s. Shanti Enterprises, as subsequent New Licensee of the third part, the CIDCO has granted to the said Developer i.e. M/s. Shanti Enterprises (Hereinafter referred as the Said Developer), a license to enter upon the said Plot. The said Tripartite Agreement has been registered before the SubRegistrar of Assurances, Panvel-1 at Serial No. 12377-2011 on 27-09-2011.

g) As per the CIDCO by their letter bearing No. CIDCO/ATPO/1696 dated 11-11-2011 has granted permission to commence the construction of a building on the said plot and M/s. Shanti Enterprises (Hereinafter referred as the Developer), have commenced the construction of

Rita R. Chatterji
Anita Chatterji

Rujare
Sujare

Residential -cum-Commercial Building on the plot as per plans and designs approved by the Town Planning Authority.

h) The said Developer have constructed a building known as "SKY OASIS" as per the plans and specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any from time to time as may be approved by the CIDCO / Planning Authorities.

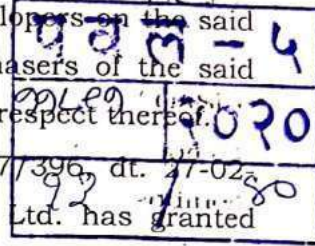
i) The Developer have sole and exclusive right to dispose off their flats / shops in the said building constructed by the Developers on the said land and to enter into agreement with the Purchasers of the said Residential flats etc. and to receive the sale price in respect thereof.

j) Under Letter No. CIDCO/BP-10832/TPO(NM)/2017/396 dt. 27-02-2017, the Town Planning Officer (BP) of CIDCO Ltd. has granted Occupancy Certificate to the said building.

k) By executing Agreement For Sale dated 03-08-2017 the Developers have sold a **Flat bearing Flat No. 403, on 4th Floor, B-Wing, in SKY OASIS constructed on Plot No.29, Sector-9, Ulwe, Navi Mumbai-410206, Taluka Panvel, District Raigad, Maharashtra, admeasuring 47.598 Sq.Mtrs. Carpet area to CHATTERJI & RITA RAI CHATTERJI** (Therein referred as the Purchasers and Hereinafter referred as the VENDORS/ TRANSFERORS), for proper consideration. The said Agreement for Sale has been registered with the Sub-Registrar of Assurances, Panvel-2, by paying proper Stamp duty and Registration charges, vide its Document No. PVL2-9052-2017, Dated.:03-08-2017.

l) The members of the building formed a society in the name of **SKY OASIS CO-OPERATIVE HOUSING SOCIETY LTD.**, and registered under the Maharashtra Co-operative Societies Act 1960, under Registration No. **NBOM/CIDCO/HSG(TC)/8123/JTR/2019-2020.**

m) The VENDORS / TRANSFERORS are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said **Flat bearing Flat No. 403, on 4th Floor, B-Wing, in SKY OASIS CO-OPERATIVE HOUSING SOCIETY LTD constructed on Plot No.29, Sector-9, Ulwe, Taluka Panvel, District Raigad, Maharashtra, admeasuring 47.598 Sq.Mtrs. Carpet area** (Hereinafter referred as the said Flat) together with membership rights in the said SKY OASIS COOP. HOUSING SOCIETY LTD. & common undivided interest appurtenant to the said Flat and have agreed to sell the said Flat to the PURCHASERS / TRANSFEREES on ownership basis under the provisions of the Maharashtra Flat Ownership Act. and rule made thereon (hereinafter called "THE SAID ACT").



Amintor Chatterji *Rishi B. Chatterji*

Signature
Signature

n) The VENDORS / TRANSFERORS have no more interested in retaining the said flat premises and the PURCHASERS / TRANSFEREES being also in need of the residential premises be decided to purchase the said Flat from the VENDORS / TRANSFERORS.

o) The PURCHASERS / TRANSFEREES have demanded from the VENDORS / TRANSFERORS and the VENDORS / TRANSFERORS have given inspection to the PURCHASERS / TRANSFEREES of all the documents of title relating to the said property as are specified under Maharashtra Ownership Flats (Regulation of Promotion of Construction, Management and Transfer) Act, 1963, hereinafter referred to as the "SAID ACT" and the rules made there under.

p) The VENDORS / TRANSFERORS have agreed to sell and transfer to the PURCHASERS / TRANSFEREES and PURCHASERS / TRANSFEREES has agreed to purchase and acquire all rights, title and interest of the VENDORS / TRANSFERORS in the society membership rights and incidental to it all the right, title, interest in the said flat free from all encumbrances together with permanent hereditary and absolute right of use and occupation of the said Flat for the total consideration amount of **Rs.73,01,000/- (Rupees Seventy Three Lakhs One Thousand Only)**.

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The parties hereto are desirous of recording the terms and conditions agreed to between them are as under:-



HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO

The VENDORS / TRANSFERORS shall sell, transfer and assign Flat No. 403, on 4th Floor, B-Wing, in **SKY OASIS CO-OPERATIVE HOUSING SOCIETY LTD** constructed on Plot No. 29, Sector-9, Ulwe, Taluka Panvel, District Raigad, Maharashtra. admeasuring 47.598 Sq.Mtrs. Carpet area to the PURCHASERS / TRANSFEREES and the PURCHASERS / TRANSFEREES shall purchase Flat No. 403, on 4th Floor, B-Wing, in **Sky Oasis CO-OPERATIVE HOUSING SOCIETY LTD** constructed on Plot No. 29, Sector-9, Ulwe, Taluka Panvel, District Raigad, Maharashtra, admeasuring 47.598 Sq.Mtrs. Carpet area from the VENDORS / TRANSFERORS and accept,

1) The said Ten paid up shares of the face value of Rs.50/-each bearing distinctive Nos. to (both inclusive) of the said **SKY OASIS CO-OP. SOCIETY LTD**, of the aggregate value

Rita R. Chatterji
Amitav Chatterji

Rujare
Rujare

of Rs.500/- (Rupees Five Hundred only) in the capital of the said society.

- II) As incidental thereto all the beneficial rights, title and interest of the VENDORS / TRANSFERORS in and upon the said Flat No. 403, on 4th Floor, B-Wing, in SKY OASIS CO-OPERATIVE HOUSING SOCIETY LTD constructed on Plot No. 29, Sector-9, Ulwe, Taluka Panvel, District Raigad, Maharashtra, admeasuring 47.598 Sq.Mtrs. Carpet area, together with the fixtures, fittings and electrical installation therein belonging to the said premises.

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- III) The right, title and interest of the said VENDORS/ TRANSFERORS over the sinking funds and fixed deposits of the said society (all of which are hereinafter collectively referred to as the said premises) free from all encumbrance at or for the aggregate price of **Rs.73,01,000/- (Rupees Seventy Three Lacks One Thousand Only)**.



2. THE PURCHASERS / TRANSFEREES have agreed to pay to the VENDORS/ TRANSFERORS said sum of **Rs.73,01,000/- (Rupees Seventy Three Lacks One Thousand only)** in the following manner :

- I) A Sum of **Rs. 51000/- (Rupees Fifty One Thousand only)**, paid as token money vide Cheque no. 082428, dated, 20.12.2020 in favour of ICICI Bank, Mumbai Chembur Branch, which was cleared on 24.12.2020.
- II) A Sum of Total **Rs.17,00,000/- (Rupees Seventeen Lakhs Only)**, paid through RTGS vide No IOBAR52020122900177140 of amount **Rs.7,00,000** & RTGS vide no ICICR12020122900060111 of amount **Rs.10,00,000** dated, 29.12.2020 (T.D.S. will be paid after registration of Agreement for Sale).
- II) Balance **Rs. 55, 50, 000/- (Rupees Fifty Five Lacks Fifty thousand only)** to be paid by raising loan from any financial Institution / Bank / Personal sources within 90 days. (The receipt whereof the VENDORS/ TRANSFERORS herein doth hereby admits and acknowledges at the footnote of this agreement)

Rishi R. Chatterji
Anirban Chatterji

Stujose
Spjace

3. The VENDORS/ TRANSFERORS are liable to provide all the requisite documents required for taking loan from banks. If the VENDORS/ TRANSFERORS fail to provide all the requisite documents to PURCHASERS / TRANSFEREES then the abovementioned time will not be applicable.

4. The VENDORS/ TRANSFERORS hereby covenant with the PURCHASERS/ TRANSFEREES that after receiving Full and Final consideration, VENDORS/ TRANSFERORS will execute Sale Deed in favour of PURCHASERS/ TRANSFEREES.

5. The VENDORS/ TRANSFERORS are liable to provide all the requisite documents required for taking loan from banks. If the VENDORS/ TRANSFERORS fail to provide all the requisite documents then the abovementioned time will not be applicable to pay the balance consideration.

6. The VENDORS/ TRANSFERORS & the PURCHASERS/ TRANSFEREES hereto agree and understood that as per section 194 IA of Income Tax Act, TDS on transaction of immovable property is to be deducted @ 0.75% where the consideration exceed Rs.50,00,000/-. In view of compliance to above said provision, the PURCHASERS/ TRANSFEREES shall deduct the TDS @ 0.75% on total price consideration and deposit the same through form 26QB as prescribed by the Income Tax Authority furnish the TDS Certificate to the VENDORS/ TRANSFERORS without committing any default in respect thereof.



The VENDORS/ TRANSFERORS do hereby covenant as follows:

- a. That VENDORS/ TRANSFERORS are absolute owner and of the beneficial interest in and upon the said Flat hereby agreed to be transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or upon the said Flat whether by way of sale, charges, mortgages, lien, gift, trust, inheritance, lease, licences, easement or otherwise. VENDORS/ TRANSFERORS have good right, full power and absolute authority to transfer and sell the same to the PURCHASERS/ TRANSFEREES.

Pratibha Chatterjee
Rita R. Chatterjee

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Pijase

b. There are no suits, litigations – Civil or any other proceedings pending in any competent court, as against the VENDORS/ TRANSFERORS personally affecting the said Flat.

c. There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free from all encumbrances.

d. There are no charges and the said Flat is not the subject matter to any lispendens or easements or attachments either before or after judgment. The VENDORS/ TRANSFERORS 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.

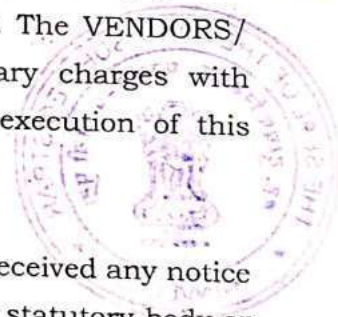
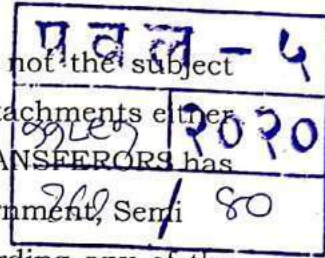
e. The VENDORS/ TRANSFERORS have paid all the necessary charges (e.g. Society Maintenance Charges, Electricity Bills, Gas Bills, Telephone Bills, Property Tax etc.) of any nature whatsoever in respect of the said Flat and shall pay till the physical possession is given to the PURCHASERS/ TRANSFEREES.

f. The VENDORS/ TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat. The VENDORS/ TRANSFERORS has paid all the necessary charges with respect to the said Flat till the date of execution of this Agreement.

g. The VENDORS/ TRANSFERORS have not received any notice from Municipal Corporation and any other statutory body or authorities regarding the acquisition and or requisition of the said Flat.

h. The VENDORS/ TRANSFERORS are exclusively entitled to the said Flat and every part thereof.

i. The VENDORS/ TRANSFERORS are not restricted either in the income Tax Act, Gift Tax Act, or under any other statute from disposing off the said Flat or any other statute prevented from disposing stated in the Agreement.



Amrta Chatterji *Rita R. Chatterji*

Pujare
Srinivasa

of the conveyance to be executed between the parties shall be borne and paid entirely by the PURCHASERS/ TRANSFEREES.

17. The PURCHASERS/ TRANSFEREES shall from the date of possession maintain the said Flat at the cost of the PURCHASERS/ TRANSFEREES in a good and tenantable and repair condition and shall not do or suffer to be done anything in or to the said building or Flat or common area and facilities which may be against the rules, regulations and or bye-laws of the corporation of the said society not shall the PURCHASERS/ TRANSFEREES make any alternation or addition in or any part thereof.

18. The PURCHASERS/ TRANSFEREES hereby agrees that they shall bear all the charges costs and expenses for the transfer of the said Flat in their name including the transfer charges payable to the concerned authorities in the name of the VENDORS/ TRANSFERORS from her name to PURCHASERS/ TRANSFEREES.

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19. The transfer fees payable to the Society in respect of the transfer of the said premises shall be borne and paid by the PURCHASERS/ TRANSFEREES. The stamp duty and registration charges, if any, payable for the completion of the sale shall be borne and paid by the PURCHASERS/ TRANSFEREES the VENDORS/ TRANSFERORS shall not liable to pay the

The VENDORS/ TRANSFERORS hereby further covenant with the PURCHASERS/ TRANSFEREES that the VENDORS/ TRANSFERORS shall from time to time and at all times whenever called upon by the PURCHASERS/ TRANSFEREES or their advocate or solicitor do and execute perform or cause to be done and executed and performed all such further acts, deeds and things and writings whatsoever more perfectly conveying the said Flat premises unto and to the use of the PURCHASERS/ TRANSFEREES as shall or may be reasonably required.

Amita Chatterji
Rita R. Chatterji

Sujane
Sujane

"SCHEDULE OF PROPERTY"

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२९	१८०
COOPERATIVE	

Flat No. 403, on 4th Floor, B-Wing, in SKY OASIS

HOUSING SOCIETY LTD constructed on Plot No.29, Sector 9, Ulive, Navi
Mumbai 410206, Taluka Panvel, District Raigad Maharashtra
admeasuring 47.598 Sq.Mtrs. Carpet area.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERETO SET
AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND YEAR
FIRST HEREIN ABOVE WRITTEN.

SIGNED AND DELIVERED by the
Within named "VENDORS / TRANSFERORS"

(1) MR. AMITAV CHATTERJI, *Amitav Chatterji*



(2) MRS. RITA RAI CHATTERJI, *Rita R. Chatterji*

In the presence of.....

- [Signature]*
- [Signature]*



SIGNED AND DELIVERED by the
Within named "PURCHASERS/ TRANSFEREES"

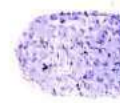
(1) MRS. SAYALI SACHIN PUJARE, *Sujase*



(2) MR. SACHIN RAJARAM PUJARE, *Sujase*

In the presence of.....

- [Signature]*
- [Signature]*



RECEIPT

RECEIVED from the above named PURCHASERS/ TRANSFEREES, MRS. SAYALI SACHIN PUJARE & MR. SACHIN RAJARAM PUJARE, a sum of Rs. 51000/- (Rupees Fifty One Thousand Only) as Part Payment against the total consideration for the Flat No. 403, on 4th Floor, B-Wing, in SKY OASIS CO-OPERATIVE HOUSING SOCIETY LTD constructed on Plot No.29, Sector-9, Ulwe, Navi Mumbai 410206, Taluka Panvel, District Raigad, Maharashtra admeasuring 47.598 Sq.Mtrs. Carpet area.

Payment Details :

Sr. No.	Date	Mode of Payment	Payment Details	Amount in Rupees
1.	20.12.2020	Cheque	Cheque no. 082428, ICICI Bank	Rs.51,000/-
2.	29.12.2020	RTGS	IOBAR52020122900 177140	Rs.7,00,000/-
3.	29.12.2020	RTGS	ICICR120201229000 60111	Rs.10,00,000/-
			Total	Rs.17,51,000/-

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1) *[Signature]*
2) *[Signature]*

WE SAY RECEIVED

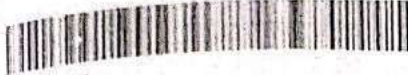
Amitav Chatterji
Rita R. Chatterji

MR. AMITAV CHATTERJI,

&

MRS. RITA RAI CHATTERJI,

VENDORS/ TRANSFERORS



03/08/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 9052/2017

नोंदणी

Regn 63n

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गावाचे नाव : 1) उलवे

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 7229000
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 3593000
- (4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)
- (5) क्षेत्रफळ 1) 47.598 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक 03/08/2017

(10) दस्त नोंदणी केल्याचा दिनांक 03/08/2017

(11) अनुक्रमांक, खंड व पृष्ठ 9052/2017

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 361500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

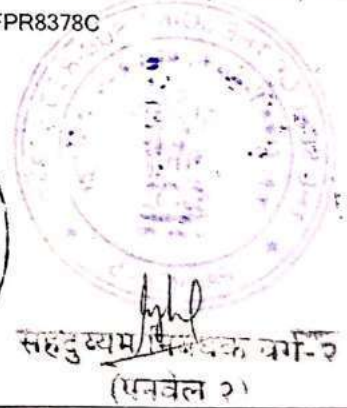
(14) शेर

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्रति चौ मी 62900/- सदनिका क्र 403 चौथा मजला नं 29 सेक्टर 09 उलवे-॥ ता पनवेल जि रायगड क्षेत्र ((Plot Number : 29 ;))

1): नाव:-मे शांती एंटरप्रायजेस तर्फे भागीदार भोगीलाल मावजी वोरा यांच्या तर्फे अख मंगेश खंदारे - - वय:-27; पत्ता:-, -, -, ए-606 अजियनाथ नीलकंठ एनक्लेव एल बी एस रोड घाटकोपर मुंबई , घाटकोपर पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400086 पॅन नं:-ABRFS3625H

1): नाव:-अमिताव चट्टरजी - - वय:-51; पत्ता:-, -, -, .503 नंद सी एच एस प्लॉट नं 88 ए सेक्टर 50 न्यू सीवूड्स नवी मुंबई , पोरूळ पॉडि-ईई , MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:-AFTPC5462L

2): नाव:-रिता राई चट्टरजी - - वय:-44; पत्ता:-, -, -, .503 नंद सी एच एस प्लॉट नं 88 ए सेक्टर 50 न्यू सीवूड्स नवी मुंबई , पोरूळ पॉडि-ईई , MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:-AVFPR8378C



सह दुय्यम निबंधक पग-२
(पनवेल २)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614,
 PHONE: 00-91-22-6791 8100
 FAX : 00-91-22-6791 8164

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : 00-91-22-6650 0900
 FAX : 00-91-22-2202 2509

Date : **27 FEB 2017**

Ref. No. CIDCO/BP-10832/TPO(NM)/2017/ **2396**

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	4	5	0	1
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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building ('A' & 'B' wing of Gr. + 1st & 2nd Podium & 11 Upper Floors) having [(Residential BUA = 5733.450 Sq. Mtrs.), (Comm. BUA = 1010.803 Sq.mtrs.) Total BUA = 6744.253 Sq. Mtrs. No. of Units - Resi.- 128 (One Hundred Twenty Eight Nos.), Comm. Units = 28 (Twenty Eight Nos.)] {Free of FSI Fitness Centre BUA= 114.532 sq.mtrs. & Society Office BUA = 9.275 Sq.mtrs.} on Plot No.29, Sector-09 at Ulwe (12.5% Scheme) of Navi Mumbai Completed under the supervision of Architect M/s. STAPL (Soyuz Talib Architects) has been inspected on 16/02/2017 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 17/12/2012 and that the development is fit for the use for which it has been carried out.

पत्र नं - 2396
 16/02/2017
 2017

Jagdish B. Patil

(Jagdish B. Patil)
 Associate Planner (Bldg. Permission)
 (Navi Mumbai)



M/s. STAPL (Soyuz Talib Architect)
 14th Floor, Kesar Solitaire,
 Plot No. 05, Sector-19, Off Palm Beach Road,
 Navi Mumbai-400705.

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REF.NO.CIDCO/ATPO/1696-2

DATE:- 11 NOV 2011

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s. Shanti Enterprises, Plot No. 29, Sector-08, Ulwe, (12.5% Scheme), Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building ('A, B & C' wing, Ground + 1st & 2nd Floor Podium + Upper 11 Floor) Rest.BUA=5734.626Sq.Mt. Comm.BUA = 1011.39 Sq.Mt. Total BUA = 6746.016 Sq.Mt. (Fitness Center BUA = 110.26 Sq.Mt. & Society office BUA = 21.945 Sq.Mt (free of cost) (Nos. of Residential Units - 128, Nos. of Commercial units - 28)

1. This Certificate is liable to be revoked by the Corporation if: -
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. The applicant shall:-
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 43 of MRTP Act- 1956 and as per regulations no. 15.1(2) of the GDCRs - 1975.
5. The conditions of this certificate shall be binding not only on the applicant but also on its

पवल-५
११/११/२०२०
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6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 22,500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

पवेल - 5
 2092/7091
 88/663

As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

पवेल - 5	
9969	2020
24	80

- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.

A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



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11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2100/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

पान - 4	
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All the layout open spaces/amenities spaces of Housing Society and construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

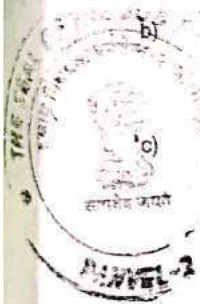
Provided that the authority may approve the Rain water Harvesting structures specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair to store water for non potable purposes or recharge of groundwater at all times.

The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



9/05-20
20/2090
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[Signature]
11/11

ADDL TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C. TO: ARCHITECT
M/s STAPL
Vashi.

- C.C. TO: Separately to:
1. M (TS)
 2. CUC
 3. EE (M/R, PNL, KUM, DRON)
 4. EE (NS)

R.R.JINDAL

B.A.,LL,B.

ADVOCATE HIGH COURT

Regd.No. MAH/476/1983 Dt. 15/5/1983, With Bar Council of Maharashtra & Goa

NOTARY

Appointed by Govt. of INDIA, Regn. No. 4334/2007 Dt. 20/7/07

B-3 / 6 / 01/02, Sector-2, Opp. Bombay Mercantile Co.op Bank Vashi, Navi Mumbai

Ref: RRJ/:

Tel.: Office :
Tel. : (Res) :
Mobile :

Date :

30/11/11

पवल
२०१२/२०
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SEARCH REPORT CUM- TITLE CLEARANCE CERTIFICATE

OF PLOT NO.29, SECTOR-9,
ULWE-II, NAVI MUMBAI.

I have carried out the search in respect of Plot No.29, Sector-9, Ulwe-II, Navi Mumbai, admeasuring about 4499.70 Sq. Mtrs. (hereinafter referred to as the PLOT), which stands in the name of M/S. SHANTI ENTERPRISES, through its Partners, 1) SHRI. MANJI KARMAN PATEL, 2) SHRI. BHOGILAL MAVJI VORA, having office at A-606, Ajitnath, Neelkanth Enclave, L.B.S. Road, Ghatkopar, Mumbai - 400 086, (hereinafter referred to as the DEVELOPERS) in the office of Sub-Registrar of Assurance, Panel-1, for the year from 1998 to 2011 vide Receipt No. 5972/2011 dated: 28.11.2011 and I have to report as

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११/११/२०११
२२/११

under:
1. The City and Industrial Development Corporation of Maharashtra Ltd. a company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.

in virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.



R. JINDAL

B.A., LL.B.

ADVOCATE HIGH COURT & NOTARY

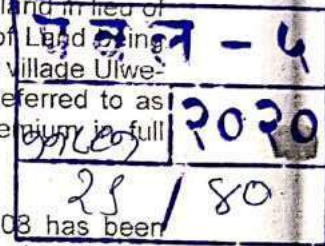
3. By an Agreement to Lease dated: 12th day of May, 2008 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SHRI. NARAYAN WAMANRAO DESHMUKH, 2) SHRI. SURESH WAMANRAO DESHMUKH, 3) SHRI. ASHOK WAMANRAO DESHMUKH, 4) SHRI. AJAY DASHRATH DESHMUKH, 5) SMT. NIRMALA DASHRATH DESHMUKH, 6) SHRI. SUNIL DATTAJIRAO DESHMUKH, 7) SHRI. MILIND DATTAJIRAO DESHMUKH, 8) SHRI. SUHAS DATTAJIRAO DESHMUKH, 9) SMT. MANDAKINI SADANAND JHUJARAO, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of Land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being GES Plot No.29, Sector-9, admeasuring 4499.70 Sq. Mtrs. at village Ulwe-II, Taluka-Panvel, Dist. Raigad, Navi Mumbai (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

4. The said Agreement to Lease dated: 12th day of May, 2008 has been Registered at the Office of Sub Registrar Assurance Panvel - 1, Vide Registered Receipt No.4099, Document No.03824-2008, 13/05/2008.

5. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof for Residential purpose. The corporation granted permission to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.

6. The said Original Allottees have assigned all their rights in & upon the said plot in favour of M/S. NEEL CONSTRUCTIONS, through its Partners 1) SHRI. VILAS MADANLAL KOTHARI, 2) SHRI. SANDEEP K. SAMPAT, for proper consideration.

7. By First Tripartite Agreement dated 28th day of MAY, 2008 between the CIDCO THE FIRST PART, 1) SHRI. NARAYAN WAMANRAO DESHMUKH, 2) SHRI. SURESH WAMANRAO DESHMUKH, 3) SHRI. ASHOK WAMANRAO DESHMUKH, 4) SHRI. AJAY DASHRATH DESHMUKH, 5) SMT. NIRMALA DASHRATH DESHMUKH, 6) SHRI. SUNIL DATTAJIRAO DESHMUKH, 7) SHRI. MILIND DATTAJIRAO DESHMUKH, 8) SHRI. SUHAS DATTAJIRAO DESHMUKH, 9) SMT. MANDAKINI SADANAND JHUJARAO, the Original Allottees of the SECOND PART & the M/S. NEEL CONSTRUCTIONS, through its



30/11/11

Partners 1) SHRI. VILAS MADANLAL KOTHARI, 2) SHRI. SANDEEP K. SAMPAT, THE THIRD PART.

8. The said Tripartite Agreement dated 28th day of MAY, 2008 has been registered at the Office of Sub Registrar Assurance Panvel-2, vide Receipt No.4424, Document No.04177-2008 Dated. 28/05/2008.

9. The CIDCO has transferred the said Plot in favour of M/S. NEEL CONSTRUCTIONS, through its Partners 1) SHRI. VILAS MADANLAL KOTHARI, 2) SHRI. SANDEEP K. SAMPAT, vide CIDCO Letter NO. CIDCO/VASAHAT/12.5% SCHEME/ ULWE/290/2008, Dated: 04/06/2008.

10. By Second Tripartite Agreement dated 26th day of September, 2011 between the CIDCO THE FIRST PART, M/S. NEEL CONSTRUCTIONS through its Partners 1) SHRI. VILAS MADANLAL KOTHARI, 2) SHRI. SANDEEP K. SAMPAT, the New Licensees of the SECOND PART & the M/S. SHANTI ENTERPRISES, through its Partners 1) SHRI. MANJI KARMAN PATEL, 2) SHRI. BHOGILAL MAVJI VORA, the (Developers) of THE THIRD PART. The said New Licensees have assigned all their rights and interests in and upon the said Plot to M/S. SHANTI ENTERPRISES, through its Partners, 1) SHRI. MANJI KARMAN PATEL, 2) SHRI. BHOGILAL MAVJI VORA, the (Developers) Party of the THIRD PART.

11. The said Tripartite Agreement dated 26th day of September, 2011 has been registered at the Office of Sub Registrar Assurance Panvel-1, vide Registered Receipt No.13312, Document No.12377-2011, Dated: 27/09/2011.

पत्र 12-6
११/०९/२०११
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12. The CIDCO has transferred the said Plot in favour of M/S. SHANTI ENTERPRISES, through its Partners 1) SHRI. MANJI KARMAN PATEL, 2) SHRI. BHOGILAL MAVJI VORA, vide CIDCO Letter NO. CIDCO/VASAHAT/12.5% SCHEME/ULWE/ 290/2011, Dated: 29/09/2011.

13. The Developers have entrusted the architect works to "SOYAZ TALIB" (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.



The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate Reference No. CIDCO/ATPO/ 1696, DATED: 11/11/2011, granted permission to develop the said plot and to construct a building for residential and commercial purposes on the said plot subject to the terms

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R.R. JINDAL

B.A., LL.B.

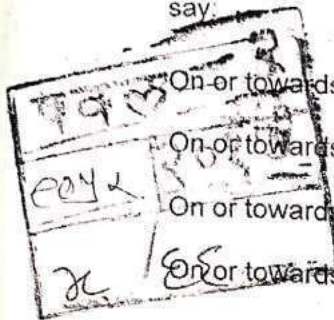
ADVOCATE HIGH COURT & NOTARY

and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

15. The Building being constructed on the said Plot shall be known as "SKY OASIS"

SCHEDULE

All that piece or parcel of land known as GES Plot No.29, Sector-9, in Village Ulwe-II of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 4499.70 Sq.Mtrs. or thereabouts and bounded as follows that is to say:



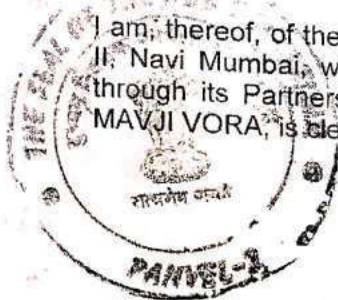
On or towards the North By : 24 Mtrs. Wide Road

On or towards the South By : Plot No.34

On or towards the East By : 30 Mtrs. Wide Road

On or towards the West By : Plot No.28 & 35

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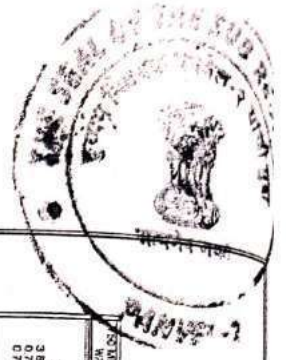
I am, thereof, of the opinion that the title of the said Plot No.29, Sector 9, Ulwe-II, Navi Mumbai, which stands in the name of M/S. SHANTI ENTERPRISES through its Partners, 1) SHRI. MANJI KARMAN PATEL, 2) SHRI. MANVI MAVJI VORA, is clear and marketable and is free from all encumbrances.



(R. R. JINDAL)
Advocate & Notary

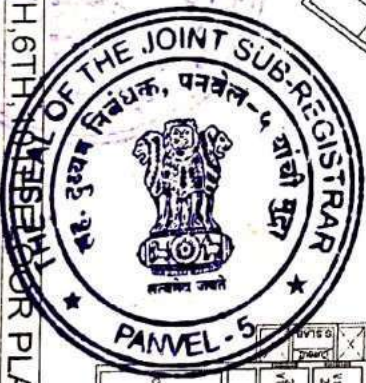
SEARCH REPORT/BJR NO.3277/IAS

पवेल-5
 2042/2020
 32/188



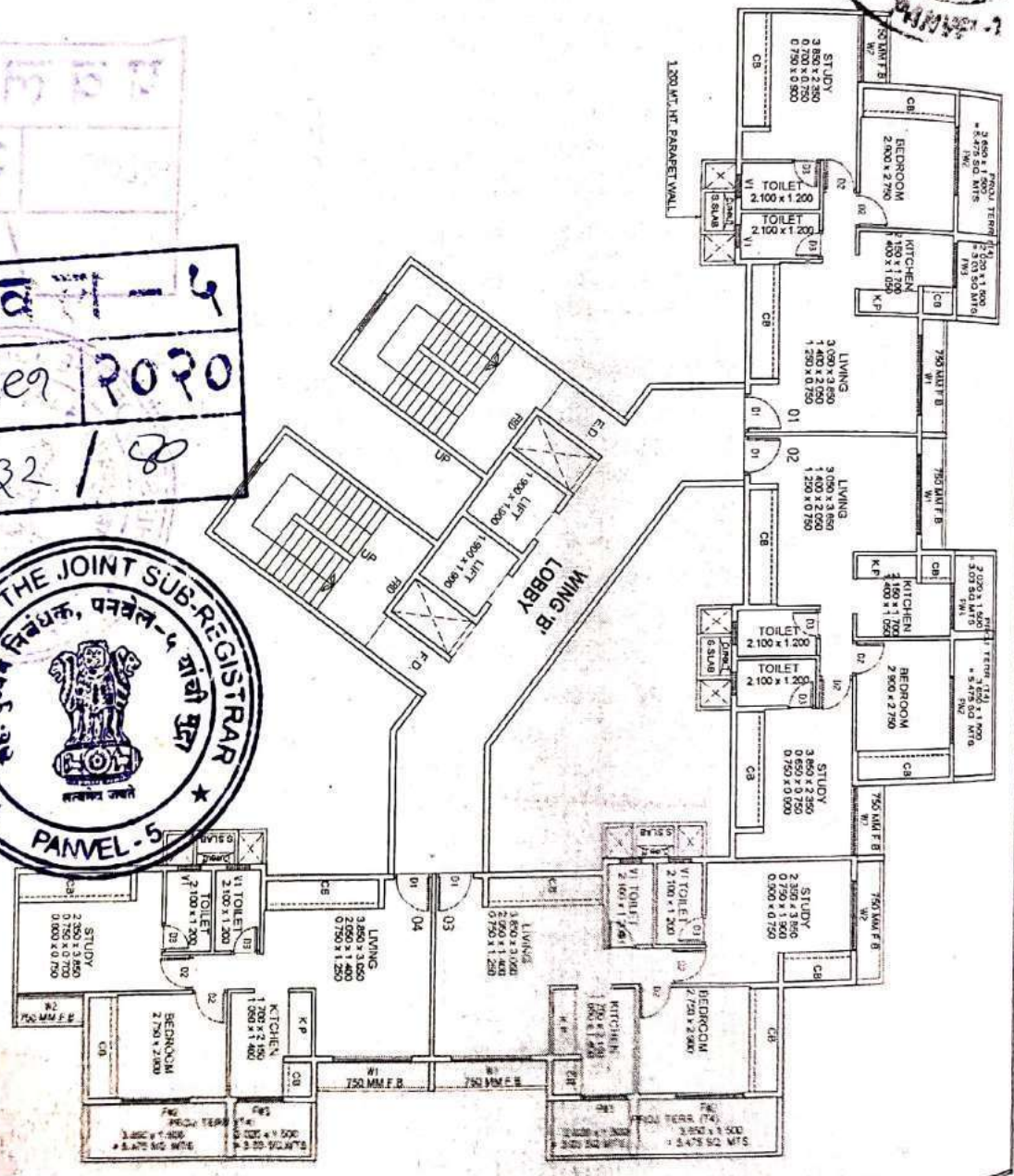
PROJECT BY:
 SHANTI ENTERPRISES

पवेल-5
 2020
 32/188



4TH/6TH FLOOR PLAN
 (WING - B)

NORTH



Minimum number

Chatterji

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMITAV CHATTERJI
ASIT KUMAR CHATTOPADHYAY
03/12/1965

Permanent Account Number
AFTPC5462L

Signature



Amitav Chatterji

[Handwritten Signature]

Amitav Chatterji

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RITA RAI CHATTERJI
DEEPAK RAI
07/10/1972

Permanent Account Number
AVFPR8378C

Signature



Rita R. Chatterji

Rai Rita Rai Chatterji

प व ल - ५	
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प व ल - ३३ / १८०

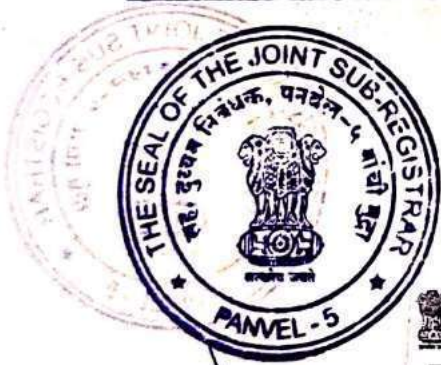
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Sandesh

भारत सरकार Government of India	
आधार	
	संदेश शाम व्यापारी Sandesh Shyam Vyapari जन्म तारीख/DOB: 11/10/1985 पुरुष/ MALE Mobile No: 9870550490
4747 9578 0000	
मेरा आधार, मेरी पहचान	

Chaterji Sir
12/23/2020 at 6:31 PM



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA	प व ल - ५ २०२० २५ / ८०
SAYALI SACHIN PUJARE			
GAJANAN GOVIND KARMALKAR			
02/04/1975 Permanent Account Number BCYPP4165N			
 Signature			

Sujane

at Janu

529/11891
बुधवार, 30 डिसेंबर 2020 12:21
म.नं.

दस्त गोषवारा भाग-1

पवल5 30/12/20
दस्त क्रमांक: 11891/2020

दस्त क्रमांक: पवल5 /11891/2020

बाजार मूल्य: रु. 37,69,260/- मोबदला: रु. 73,01,000/-

भरलेले मुद्रांक शुल्क: रु.2,19,100/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात
अ. क्रं. 11891 वर दि.30-12-2020
रोजी 12:19 म.नं. वा. हजर केला.

पावती:12517 पावती दिनांक: 30/12/2020

सादरकरणाचे नाव: सायली सचिन पुजारे --

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त हजर करणाऱ्याची सही:

V.D. Mhadre
Joint Sub Registrar Panvel 5

V.D. Mhadre
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिवका क्रं. 130 / 12 / 2020 12 : 19 : 14 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 230 / 12 / 2020 12 : 20 : 38 PM ची वेळ: (फी)



दस्त एवजासाबत आढलल कागदपत्रे, कुलपुखित्यार फ
व्यक्ती इत्यादि बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी निष्पादकांची राहिल.

Anita Chatterji
लिहून देणार

Rita R. Chatterji

Pujare
लिहून घेणार

Pujare



30/12/2020 12:24:13 PM

दस्त क्रमांक : पवेल5/11891/2020
दस्ताचा प्रकार :- करारनामा

दस्त गोषवारा भाग-2

पवेल5
दस्त क्रमांक: 11891/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सायली सचिन पुजारे - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मलंग निवास, रूम नं: 37, लोकमान्य नगर, सनमान सिंग रोड, भांडूप प., मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: BCYPP4165N	लिहून घेणार वय :- 45 स्वाक्षरी: <i>Pujare</i>		
2	नाव: सचिन राजाराम पुजारे - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मलंग निवास, रूम नं: 37, लोकमान्य नगर, सनमान सिंग रोड, भांडूप प., मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: APOPP7977E	लिहून घेणार वय :- 44 स्वाक्षरी: <i>Pujare</i>		
3	नाव: अभिताव चॅटर्जी - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, बी विंग, स्काय ओसिस, प्लॉट नं -29, से-9, उलवे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन नंबर: AFTPC5462L	लिहून देणार वय :- 53 स्वाक्षरी: <i>Chatrji</i>		
4	नाव: रिटा राय चॅटर्जी - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, बी विंग, स्काय ओसिस, प्लॉट नं -29, से-9, उलवे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन नंबर: AVFPR8378C	लिहून देणार वय :- 47 स्वाक्षरी: <i>Rai</i>		

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 30 / 12 / 2020 12 : 23 : 14 PM

ओळख:-

खालील इस्मम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राजन शंकर महाडेश्वर - - वय: 53 पत्ता: सेक्टर -23 उलवे नवी मुंबई पिन कोड: 410206		
2	नाव: संदेश शाम व्यापारी - - वय: 36 पत्ता: से-9, नेरूळ, नवी मुंबई पिन कोड: 400706		

शिकका क्र.4 ची वेळ: 30 / 12 / 2020 12 : 23 : 56 PM

V. D. Mhatre
Joint Sub Registrar Panel 5

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SAYALI SACHIN PUJARE AND SACHIN RAJARAM PUJARE	eChallan	02300042020123042347	MH009317196202021E	219100.00	SD	0004275196202021	30/12/2020
2	SAYALI SACHIN PUJARE AND SACHIN RAJARAM PUJARE	eChallan		MH009317196202021E	30000	RF	0004275196202021	30/12/2020
3		DHC		3012202003985	800	RF	3012202003985D	30/12/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1. Verify Scanned Document for correctness through thumbnail (4 pages) and printout after scanning.
2. Get print immediately after registration.
If you have any feedback, please write to us at feedback@maharashtra.gov.in



प्रमाणित कारणात येते की सदर दस्तास एकूण 11891/2020
पाने साहेत पृष्ठांक क्र. 9
र नोंदला
99/09/2020

V. D. Mhatre
प्र. सह. दुय्यम निबंधक, पॅनेल-5, पॅनेल 5
दिनांक 30 माहे 9 2020

S1U

529/5831

Monday, April 12, 2021

12:38 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39M

Regn.:39M

पावती क्रं.: 6240 दिनांक: 12/04/2021

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल5-5831-2021

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: सायली सचिन पुजारे --

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 600.00

पृष्ठांची संख्या: 30

एकूण: रु. 700.00

Joint Registrar Panvel 5

सह दुय्यम निबंधक वर्ग-२

(पनवेल-५)

बाजार मुल्य: रु.3769260 /-

मोबदला रु.7301000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1204202104139 दिनांक: 12/04/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000397762202122E दिनांक: 12/04/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No11891-2020 Amt. 30000

पक्षकाराची स्वाक्षरी
Styane

मुळदस्तावेज परत मिळाला.

सह दुय्यम निबंधक, पनवेल ५.(वर्ग-२)



021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 5831/2021

नोंदणी :

Regn.63m

गावाचे नाव : उलवे

खाचा प्रकार सेल डीड
दला 7301000
प्रारंभ (भाडेपट्ट्याच्या पट्टाकार आकारणी देतो की पट्टेदार करावे) 3769260

मापन, पोटहिस्सा व घरक्रमांक (स)

1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: प्रभाव क्षेत्र-27.1, दर-66,000/- प्रती चौ. मी. सदनिका क्र-403, चौथा मजला, बी विंग, स्काय ओसिस सी. एच. एस. लि., प्लॉट नं-29, सेक्टर नं-9, उलवे, ता. पनवेल, जि. रायगड. क्षेत्र-47.598 चौ. मी. कारपेट.. दस्त क्र. पवेल 5-11891/2020, दि. 30/12/2020 अनव्ये मु. शू. रक्कम रु.2,19,100/- व नो. फी. रक्कम रु.30,000/- भरून नोंदले आहे (Plot Number : 29 ; SECTOR NUMBER : 9 ;)

रफळ

1) 47.598 चौ.मीटर

कारणी किंवा जुडी देण्यात असेल तेव्हा.

स्तऐवज करून देणा-या/लिहून ठेवणा-या राचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश असल्यास, प्रतिवादिचे पत्ता.

1): नाव:-अमिताव चॅटर्जी - - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, बी विंग, स्काय ओसिस, प्लॉट नं -29, से-9, उलवे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AFTPC5462L
2): नाव:-रिटा राय चॅटर्जी - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, बी विंग, स्काय ओसिस, प्लॉट नं -29, से-9, उलवे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AVFPR8378C

स्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-सायली सचिन पुजारे - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मलंग निवास, रुम नं-37, लोकमान्य नगर, सनमान सिंग रोड, भांडूप प., मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-BCYPP4165N
2): नाव:-सचिन राजाराम पुजारे - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मलंग निवास, रुम नं-37, लोकमान्य नगर, सनमान सिंग रोड, भांडूप प., मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-APOPP7977E

दस्तऐवज करून दिल्याचा दिनांक

12/04/2021

दस्त नोंदणी केल्याचा दिनांक

12/04/2021

अनुक्रमांक, खंड व पृष्ठ

5831/2021

बाजारभावाप्रमाणे मुद्रांक शुल्क

100

बाजारभावाप्रमाणे नोंदणी शुल्क

100

शेरा

मंकासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणचा तपशील करारनामा अलाहिदा नोंदविला आहे

क शुल्क आकारताना निवडलेला छेद :- :

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

सह दुय्यम निबंधक वर्ग-२
(पनवेल-५)

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Category	PRN	Date
1	SAYALI SACHIN PUJARE and other one	eChallan	69103332021041210870	MH000397762202122E	100.00	SD	0000204414202122	12/01/2022
2		DHC		1204202104139	600	RF	1204202104139D	12/01/2022
3	SAYALI SACHIN PUJARE and other one	eChallan		MH000397762202122E	100	RF	0000204414202122	12/01/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



Department of Stamp & Registration.		
Receipt of Document Handling Charges		
PRN	Date	
1204202104139		
Received from SAYALI SACHIN PUJARE, Mobile number 09820012345, towards Document Handling Charges for the Document in the Sub Registrar office Joint S.R. Panvel 5 of the District of Thane.		
Payment Details		
Bank Name	SBIN	Date
Bank CIN	REF No	
10004152021041203297		
This is computer generated receipt, hence no signature is required.		

(Handwritten signature)

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1204202104139	Date 12/04/2021
Received from SAYALI SACHIN PUJARE, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 12/04/2021
Bank CIN 10004152021041203297	REF No. 110212003278
This is computer generated receipt, hence no signature is required.	

[Handwritten signature]

Pujare
[Handwritten signature]

पवल - ५
५८३१ २०२१
११/१२०



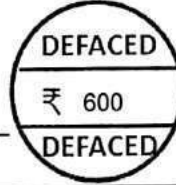


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1204202104139 Receipt Date 12/04/2021

Received from SAYALI SACHIN PUJARE, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 5831 dated 12/04/2021 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name SBIN	Payment Date 12/04/2021
Bank CIN 10004152021041203297	REF No. 110212003278
Deface No 1204202104139D	Deface Date 12/04/2021

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

पवल - 4
य(3) 2021
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CHALLAN
MTR Form Number-6



IN	MHD00397762202122E	BARCODE			Date	12/04/2021-10:39:52	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Mode of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BCYPP4165N			
Location	RAIGAD			Full Name	SAYALI SACHIN PUJARE and other one			
Year	2021-2022 One Time			Flat/Block No.	FLAT NO. 403, 4TH FLOOR, B WING, SKY			
Account Head Details				Amount In Rs.	Premises/Building			
0046401 Stamp Duty				100.00	Road/Street			
0063301 Registration Fee				100.00	Area/Locality			
					Town/City/District			
					PIN			
					4 1 0 2 0 6			
					Remarks (If Any)			
					PAN2=AFTPC5462L-SecondPartyName=AMITAV CHATTERJI and other one-			
					Amount In			
					Two Hundred Rupees Only			
Total				200.00	Words			
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332021041210870267458088		
Cheque/DD No.				Bank Date	RBI Date	12/04/2021-10:41:59		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

पवल-५
५८३१/२०२१
५ / ३०



Department ID : PANVEL-5 Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
नोंदणी केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी नोंदणी करून घेतले जाणू शकत नाही.

[Signature]

[Signature]

[Signature]

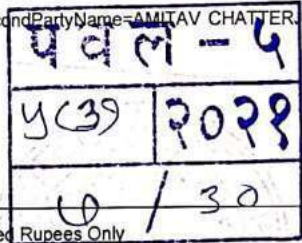
[Signature]



CHALLAN
MTR Form Number-6



GRN	MH000397762202122E	BARCODE			Date	12/04/2021-10:39:52	Form ID	25 1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BCYPP4165N			
Location	RAIGAD			Full Name	SAYALI SACHIN PUJARE and other one			
Year	2021-2022 One Time			Flat/Block No.	FLAT NO. 403, 4TH FLOOR, B WING, SKY			
				Premises/Building	OASIS,			
Account Head Details		Amount In Rs.						
0030046401 Stamp Duty		100.00		Road/Street	PLOT NO. 29, SECTOR 9, ULWE, NAVI MUMBAI			
0030063301 Registration Fee		100.00		Area/Locality	TAL. PANVEL, DIST. RAIGAD			
				Town/City/District				
				PIN	4 1 0 2 0 6			
				Remarks (If Any)	PAN2=AFTPC5462L~SecondPartyName=AMITAV CHATTERJI and other one~			
				Amount In	Two Hundred Rupees Only			
				Words				
Total		200.00						
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69108332021041000026755833				
Cheque/DD No.		Bank Date	RBI Date	12/04/2021-10:41:29 Not to be used with RBI				
Name of Bank		Bank-Branch			IDBI BANK			
Name of Branch		Scroll No. , Date			Not Verified PANVEL - 5			



Department ID : Mobile No : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल मुख्य निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-529-5831	0000204414202122	12/04/2021-12:25:53	IGR548	100.00

SALE DEED

THIS SALE DEED made and entered into at **Ulwe, Navi Mumbai**, on this **12th** day of **April, 2021**.

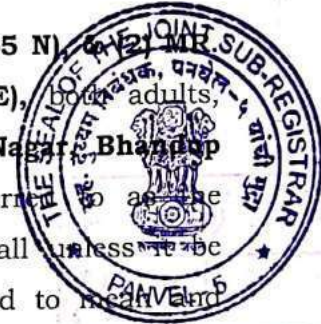
BETWEEN

(1) **MR. AMITAV CHATTERJI**, (PAN No. AFTPC 5462 L) & (2) **MRS. RITA RAI CHATTERJI**, (PAN No. AVFPR 8378 C), both adults, residing at: **Flat No. 403, B Wing, Sky Oasis, Plot No. 29, Sector No. 9, Ulwe, Tal. Panvel, Dist. Raigad-410206**, hereinafter called and referred to as the "**VENDORS / TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **ONE PART**.

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AND

(1) **MRS. SAYALI SACHIN PUJARE** (PAN No. BCYPP 4165 N), **SACHIN RAJARAM PUJARE** (PAN No. APOPP 7977 E), both adults, residing at **Room No. 37, Malang Niwas, Lokmanya Nagar, Bhandup West, Mumbai - 400078**, hereinafter called and referred to as the "**PURCHASERS / TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **OTHER PART**.



WHEREAS :

- The City and Industrial Development Corporation of Maharashtra Ltd., is the new Town Development Authority (hereinafter called as the Corporation) declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its power under sub-section (1) and (3-a) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the said Act).
- The State Government in pursuant to Section 113A of the said Act, has acquired lands described therein and vested such lands in the Corporation for development and disposal.
- By virtue of being the Development Authority, the Corporation has been empowered under Section 118 of the said Act to dispose off any

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land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

- d) By and under Agreement to Lease dated 12-05-2008 entered and executed between the CIDCO of the One Part and 1)Shri. Narayan Wamanrao Deshmukh, 2)Shri. Suresh Wamanrao Deshmukh, 3)Shri. Ashok Wamanrao Deshmukh, 4)Shri. Ajay Dashrath Deshmukh, 5)Smt. Nirmala Dashrath Deshmukh, 6)Shri. Sunil Dattajirao Deshmukh, 7)Shri. Milind Dattajirao Deshmukh, 8)Shri. Suhas Dattajirao Deshmukh, 9)Smt. Mandakini Sadanand Jhunjarrao of the Other Part (Hereinafter referred to as the Lessees), the CIDCO, under 12.5% Scheme, has granted license to the Original Lessee to enter on and upon Plot No. 29, admeasuring about 4499.70 Sq.Mtrs. at Sector-9, Village Ulwe-II, Navi Mumbai, Taluka Panvel, District Raigad (Hereinafter referred as the Said Plot) containing by and as more particularly described in the schedule here under written, for a period of 60 years with a right to develop the same as permissible under General Development Control Regulations for Navi Mumbai, 1975. The said Agreement to Lease has been registered before the Sub-Registrar of Assurances, Panvel - 1 at Serial No. 03824-2008 dated 13-05-2008.

पवल - 6
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- e) By and under Tripartite Agreement dated 28-05-2008, executed between the CIDCO as first part and 1)Shri. Narayan Wamanrao Deshmukh, 2)Shri. Suresh Wamanrao Deshmukh, 3)Shri. Ashok Wamanrao Deshmukh, 4)Shri. Ajay Dashrath Deshmukh, 5)Smt. Nirmala Dashrath Deshmukh, 6)Shri. Sunil Dattajirao Deshmukh, 7)Shri. Milind Dattajirao Deshmukh, 8)Shri. Suhas Dattajirao Deshmukh, 9)Smt. Mandakini Sadanand Jhunjarrao, the Lessees of the Second Part and M/s. Neel Constructions as the New Licensee of the Third Part, the CIDCO has granted to the said M/s. Shantanu Realtors a license to enter upon the said Plot. The said Tripartite Agreement has been registered before the Sub Registrar of Assurances, Panvel-2 at Serial No. 04177-2008 dated 28-05-2008.

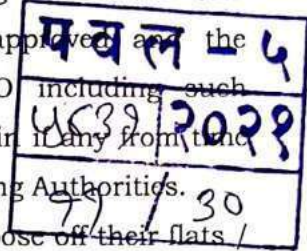


- f) By and under Tripartite Agreement dated 26-09-2011, executed between the CIDCO as first part and M/s. Neel Constructions, the New Licensees as the Second part and M/s. Shanti Enterprises, as subsequent New Licensee of the third part, the CIDCO has granted to the said Developer i.e. M/s. Shanti Enterprises (Hereinafter referred as the Said Developer), a license to enter upon the said Plot. The said

(Handwritten signatures and initials)

Tripartite Agreement has been registered before the Sub-Registrar of Assurances, Panvel-1 at Serial No. 12377-2011 on 27-09-2011.

- g) As per the CIDCO by their letter bearing No. CIDCO/ATPO/1696 dated 11-11-2011 has granted permission to commence the construction of a building on the said plot and M/s. Shanti Enterprises (Hereinafter referred as the Developer), have commenced the construction of Residential -cum-Commercial Building on the plot as per plans and designs approved by the Town Planning Authority.
- h) The said Developer have constructed a building known as "SKY OASIS" as per the plans and specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any from time to time as may be approved by the CIDCO / Planning Authorities.
- i) The Developer have sole and exclusive right to dispose off their flats / shops in the said building constructed by the Developers on the said land and to enter into agreement with the Purchasers of the said Residential flats etc. and to receive the sale price in respect thereof.
- j) Under Letter No. CIDCO/BP-10832/TPO(NM)/2017-396, of 27-08-2017, the Town Planning Officer (BP) of CIDCO Ltd. has granted Occupancy Certificate to the said building.
- k) By executing Agreement For Sale dated 03-08-2017, the said Developers have sold a **Flat bearing Flat No. 403, on 4th Floor, B-Wing, in Sky Oasis constructed on Plot No.29, Sector-9, Ulwe, Navi Mumbai admeasuring 47.598 Sq. Mtrs. Carpet area to AMITAV CHATTERJI & RITA RAI CHATTERJI** (Therein referred as the Purchasers and Hereinafter referred as the VENDORS/ TRANSFERORS), for proper consideration. The said Agreement for Sale has been registered with the Sub-Registrar of Assurances, Panvel-2, by paying proper Stamp duty and Registration charges, vide its Document No. PVL2-9052-2017, Dated.:03-08-2017.
- l) The members of the building formed a society in the name of **SKY OASIS CO-OPERATIVE HOUSING SOCIETY LTD.**, and registered under the Maharashtra Co-operative Societies Act 1960, under **Registration No. NBOM/ CIDCO/ HSG(TC)/ 8123/ JTR/ 2019-2020.**
- m) The VENDORS / TRANSFERORS are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said **Flat bearing Flat No. 403, on 4th Floor, B-Wing, in Sky Oasis Co-operative Housing Society Ltd. on Plot No. 29, Sector-9, Ulwe, Taluka**



[Handwritten signature]

[Handwritten signature]

Panvel, District Raigad admeasuring 47.598 Sq. Mtrs. Carpet area (Hereinafter referred as the said Flat) together with membership rights in the said SKY OASIS CO-OP. HOUSING SOCIETY LTD. & common undivided interest appurtenant to the said Flat and have agreed to sell the said Flat to the PURCHASERS / TRANSFEREES on ownership basis under the provisions of the Maharashtra Flat Ownership Act. and rule made thereon (hereinafter called "THE SAID ACT").

n) The VENDORS / TRANSFERORS have no more interested in retaining the said flat premises and the PURCHASERS / TRANSFEREES being also in need of the residential premises be decided to purchase the said Flat from the VENDORS / TRANSFERORS.

o) The PURCHASERS / TRANSFEREES have demanded from the VENDORS / TRANSFERORS and the VENDORS / TRANSFERORS have given inspection to the PURCHASERS / TRANSFEREES of all the documents of title relating to the said property as are specified under Maharashtra Ownership Flats (Regulation of Promotion of Construction, Management and Transfer) Act, 1963, hereinafter referred to as the "SAID ACT" and the rules made there under.

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p) The VENDORS / TRANSFERORS have agreed to sell and transfer to the PURCHASERS / TRANSFEREES and PURCHASERS / TRANSFEREES has agreed to purchase and acquire all rights, title and interest of the VENDORS / TRANSFERORS in the society membership rights and incidental to it all the right, title, interest in the said flat free from all encumbrances together with permanent hereditary and absolute right of use and occupation of the said Flat for the total consideration amount of **Rs.73,01,000/- (Rupees Seventy Three Lakhs One Thousand Only)**.



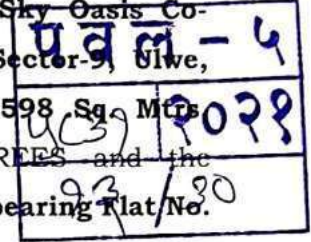
This Sale Deed is entered in furtherance to execution of an Agreement for Sale, Dated 30-12-2020 and the said Agreement for Sale was registered with Sub-Registrar, Panvel No. 5, on 30-12-2020, under Serial No. PVL5-11891-2020 in respect of Flat bearing Flat No. 403, on 4th Floor, B-Wing, in Sky Oasis Co-operative Housing Society Ltd. on Plot No.29, Sector-9, Ulwe, Taluka Panvel, District Raigad admeasuring 47.598 Sq. Mtrs. Carpet area.

[Handwritten signatures]

The parties hereto are desirous of recording the terms and conditions agreed to between them are as under:-

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The VENDORS / TRANSFERORS shall sell, transfer and assign Flat bearing Flat No. 403, on 4th Floor, B-Wing, in Sky Oasis Co-operative Housing Society Ltd. on Plot No.29, Sector-9, Ulwe, Taluka Panvel, District Raigad admeasuring 47.598 Sq. Mtrs. Carpet area to the PURCHASERS / TRANSFEREES and the PURCHASERS / TRANSFEREES shall purchase Flat bearing Flat No. 403, on 4th Floor, B-Wing, in Sky Oasis Co-operative Housing Society Ltd. on Plot No.29, Sector-9, Ulwe, Taluka Panvel, District Raigad admeasuring 47.598 Sq. Mtrs. Carpet area from the VENDORS / TRANSFERORS and accept,



- I) The said Ten paid up shares of the face value of Rs.50/- each bearing distinctive Nos. to (both inclusive) of the said SKY OASIS CO-OPERATIVE HOUSING SOCIETY LTD., of the aggregate value of Rs.500/- (Rupees Five Hundred only) in the capital of the said society.



- II) As incidental thereto all the beneficial rights, title and interest of the VENDORS / TRANSFERORS in and upon the said Flat bearing Flat No. 403, on 4th Floor, B-Wing, in Sky Oasis Co-operative Housing Society Ltd. on Plot No.29, Sector-9, Ulwe, Taluka Panvel, District Raigad admeasuring 47.598 Sq. Mtrs. Carpet area, together with the fixtures, fittings and electrical installation therein belonging to the said premises.

- III) The right, title and interest of the said VENDORS/ TRANSFERORS over the sinking funds and fixed deposits of the said society (all of which are hereinafter collectively called the said premises) free from all encumbrance at or for the aggregate price of Rs.73,01,000/- (Rupees Seventy Three Lakhs One Thousand Only).

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2. THE PURCHASERS / TRANSFEREES have paid to the VENDORS/ TRANSFERORS said sum of **Rs.73,01,000/- (Rupees Seventy Three Lakhs One Thousand Only)**. (The receipt whereof the VENDORS/ TRANSFERORS herein doth hereby admits and acknowledges at the footnote of this agreement).

3. The VENDORS/ TRANSFERORS do hereby covenant as follows:

a. That VENDORS/ TRANSFERORS are absolute owner and of the beneficial interest in and upon the said Flat hereby transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or upon the said Flat whether by way of sale, charges, mortgages, lien, gift, trust, inheritance, lease, licences, easement or otherwise. VENDORS/ TRANSFERORS have good right, full power and absolute authority to transfer and sell the same to the PURCHASERS/ TRANSFEREES.

b. There are no suits, litigations - Civil or any other proceedings pending in any competent court, as against the VENDORS/ TRANSFERORS personally affecting the said Flat.

c. There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free from all encumbrances.

d. There are no charges and the said Flat is not the subject matter to any lispendens or easements or attachments either before or after judgment. The VENDORS/ TRANSFERORS 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.

e. The VENDORS/ TRANSFERORS have paid all the necessary charges (e.g. Society Maintenance Charges, Electricity Bills, Gas Bills, Telephone Bills, Property Tax etc.) of any nature whatsoever in respect of the said Flat and shall pay till the

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५८३१/२०२१
१४/३०



[Signature]

[Signature]

[Signature] *[Signature]*

physical possession is given to the PURCHASERS/ TRANSFEREES.

f. The VENDORS/ TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat. The VENDORS/ TRANSFERORS has paid all the necessary

charges with respect to the said Flat till the date of execution of this Agreement.

g. The VENDORS/ TRANSFERORS have not received any notice from Municipal Corporation and any other statutory body or authorities regarding the acquisition and or requisition of the said Flat.

h. The VENDORS/ TRANSFERORS are exclusively entitled to the said Flat and every part thereof.

i. The VENDORS/ TRANSFERORS are not restricted by the income Tax Act, Gift Tax Act, or under any other statute from disposing off the said Flat or any other statute prevented from disposing stated in the Agreement.

j. That VENDORS/ TRANSFERORS have fully observed and performed rules, regulations and has paid to the Society and concerned authorities their share of contribution and all taxes and outgoings including electricity and other maintenance charges payable by him in respect of the said premises to the concern authorities.

k. The PURCHASERS/ TRANSFEREES shall be entitled to peacefully hold, possess and enjoy the said Flat or by any person or persons lawfully or equitably claiming by from under or in trust for her.

4. The PURCHASERS/ TRANSFEREES hereby covenant with the VENDORS/ TRANSFERORS as follows:-

प व ल - ५
५३१ २०२१
१५/३०



such further acts, deeds and things and writings whatsoever more perfectly conveying the said Flat premises unto and to the use of the PURCHASERS/ TRANSFEREES as shall or may be reasonably required.

"SCHEDULE OF PROPERTY"

Flat bearing Flat No. 403, on 4th Floor, B-Wing, in Sky Oasis Co-operative Housing Society Ltd. on Plot No.29, Sector-9, Ulwe, Taluka Panvel, District Raigad admeasuring 47.598 Sq. Mtrs. Carpet area.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

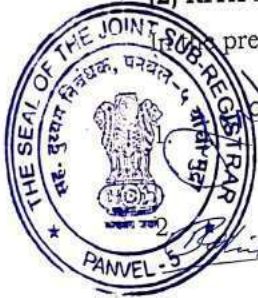
SIGNED AND DELIVERED by the
Within named "VENDORS / TRANSFERORS"

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५८३१	२०१९
९८/३०	

MAV CHATTERJI,

(2) RITA RAI CHATTERJI,

presence of.....



SIGNED AND DELIVERED by the
Within named "PURCHASERS/ TRANSFEREES"

(1) MRS. SAYALI SACHIN PUJARE, *Sujare*



(2) MR. SACHIN RAJARAM PUJARE, *Sujare*

In the presence of.....

1. *[Signature]*

2. *[Signature]*



RECEIPT

RECEIVED from the above named PURCHASERS/
MRS. SAYALI SACHIN PUJARE & MR. SACHIN RAJARAM PUJARE, a
sum of Rs.73,01,000/- (Rupees Seventy Three Lakhs ^{One Thousand}
Only) as Full and Final Payment against the total consideration for the
Flat bearing Flat No. 403, on 4th Floor, B-Wing, ^{Shri Sai Co}
operative Housing Society Ltd. on Plot No.29, Sector ^{Ujwa Taluka}
Panvel, District Raigad admeasuring 47.598 Sq. Mtrs. Carpet area.

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५६३१ २०२१
१२/३०
TRANSFEREES,



Mode of Payment:

Sr.No.	Date	Chq./ UTR No.	Bank, Branch	Amount
1.	20-12-20	82428	ICICI Bank	Rs.51,000/-
2.	29-12-20	IOBAR5202012 2900177140		Rs.7,00,000/-
3.	29-12-20	ICICR1202012 2900060111	ICICI Bank	Rs.10,00,000/-
4.	08-04-21	170774	State Bank of India	Rs.55,50,000/-
5.		TDS	-	Rs.54,758/-
6.	Paid Excess Amount	returned Vendor	by Cash Amount	Rs.54,758/-
			Total	Rs.73,01,000/-

WE SAY RECEIVED
Rs.73,01,000/- Only

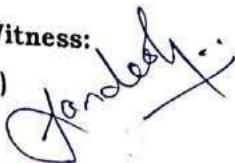




AMITAV CHATTERJI & RITA RAI CHATTERJI
VENDORS/ TRANSFERORS

Witness:

1)



2)



POSSESSION HANDED OVER

We, AMITAV CHATTERJI & RITA RAI CHATTERJI, do hereby certify & confirm that we have handed over peaceful vacant possession of our Flat bearing Flat No. 403, on 4th Floor, B-Wing in Sky Oasis Co-operative Housing Society Ltd. on Plot No.29, Sector-9, Ulwe, Taluka Panvel, District Raigad admeasuring 47.598 Sq. Mtrs. Carpet area to MRS. SAYALI SACHIN PUJARE & MR. SACHIN RAJARAM PUJARE, the PURCHASERS TRANSFEREES as per the Sale Deed.





AMITAV CHATTERJI & RITA RAI CHATTERJI
(VENDORS / TRANSFERORS)



Witness:-

1) 

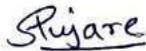
2) 

पवल - ५	
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२० / १०	

POSSESSION TAKEN OVER

MRS. SAYALI SACHIN PUJARE & MR. SACHIN RAJARAM PUJARE, do hereby certify & confirm that we have received the peaceful vacant possession of Flat bearing Flat No. 403, on 4th Floor, B-Wing, in Sky Oasis Co-operative Housing Society Ltd. on Plot No.29, Sector-9, Ulwe, Taluka Panvel, District Raigad admeasuring 47.598 Sq. Mtrs. Carpet area from AMITAV CHATTERJI & RITA RAI CHATTERJI, the VENDOR /TRANSFEROR as per the Sale Deed.

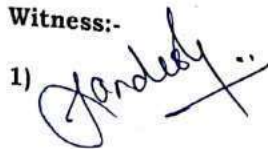






MRS. SAYALI SACHIN PUJARE & MR. SACHIN RAJARAM PUJARE
(PURCHASERS / TRANSFEREES)

Witness:-

1) 

2) 

SKY OASIS CO-OP HSG SOCIETY LTD

REG NO. N.B.O.M/CIDCO/HSG/(T.C)/8123/JTR/YEAR - 2019-2020

Plot No. 29, Sector-9, Ulwe, Navi Mumbai - 410206.

Email - skyoasis29@gmail.com

Date-28/02/2021

To
The Branch Manager
State Bank of India
RACPC, Belapur, Navi Mumbai

This is to confirm that the above Society registered under No. N.B.O.M./CIDCO/HSG (TC)/8123/JTR/2019-2020 dated 01st Aug 2019. however pending conveyance from the builder M/s Shanti Enterprises, 1306, Real Tech Park, Plot.No.39 & 02, Sec.30A, Vashi Railway Station, Navi Mumbai.

Pursuant to the Sale Agreement between the Builder and MR. AMITAV CHATTERJI & MRS. RITA RAI CHATTERJI, possession of the above Flat No. B-403 was given to them, wherein there is no society maintenance dues/charges pending. To our best of knowledge, the said flat is not subjected to any encumbrance or liability of any kind whatsoever and the said flat is entirely free and has marketable title as indemnity given by the owner of the said flat in favor of Society.

Now we were informed that MR. AMITAV CHATTERJI & MRS. RITA RAI CHATTERJI (Transferors/Sellers) has executed registered Sale Agreement with MRS. SAYALI SACHIN PUJARE & MR. SACHIN RAJARAM PUJARE (Transferee/ Buyer) on 30.12.2020 before SRO, Panvel vide Doc. No 11891/2020.

We are informed by Buyer that they are availing loan from SBI. and has agreed to mortgage the said Flat in favour of your bank for securing such borrowing and the said Buyer/ Borrower has requested Society for a "No Objection" to permit him to create such security over the said Flat and the same (as and when asked) in favor of your bank/ financial institution.

We hereby confirm and agree to have "No Objection" to the said members MRS. SAYALI SACHIN PUJARE & MR. SACHIN RAJARAM PUJARE creating security in favor of your bank/ financial institution by way of mortgage of the right, title, interest with you in favor of your bank/ financial institution for repayment of the said loan and we hereby agree to note the mortgage charge on the said flat in our books.

We have to inform you that Share Certificates have not yet been issued, as soon as it will be issued on the name of flat owner, it will be forwarded by the State Bank of India.

Yours faithfully,
FOR SKY OASIS CHS

V. Sherkat
Chairman / Secretary





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Date : 27 FEB 2017.

Ref. No.

CIDCO/BP-10832/TPO(NM)/2017/ 2396

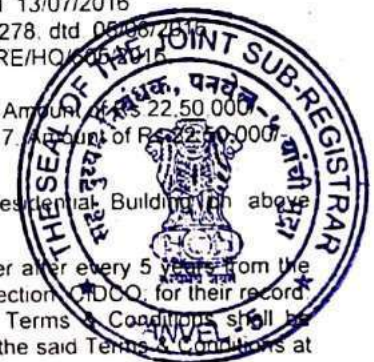
Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	4	5	0	1
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To,
M/s. Shanti Enterprises,
A-606, Ajinath Neelkanth Enclave,
L B S. Road, Ghatkopar, Mumbai.

Sub. :- Occupancy Certificate for Residential Building on Plot No 29, Sector-09 at Ulwe (12.5% Scheme), Navi Mumbai.

- Ref :-
- 1) Your Architect's letter dated 19/10/2016
 - 2) No dues certificate issue by AEO(12.5%) vide letter No.CIDCO/Est/12.5%/Ulwe/290/2016/13222. dtd 14/10/2016
 - 3) Extension in time limit issued by AEO(12.5%) vide letter No CIDCO/Est/12.5%/Ulwe/290/2016/1750 dtd. 04/04/2016
 - 4) PSIDC NOC issued by EE(Elect-II) vide letter No CIDCO/EE(Elect-II)/16/UL-234/1278 dtd 16/02/2016
 - 5) DCC issued by EE(Ulwe-III) vide letter No CIDCO/EE(Ulwe-III)/2016/229, dtd 13/07/2016
 - 6) Health NOC issued by EE(Ulwe-III) vide letter No CIDCO/EE(Ulwe-III)/2016/278. dtd 08/06/2016
 - 7) Final Fire NOC issued by Chief Fire Officer CIDCO, vide letter No CIDCO/FIRE/HO/5048/15 dtd 16/12/2016
 - 8) 100% IDC paid of Rs.45,00,000/- vide (i) Challan No 6994, dtd. 09/11/2011, Amount of Rs 22,50,000/- (ii) Receipt No.16547, dtd. 27/02/2017. Amount of Rs 22,50,000/-

पवल - 4
UC39/2017
28/30



Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with 'As-built drawings' duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural audit to Estate Section, CIDCO, for their record. However, if the said premises is to be transferred to the register society, the above Terms & Conditions shall be incorporated in the Conveyance Deed and the Society members shall be made aware of the said Terms & Conditions at the time of execution of Conveyance Deed.

As per Fire Prevention & Life Safety Act- 2006, submit bi-annual certificate to Fire Department of CIDCO, upon checking in-built Fire protection system of the project form Licensed Agency.

The Developers / Builders shall take a note that, you have submitted 'As-built drawing' regarding changes made at site. Hence as per condition mentioned in Commencement Certificate, your Security deposit has been forfeited.

Since you have paid 100% IDC of Rs 45,00,000/- vide (i) Challan No 6994, dtd 09/11/2011, Amount of Rs 22,50,000/-. (ii) Receipt No.16547, dtd. 27/02/2017. Amount of Rs 22,50,000/-, you may approach to the Office of Executive Engineer (W/S-I) to get the water supply connection to your plot.

Thanking you,

Yours faithfully,

(Jagdish B Patil)
Associate Planner (Bldg Permission)
(Navi Mumbai)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Date: 27 FEB 2017

Ref. No. CIDCO/BP-10832/TPO(NM)/2017/ 2396 4

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	4	5	0	1
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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building ('A', 'B' & 'C' wing of Gr. + 1st & 2nd Podium & 11 Upper Floors) having [(Residential BUA = 6733.450 Sq. Mtrs.), (Comm. BUA = 1010.803 Sq.mtrs.) Total BUA = 6744.253 Sq. Mtrs. No. of Units - Resi.- 128 (One Hundred Twenty Eight Nos.), Comm. Units = 28 (Twenty Eight Nos.)] {Free of FSI Fitness Centre BUA= 114.532 sq.mtrs. & Society Office BUA = 9.275 Sq.mtrs.} on Plot No.29, Sector-09 at Ulwe (12.5% Scheme) of Navi Mumbai, has been completed under the supervision of Architect M/s. STAPL (Soyuz Talib Architects) and has been inspected on 16/02/2017 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 17/12/2012 and that the development is fit for the use for which it has been carried out.

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6733.450
28/20



Jagdish B. Patil

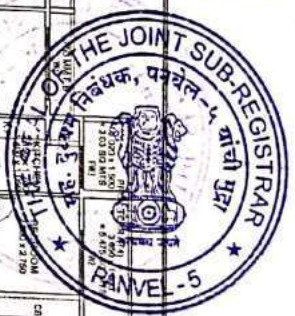
(Jagdish B. Patil)
Associate Planner (Bldg. Permission)
(Navi Mumbai)

C.C. to: Architect
M/s. STAPL (Soyuz Talib Architect)
1405/1406, 14th Floor, Kesar Solitaire,
Plot No. 05, Sector-19, Off Palm Beach Road,
Sanpada, Navi Mumbai-400705.

पवेल - २
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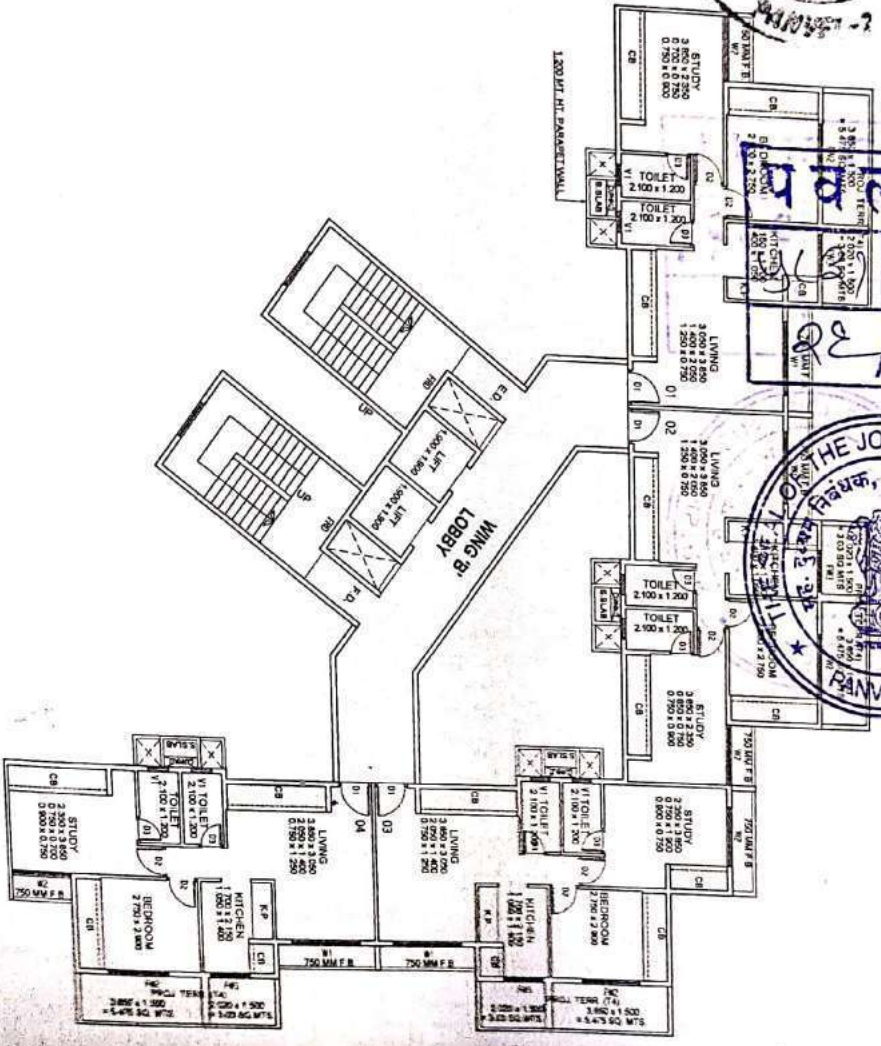


पवेल - ५
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PROJECT BY :
 SHANTI ENTERPRISES

4TH, 6TH, 10TH FLOOR PLAN
 (WING - B)



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFTPC5462L

नाम
Name
R CHATTERJI

हस्ताक्षर
Signature



R Chatterji

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SACHIN RAJARAM PUJARE
RAJARAM VITHOBA PUJARE

04/05/1976
Permanent Account Number

APOPP7977E

हस्ताक्षर
Signature



Sachin Pujare

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

रिता रई चट्टर्जी
DEEPAK RAI

07/07/1972
Permanent Account Number
AVEPR8378C

हस्ताक्षर
Signature



Rai

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सायली साचिन पुजारे
GAJANAN GOVIND KARMALKAR

02/04/1975
Permanent Account Number
BCYPP465N

हस्ताक्षर
Signature



Pujare

म व ल
4039 2022
22/20



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

रमेश प्रकाश जाधव
PRAKASH MARUTI JADHAV

26/10/1997
Permanent Account Number
BDPPJ3908P

हस्ताक्षर
Signature



Ramesh

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH43 20060003765 DOI 21-07-2006

Valid Till 20-07-2026 (NT)


AED 03-03-2014
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	21-07-2006
LMV	17-02-2014

FORM 7
RULE 16 (2)

DOB 11-10-1985 BG AB+

Name SANDESH VYARARI
S/D/W of SHYAM VYARARI
Add: H NO-118, FLAT NO-303, RISHI SIDHI APT.
NR AINURD...



Sandesh Vyarari

Pre-Registration summary (नोंदणी पूर्व गोषवारा)

दस्त गोषवारा भाग-1

पवल5

24/30

दस्त क्रमांक: 5831/2021

नोंदणी दिनांक: 12 एप्रिल 2021 12:26 म.नं.

दस्त क्रमांक: पवल5/5831/2021

मोबदला शुल्क: रु. 37,69,260/-

नोंदणी शुल्क: रु. 100/-

नोंदणी फी माफी असल्यास तपशिल :-

Doc. Adjusted : Old Doc.No11891-2020 Amt. 30000

मोबदला: रु. 73,01,000/-

सह दु. नि. पवल5 यांचे कार्यालयात

क्र. 5831 वर दि. 12-04-2021

12:23 म.नं. वा. हजर केला.

पावती:6240

पावती दिनांक: 12/04/2021

सादरकरणाचे नाव: सायली सचिन पुजारे --

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 600.00
पृष्ठांची संख्या: 30

एकुण: 700.00

Sujare

हजर करणाऱ्याची सही:

Sub Registrar Panvel 5

Joint Sub Registrar Panvel 5

पत्राचा प्रकार: सेल डीड

किंवा शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

क्रमांक. 1 12 / 04 / 2021 12 : 23 : 02 PM ची वेळ: (सादरीकरण)

क्रमांक. 2 12 / 04 / 2021 12 : 24 : 23 PM ची वेळ: (फी)



इस्तऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्र
व्यक्ती इत्यादी बनावट आढळून आल्यास याची
संपुर्ण जबाबदारी निवारकांची राहिल.

Sujare
सचिन पुजारे

Sujare
सचिन पुजारे



दस्त गोषवारा भाग-2

पवतल5

३०/३०

दस्त क्रमांक:5831/2021

दस्त क्रमांक : पवतल5/5831/2021
स्तावा प्रकार :- सेल डीड

नु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अमिताव चॅटर्जी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, बी विंग, स्काय ओसिस, प्लॉट नं -29, से-9, उलवे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पॅन नंबर:AFTPCS462L	लिहून देणार वय :-53 स्वाक्षरी:-		
2	नाव:रिटा राय चॅटर्जी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, बी विंग, स्काय ओसिस, प्लॉट नं -29, से-9, उलवे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AVFPR8378C	लिहून देणार वय :-47 स्वाक्षरी:-		
3	नाव:सायली सचिन पुजारे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मलंग निवास, रुम नं-37, लोकमान्य नगर, सनमान सिंग रोड, भांडूप प., मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:BCYPP4165N	लिहून घेणार वय :-45 स्वाक्षरी:-		
4	नाव:सचिन राजाराम पुजारे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मलंग निवास, रुम नं-37, लोकमान्य नगर, सनमान सिंग रोड, भांडूप प., मुंबई,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:APOPP7977E	लिहून घेणार वय :-44 स्वाक्षरी:-		

रीत दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:12 / 04 / 2021 12 : 35 : 07 PMओळख:-
शालीत 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:संदेश व्यापारी - - वय:36 पत्ता:से-44, नेरूळ, नवी मुंबई पिन कोड:400706		
2	नाव:रोहीत जाधव - - वय:23 पत्ता:से-44, नेरूळ, नवी मुंबई पिन कोड:400706		

शिकका क्र.4 ची वेळ:12 / 04 / 2021 12:35:07 PM

Joint Sub Registrar Panvel 5



प्रमाणित करणेत येते की, सदर दस्तास एकूण ३०

पाने आहेत, पुस्तक क्र. 9

क्रमांक 439/2023 वर नोंदला.

sr.	Purchaser	Type	Verification no./AVL/Doc No.	GRN/Licence	Amount	Used At	Deface Date	Deface Date
1	SAYALI SACHIN PUJARE and other one	eChallan	69103332021041210870	MH000397762202122E	100.00	SD	0000204414202122	12/04/2021
2		DHC		1204202104139	600	RF	1204202104139D	12/04/2021
3	SAYALI SACHIN PUJARE and other one	eChallan		MH000397762202122E	100	RF	0000204414202122	12/04/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

5831 / 2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

बैंक ऑफ बड़ोदा
Bank of Baroda



02.01.2021

BOB/BELAPUR/ADV//20-21/11

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr.AMITAV CHATTERJI having Housing loan Account No: 27660600005099 with our branch (Rs. 20,87,213/-) have deposited all funds and the account is closed on 01.01.2021.

Further we issue No due certificate at the specific request of Mr.AMITAV CHATTERJI .

Yours faithfully,

कृते बैंक ऑफ बड़ोदा
For BANK OF BARODA



Kalishu
Bank of Baroda Chief Manager
सी. व. डा. बेलपुर / CBD Belapur
Chief Branch Manager,
CBD Belapur Branch.

CCI Gr. Floor, Plot No.3A, Sector – 10, CBD Belapur, Navi Mumbai – 400614, India
Phone: 91-022-2756 5402 / 2757 5345. Fax – 2756 5402, Email:belapu@bankofbaroda.com

File No 54022

II - Resale - 54022
RI Seawoods - (16215)

From:
Mr./Mrs.: Sachin Rajaram Pujare
V Savali Sachin Pujare
Mob No.: 9892796538

To,
The Assistant General Manager,
State Bank of India,
RACPC, 5th Floor, Tower No. 4,
CBD Belapur Railway Station Complex,
Navi Mumbai - 400 614.

55.50

Date: 06/04/2021

Dear Sir / Madam,

22 APR 2021

Ref: LIST OF DOCUMENTS

Property Address: Plot No B-403, Sky Oasis co-op Hsg, Plot No 29, Sector 9
Ulwe, Navi Mumbai 410206

Kindly confirm that the following documents are in your possession.

1. Original Agreement for sale Dated: 30-12-2020, RR-12517, Indep-II No. 11891
2. Original Agreement for sale - 03/08/2019, RR-10870, Indep II-9052
3. Security Cheques: 6 PDC's
4. Original Payment Receipts: - in Sale Deed in copy
5. Builder's NOC
6. Soc. NOC Dt. 28-02-2021 by Sky Oasis CHSL - Original
7. Original Deed - Sale Deed dtd - 12/04/2021 - Original -
8. with RR-62401, Indep II - 5831/2021
- 9.
- 10.

Yours faithfully,

* Pujare

[Signature]

(We confirm the above) (Applicant's Signature)

For State Bank of India

[Signature]
Authorized Signatory



WAGH SMITA RAJESH
Deputy Manager
SS. No. W662

10

22 APR 2021

LOS Application ID - 22060945

SANCTION LETTERSTATE BANK OF INDIA
CBD BELAPUR RACPC

(111)
54022.

To

1) Shri/Smt/Kum

Mr.Sachin Rajaram Pujare S/O D/O W/O Mr.Rajaram Pujare

S/O: Rajaram Pujare, MALANG NIWAS, ROOM, NO-37, LOKMANYA NAGAR SANMAN SINGH ROAD, Bhandup West-400078

2) Shri/Smt/Kum

Mrs.SAYALI SACHIN PUJARE S/O D/O W/O Mr.SACHIN

37-MALANG NIWAS LOKMANYA NAGAR, SANMAN SINGH ROAD, BHANDUP WEST-400078

RACPC / HL /



Date:04-03-2021

Dear Sir,

**PERSONAL SEGMENT ADVANCES
HOME LOAN -- HL FOR INDIVIDUALS**Mr. Sachin Rajaram Pujare s/d/w of Mr. Rajaram Pujare
Mrs. SAYALI SACHIN PUJARE s/d/w of Mr. SACHIN**MEDIUM TERM LOAN OF ₹55,50,000.00**

With reference to your application dated **11/02/2021** , we are pleased to advise you that the loan has been sanctioned. The Sanction Letter and the related documents have been forwarded to **CBD BELAPUR RACPC** branch. Please, therefore, call at the branch at your earliest convenience to execute the documents and get the disbursement as per schedule. Assuring of our best service, we remain.

Yours faithfully,

ASSTT. GENERAL MANAGER