



27/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 23663/2024

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7916213.52
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र.- ए-1301, तेरावा मजला, भगवती हेरिटेज को. ऑप. हौ. सो. लि., प्लॉट नं.-29,30,31,32,47,48,49,52, सेक्टर - 21, कामोठे, नवी मुंबई, ता - पनवेल, जि- रायगड, क्षेत्रफळ - 78.59 चौ.मी. (विल्ट अप एरिया) ((Plot Number : 29,30,31,32, 47, 48,49,52 ; SECTOR NUMBER : 21 ;))
(5) क्षेत्रफळ	1) 78.59 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:-प्रदिप कुमार चौधरी - वय:-64; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नं. सी-९०१, रोजवूड हाईड्स, प्लॉट नं. २७०, सेक्टर-१०, खारघर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ABEPC1750E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अमर जीवनराव येरोळकर वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नं. सी-५०२, भगवती हेरिटेज, प्लॉट नं. २९, सेक्टर-२१, कामोठे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, शाईगार्:(०:). पिन कोड:-410206 पॅन नं:-ADHPY4059P 2): नाव:-शीतल अमर येरोळकर वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नं. सी-५०२, भगवती हेरिटेज, प्लॉट नं. २९, सेक्टर-२१, कामोठे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, शाईगार्:(०:). पिन कोड:-410206 पॅन नं:-JCZPS5326H
(9) दस्तऐवज करून दिल्याचा दिनांक	26/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	23663/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	770000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

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.

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.



398 23663

पावती

Original/Duplicate

Tuesday, November 26, 2024

नोंदणी क्र.: 39म

12:14 PM

Regn.: 39M

पावती क्र.: 25850

दिनांक: 26/11/2024

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवत3-23663-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर कर: गावाचे नाव: अमर जीवनराव येरोळकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:33 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु. 7916213.52/-

मोवदला रु. 11000000/-

मसलेले मुद्रांक शुल्क : रु. 770000/-

Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: 1124259517001 दिनांक: 26/11/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH011544322202425E दिनांक: 26/11/2024

बँकेचे नाव व पत्ता:

→ 

Valuation ID 202411261212

पवल 3

मूल्यांकनाचे वर्ष 2024
जिल्हा रायगड
मूल्य विभाग तातुका : पनवेल
उप मूल्य विभाग 153/21-कागोठे शिडको रो.क्र 21
क्षेत्राचे नाव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	सुती जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
30900	93700	101900	117500	101900		

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण- उडवाहन सुविधा -	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्षे 11th to 20th Floor	मिळकतीचा प्रकार- बांधकामाचा दर-	बांधीव Rs.25289/-
	78.59चौ. मीटर 1-आर सी सी आहे				

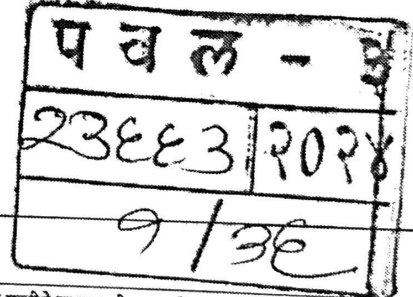
Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.100728/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((100728-30900) * (100 / 100)) + 30900)
= Rs.100728/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 100728 * 78.59
= Rs.7916213.52/-



Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 7916213.52 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.7916214/-
= ₹ एकोण ऐंशी लाख सोळा हजार दोन शे चौदा /-

Home

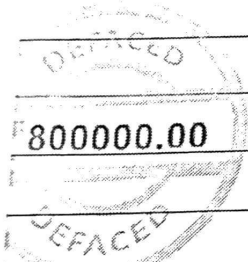
Print



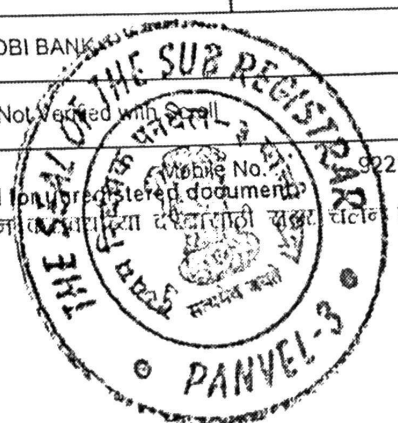
CHALLAN
MTR Form Number-6



GRN	AMR11511122024251	DARCODE	[Barcode]		Date	25/11/2024 18:32:01	Form ID	25 1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	PANEL PANVEL NO 1 SUB REGISTRAR			PAN No. (If Applicable)	ADHPY4050P			
Location	RAIGAD			Full Name	AMAR JEEVANRAO YEROLKAR			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. A 1301, 13TH FLOOR, BHAGWATI			
Account Head Details				Premises/Building				
2030046401 Stamp Duty				HERITAGE CHS LTD				
2030063501 Registration Fee				PLOT NO. 29 AND OTHERS, SECTOR 21, KAMOTHE NAVI MUMBAI PANVEL RAIGAD				
				Area/Locality				
				KAMOTHE				
				Town/City/District				
				PIN				
				4 1 0 2 0 6				
				Remarks (If Any)				
				PAN2=ABEPC1750E~SecondPartyName=PRADEEP KUMAR CHOUDHARY-				
800000.00				Amount In				
8,00,000.00				Words				
Total				Eight Lakh Rupees Only				
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK								
Cheque-DD Details								
Cheque/DD No.				Bank CIN	Ref. No.	69103332024112519958	2900908338	
Name of Bank				Bank Date	RBI Date	25/11/2024-18:32:59	Not Verified with RBI	
Name of Branch				Bank-Branch	IDBI BANK			
				Scroll No. , Date	Not Verified with Scroll			



पत्र - 3
23883 2024
8/38



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for pre-registered documents.
हेर चलान केवल दुरयम निबंधक कार्यालयान नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करता याचा दस्तांसाठी लागू विले लागू विले.

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-398-23663	0006351120202425	26/11/2024-12:14:14	IGR148	30000.00

2023 10 28
4/3E

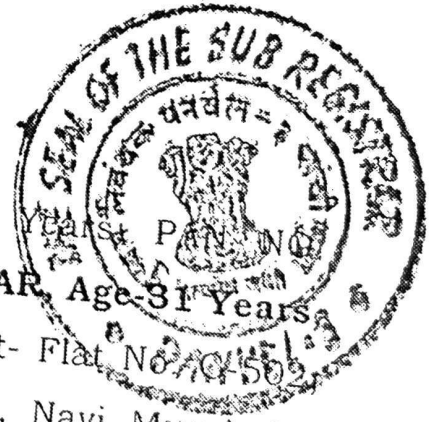
AGREEMENT FOR SALE

(Part Agreement)

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 26th day of November - 2024, BETWEEN MR. PRADEEP KUMAR CHOUDHARY, Age-64 Years, PAN NO. ABEP1750E, Indian Inhabitant, Residing at- Flat No. B- 901, Rosewood, Heights, Plot No.270, Sector -10, Kharghar Navi Mumbai -410210, (Hereinafter referred to as the "SELLER/TRANSFEROR") (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and deem to include his/her/their legal heirs, executors and administrators) of the **ONE PART**

AND

1) MR. AMAR JEEVANRAO YEROLKAR, Age-40 Years, PAN NO. ADHPY4059P, AND 2) MRS. SHITAL AMAR YEROLKAR, Age-31 Years, PAN NO. JCZPS5326H Indian Inhabitant, Residing at- Flat No. 701/502, Bhagwati Heritage, Plot No. 29, sector-21, Kamothe, Navi Mumbai - 410209, (hereinafter referred to as the "PURCHASERS/TRANSFEREES") (which expression shall unless it be repugnant to the context or meaning thereof shall mean & deem to include his/her/their legal heirs, executors and administrators) of the **OTHER PART**.



Pradeep Choudhary

WHEREAS

The **City and Industrial Development Corporation of Maharashtra Ltd.**, is Government 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, Bombay - 400021. The Corporation has been declared as a New Town Development Authority under the provision of sub-section 3 (A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966, Maharashtra Act No. **XXXVIII** of 1966 (hereinafter referred to as "**the said Act**"), for the new town of new Bombay. The area designated as site for New Town under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.

AND WHEREAS

The State Government has acquired land within the delineated area of New Bombay and vested the same in the Corporation by an order duly made in the behalf of the provision of Section 113 (3) (A) of the said Act.

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AND WHEREAS

By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired or vested in it in accordance with the proposal approved by the State Government under the said Act.



The **City & Industrial Development Corporation of Maharashtra Ltd.** (hereinafter referred to as the "**Corporation**") had allotted the Plot bearing No. 29,30,31,32,47,48,49,52 admeasuring about 674.32+ 3594.34+ 4969.63 =9238.29 sq. meters, Sector - 21, at Village- Kamothe, Navi Mumbai, Taluka- Panvel- Dist. Raigad to the original Licensees.

P.K. Dorekary:

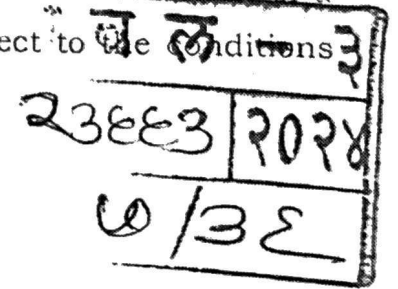
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AND WHEREAS

The Corporation at the request of M/s. SHREE BHAGWATI ENTERPRISES, amalgamated the said Plots No.29,30,31,32,47,48, 49,52, Sector-21, at- Kamothe, (Phase-II) Navi Mumbai Vide its Letter under the References No. CIDCO/EMS/N.A/12.5%/SCHEME/T.V/ 217/462/270, on dated-06/11/2007.

AND WHEREAS

The New Licensee/Development had got prepared a plan of building to be constructed on the said piece & parcel of land through their Architect and submitted to the Corporation for its approval and sanction. Town planning Authority of Corporation had approved & sanctioned the same by way of granting Permission and issuing of **Commencement Certificate** bearing No. **CIDCO/BP/ATPO/55** on Dated- **07/11/2007** for construction of a building on the said piece and parcel of land, subject to the conditions stated in the said certificate.



AND WHEREAS

The developer constructed building on the said plot known as "BHAGWATI HERITAGE" and obtained the **Occupancy Certificate**, Vide Letter No. **CIDCO/ATPO(BP)/2012/2475, ON DATED-30/03/2012**



AND WHEREAS

The said plans are sanctioned by the CIDCO on certain terms conditions, stipulations and restrictions which are to be observed and performed by the Promoters/Builders while developing the said Plot/Building.

AND WHEREAS

As per the Plans approved by the Corporation the Promoters/Builders have constructed thereon Building known as "BHAGWATI HERITAGE" and the Promoters/Builders have the Sole and exclusive rights to dispose of the same on Ownership Basis, to the prospective Purchasers.

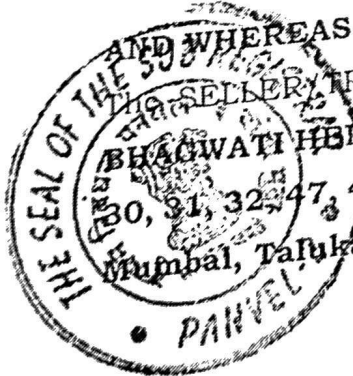
AND WHEREAS

The Completion Certificate and the Occupancy certificate have been granted by the Additional Town Planning Officer of the CIDCO.

AND WHEREAS

The members of the building have formed the Co. Operative Housing Society under the name and style of M/s. BHAGWATI HERITAGE SOCIETY LTD., a society duly registered under the Cooperative Societies Act, 1960 under Registration No. NBOM/CIDCO/HSG/(T.C.)6871/JTR/2016-2017, on dated - 22/03/2017, (hereinafter referred to as the "SAID SOCIETY").

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AND WHEREAS
The SELLER/TRANSFEROR is the original bonafide members of M/s. BHAGWATI HERITAGE CO. OP. HSG. SOCIETY LTD., on the Plot No. 29, 30, 31, 32, 47, 48, 49 & 52, in the Sector-21, at Village-Kamothe, Navi Mumbai, Taluka- Panvel, Dist.- Raigad.

AND WHEREAS

The SELLER/TRANSFEROR do hereby covenant and declare that they are the registered members of the society and having been admitted by the society as the members.

P.K. Cholekary:

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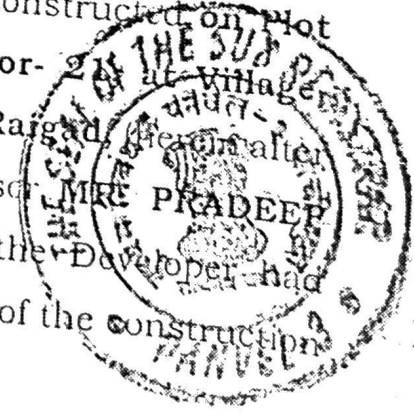
AND WHEREAS

The Seller/Transferor holding of the said Flat, the said **MR. PRADEEP KUMAR CHOUDHARY**, is enjoying membership rights of the **BHAGWATI HERITAGE CO.OP.HSG.SOCIETY LTD.**, the Society formed and registered under the Maharashtra Co-operative Societies Act, 1960, under Registration No. **NBOM/CIDCO/HSG/(T.C.)6871/JTR/2016-2017, on dated -22/03/2017**, (hereinafter for the sake of brevity referred to as "the said Society") covered by TEN fully paid up shares of **Rs.50/- each** of the said Society bearing **Distinctive Nos. 541 to 550** (both inclusive) incorporated in the **Share Certificate No. 55** (hereinafter for the sake of brevity referred to as "the said Shares") of the said Society.

4 of 10 - 3
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AND WHEREAS

By execution of **AGREEMENT FOR SALE** dated: **11th July, 2011**, and Registered at the Sub Registrar Panel-2 Vide Document No. **URAN-06332-2011**, dated- **11/07/2011** the Builders/Developers M/s. **SHREE BHAGWATI ENTERPRISES**, had allotted/Sold the Flat bearing No. **A-1301**, on the **13TH Floor**, admeasuring about **78.59 Sq. Mt.** (Built up Area), Building known as **BHAGWATI HERITAGE**, constructed on Plot Nos. **29, 30, 31, 32, 47, 48, 49, 52**, in the Sector- **2** at Village **Kamothe, Navi Mumbai, Taluka: - Panel, District: Raigad**, (hereinafter referred to as the said Flat) to the Original Purchaser **MR. PRADEEP KUMAR CHOUDHARY** i.e. **Seller/Transferor** and the **Developer** had handed over the possession of said Flat on completion of the construction of the same vide possession Letter dated **01/04/2012**.



AND WHEREAS

The agreed sale consideration towards purchase of said flat and other charges towards formation of society, share money, MSEB deposit, Water connection deposit, Annual Service charges, have been

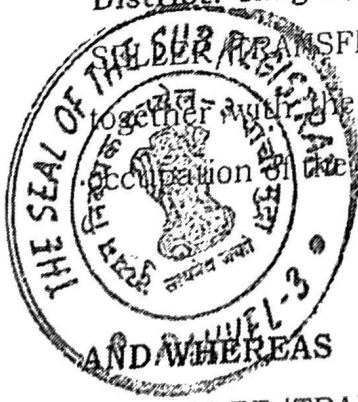
AND WHEREAS

The SELLER/TRANSFEROR herein is/are legally, lawfully, absolutely seized, possessed of and otherwise well and sufficiently entitled to Flat bearing No. A-1301, on the 13TH Floor, admeasuring about 78.59 Sq. Mt. (Built up Area), Building known as BHAGWATI HERITAGE & the said society known as BHAGWATI HERITAGE CO.OP.HSG. SOCIETY LTD., constructed on Plot Nos. 29,30,31,32,47,48, 49,52, in the Sector- 21, at Village- Kamothe, Navi Mumbai, Taluka: - Panvel, District: Raigad, "more particularly described in floor plan hereof, annexed hereto". For brevity sake the Flat No. A-1301 is hereinafter

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23663	2028
AND WHEREAS	
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referred to as the said Flat.

By executing an Agreement on dated 11/07/2011 the said Builder sold one of the Flat bearing No. A-1301, on the 13TH Floor, admeasuring about 78.59 Sq. Mt. (Built up Area) Building known as BHAGWATI HERITAGE, constructed on Plot Nos. 29, 30, 31, 32, 47, 48, 49, 52, in the Sector- 21, at Village- Kamothe, Navi Mumbai, Taluka: - Panvel, District: Raigad, (hereinafter referred to as "THE SAID FLAT") to the



SELLER/TRANSFEROR herein for a total consideration of Rs. 32,60,000/- together with the permanent hereditary and absolute right of use and occupation of the said flat.

The SELLER/TRANSFEROR herein desire to sell, transfer all his/her/their rights, title, interest, claim and ownership in the said Flat in favour of any prospective Purchasers against the payment of lump sum consideration amount of RS.1,10,00,000/- (Rupees- One Crore Ten Lakhs Only).

P.K. Bowdhary

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AND WHEREAS

The Purchasers after taking the inspection of relevant papers and documents has approached to the Transferor and shown his/her/their keen interest, desire in purchasing, acquiring the said Flat for which Transferor has agreed to sale, transfer all his/her/their rights, title, interest & ownership in the said Flat against the payment of total agreed consideration of **RS.1,10,00,000/- (Rupees- One Crore Ten Lakhs Only)**.

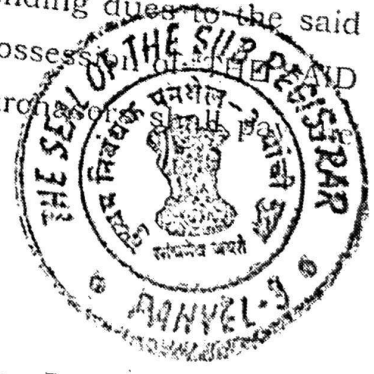
AND WHEREAS

The Purchasers hereby confirms that they will use the said flat for Residential Purpose and also regularly pay to the said Society their contribution towards property tax and maintenance charges etc from the date of getting complete possession of the "SAID FLAT".

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AND WHEREAS

The SELLER/TRANSFEROR have further represented that they will pay maintenance bill, property tax and any other pending dues to the said society up to the date of handing over complete possession of the "SAID FLAT" to the purchasers and thereafter the purchaser shall be responsible for same.



AND WHEREAS

The seller had paid the Panvel Municipal Corporation Property tax before handing over the possession of the said Flat to the Purchasers.

AND WHEREAS

Pursuant to mutual negotiations between the parties and relying upon the aforesaid representation and declaration made by the SELLER/

P.K. Chaudhary

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TRANSFEROR herein, the Purchasers have agreed to purchase, acquire the said Flat from the SELLER/TRANSFEROR herein along with all his/her/their right, title, interest, benefit & ownership upon the terms & conditions mentioned hereinafter.

AND WHEREAS

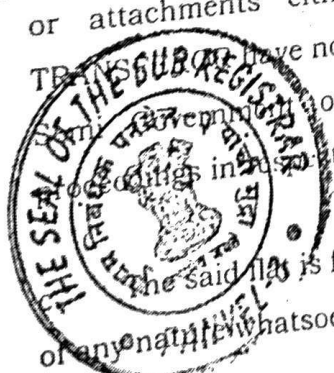
The parties hereto are desirous of recording and reducing into writing the terms and conditions of the agreement for transfer of rights, title and interest in "THE SAID FLAT".

THE SELLER/TRANSFEROR DO HEREBY COVENANT AS FOLLOWS:

a. There are no suits, litigation's civil or any other proceedings pending against the SELLER/TRANSFEROR personally affecting the said flat.

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b. There are no attachments or prohibitory order against or affecting the said flat and the said flat is free from all encumbrances or charges and/or is not the subject matter to any Lis pendens or easements or attachments either before or after judgments. The SELLER/



TRANSFEROR have not received any notice neither from the Government, Municipality or Municipal Corporation regarding nor of the proceedings in respect of the said flat. The said flat is free from all mortgages, charges, and encumbrances of any nature whatsoever.

d. The SELLER/TRANSFEROR shall pay all the necessary charges of any nature whatsoever in respect of the said flat and the SELLER/TRANSFEROR have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said flat.

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AND WHEREAS

The SELLER/TRANSFEROR has agreed to assign all the rights, benefits, titles and interests in and upon the said Flat bearing No. A-1301, on the 13TH Floor, admeasuring about 78.59 Sq. Mt. (Built up Area), Building known as BHAGWATI HERITAGE & the said society known as BHAGWATI HERITAGE CO.OP.HSG. SOCIETY LTD., constructed on Plot Nos. 29,30,31,32, 47,48, 49,52, in the Sector- 21, at Village- Kamothe, Navi Mumbai, Taluka: - Panvel, District: Raigad, to the Purchasers for a proper consideration.

AND WHEREAS

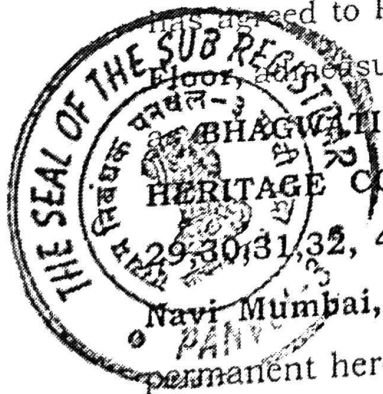
Both the parties have held several meetings and discussed the various terms and conditions and also have fixed the Sale price of the said Flat, being of RS.1,10,00,000/- (Rupees- One Crore Ten Lakhs Only).

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23883 2024
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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED

BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The SELLER/TRANSFEROR has agreed to sell and the Purchasers has agreed to Purchase the said Flat bearing No. A-1301, on the 13TH Floor, admeasuring about 78.59 Sq. Mt. (Built up Area), Building known as BHAGWATI HERITAGE & the said society known as BHAGWATI HERITAGE CO.OP.HSG. SOCIETY LTD., constructed on Plot Nos. 29,30,31,32, 47, 48,49,52, in the Sector- 21, at Village- Kamothe, Navi Mumbai, Taluka: - Panvel, District: Raigad, together with the permanent heredity and absolute right of the use and occupation of the said Flat and together with the benefits of the deposit for a lump sum of RS.1,10,00,000/- (Rupees- One Crore Ten Lakhs Only).



P.K. Choudhary:

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2. In Consideration of the aforesaid representation made by the Seller to the Purchasers herein agreed to purchase the said flat for the said consideration of **RS.1,10,00,000/- (Rupees- One Crore Ten Lakhs Only)**.As follows:-

- a) A sum of **RS.1,00,000/-** paid by Cheque No. 280042, Bank- Bank of India, Branch- Parel, on dated 15/10/2024. As token money.
- b) A sum of **RS.1,00,000/-** paid by RTGS/NEFT, Bank- ICICI BANK, Branch- Vashi on dated 13/11/2024.
- c) A sum of **RS.6,90,000/-** paid by RTGS/NEFT Bank- Bank of India, Branch- Parel, on dated 25/11/2024.
- d) A sum of **Rs.1,10,000/-** shall be paid as TDS to the Govt. under the provisions of Section 194-IA of the Income Tax Act, 1961, before execution of the Sale Deed.

- e) **And the balance amount of RS.1,00,00,000/- (Rupees - One Crore Only)** Shall be paid within 60 days from the date of execution of Property registration on raising loan from BANK OR ANY OTHER CO-OP OR NATIONALIZED BANKS OR ANY FINANCIAL INSTITUTIONS OR OWN CONTRIBUTIONS.

3. The SELLER/TRANSFEROR do hereby covenant with the Purchasers that the said flat agreed to be sold is free from the encumbrances and defects in title of any nature whatsoever and that the Seller has full and absolute power to transfer and deliver possession of the said Flat to the Purchasers.

4. The SELLER/TRANSFEROR when received the full and final consideration shall handing over the physical Possession of the flat to the Purchasers.

5. The SELLER/TRANSFEROR do hereby covenant with the Purchasers that they have cleared all dues and charges that were payable and nothing remains to be paid.

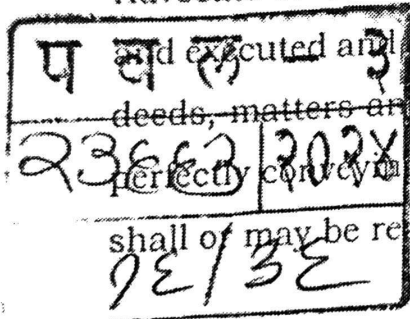
P.K. Choudhary

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6. The Purchasers do hereby covenant that after the vacant and peaceful possession of the said flat handed over to the Purchasers by the SELLER/TRANSFEROR the Purchasers shall at all times thereafter pay of cause to be paid by the share of taxes, any payable.

7. The Seller/Transferor agree, undertake that he/she/they will obtain NO OBJECTION CERTIFICATE from the Society/Builder and other requisite documents papers, deeds, & Papers as may require for the Loan Sanction, CIDCO Transfer Process, Disbursement of Bank Loan in favour of Purchasers/Transferees.

8. The Seller hereby further covenant with the Purchasers that they shall, at all times whenever called upon by the Purchasers or his/her/their Advocate or Solicitor, do and execute, perform or cause to be performed and executed and done at the cost of the Purchasers, all such further acts, deeds, matters and things and writings whatsoever for further and more perfectly conveying the said flat unto and to the use of the Purchasers as shall or may be reasonably required.



9. The Seller also agreed and undertake to indemnify the Purchasers from any kind of loss or claim arises or caused to be arise against any past liability/ dispute/ claim, defect title and against all unpaid dues for all such period during which the Seller or their predecessors held the said flat. Save and except as aforesaid all the terms and conditions of the Agreement made and entered into between the SELLER/TRANSFEROR and the Developers **M/s. BHAGWATI ENTERPRISES**, shall be binding on the Purchasers as if all the same are scheduled of the flat were incorporated in this Agreement.



M. G.

Amal

11. The Seller/Transferor have agreed and confirmed that the allotted Still Car parking Space No. 159 to be transferred to purchasers without any other consideration, as per parking Allotment Letter Dated- 11/07/2011.

12. This Agreement shall always be subjected to the provision contained in the Maharashtra Ownership Flat Act, 1963 and Maharashtra Ownership rule 1964 or any other provision of law applicable thereto.

THE SCHEDULE ABOVE REFERRED TO:

Flat bearing No. A-1301, on the 13TH Floor, admeasuring about 78.59 Sq. Mt. (Built up Area), Building known as BHAGWATI HERITAGE & the said society known as BHAGWATI HERITAGE CO.OP.HSG. SOCIETY LTD., constructed on Plot Nos. 29, 30, 31, 32, 47, 48, 49, 52, in the Sector- 21, at Village- Kamothe, Na i Mumbai, Taluka: - Panvel, District: Raigad.

P. K. Chaudhary

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IN WITNESS WHEREOF the Parties hereto have set their hands
hereinto the day and year hereinafove mentioned.

SIGNED AND DELIVERED by the
Within named "Seller/Transferor"

MR. PRADEEP KUMAR CHOUDHARY, P.K. Choudhary

In the presence of

1. [Signature]

2. Deepak Singh

SIGNED AND DELIVERED by the
Within named "Purchasers/Transferees"

1) MR. AMAR JEEVANRAO YEROLKAR

AND

2) MRS. SHITAL AMAR YEROLKAR

In the presence of

1. [Signature]



Amal



[Signature]
[Stamp]

RECEIPT

Received of and from the withinnamed "Purchasers/Transferees"
1) MR. AMAR JEEVANRAO YEROLKAR, AND 2) MRS. SHITAL AMAR
YEROLKAR, the sum of RS.8,90,000/- (Rupees- Eight Lakhs Ninety
Thousand Only) being the Part Payment Settlement of the Sale Price Flat
bearing No. A-1301, on the 13TH Floor, admeasuring about 78.59 Sq.
Mt. (Built up Area), Building known as BHAGWATI HERITAGE & the
said society known as BHAGWATI HERITAGE CO.OP.HSG. SOCIETY
LTD., constructed on Plot Nos. 29, 30, 31, 32, 47, 48, 49, 52, in the
Sector- 21, at Village- Kamothe, Navi Mumbai, Taluka: - Panvel,
District: Raigad.

I SAY RECEIVED

Rs.8,90,000/-

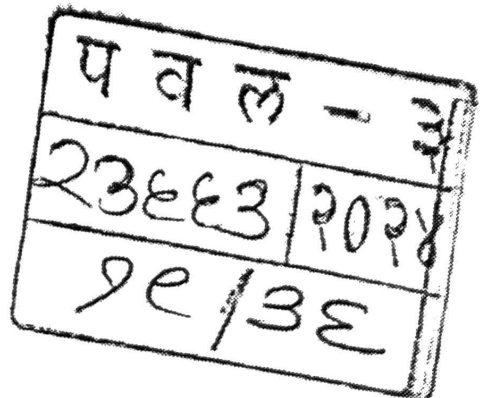
P.K. Choudhary

[MR. PRADEEP KUMAR CHOUDHARY]
"Seller/Transferor"

WITNESSES

[Signature]

2. *[Signature]*

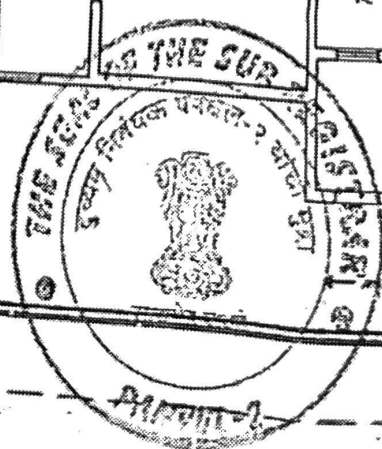
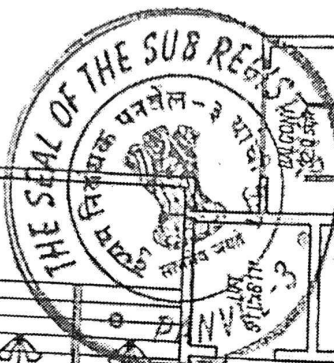
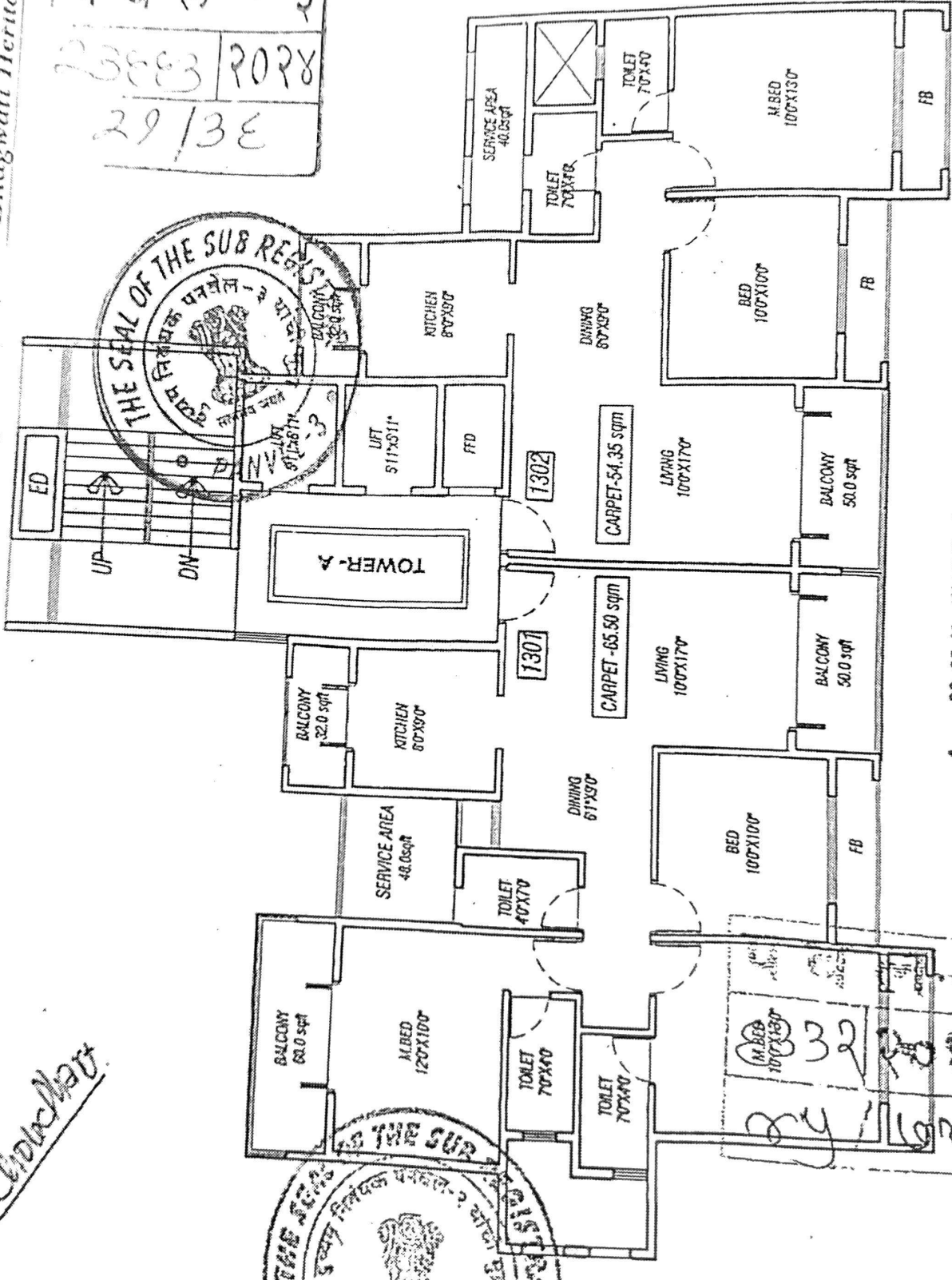


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" Bhagwati Heritage

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11.00 M WIDE ROAD
 GARDEN VIEW



P. K. Choudhary

24/162
 M.BED 100x130
 32

20.00 M WIDE ROAD

13th FLOOR PLAN (Tower - A)

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

WE MAKE PROGRESS

121, Nariman Point,
Mumbai
Phone: 00-91-22-6650 0900
00-91-22-6650 0928
02-2202 2509 / 6650 0933

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6191 8100
FAX : 00-91-22-6191 8166

ATP/55

Date: 07/11/07

To Bhagwati Enterprises
Plot No. 14, F/2 Type Building, Sector-35,
Navi Mumbai

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०७/११/०७ / ३६	

- Sub:- Development Permission for Residential Building on Plot no. 29, 30, 31, 32, 47, 48, 49 & 52, Sector-21 at Kamothe (12.5% scheme), Navi Mumbai.
- Ref:-
- 1) Your architect's application dated 07/09/2007 & 07/11/2007
 - 2) Fire Officer, CIDCO has issued Fire NOC, vide letter No.26/2007, dtd.27/10/2007
 - 3) M(TS) has permitted amalgamation vide letter dtd.06/11/2007
 - 4) M(TS) has issued delay condonation letter dtd. 6/11/2007
 - 5) E.E. Panvel (U), Divn. Has approved location & size of Elect.sub station vide letter dtd. 22/10/1007

Sir,

Please refer to your application for development permission for Residential Building on Plot no. 29, 30, 31, 32, 47, 48, 49 & 52, Sector-21 at Kamothe (12.5% scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on Plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structure referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer / Plot Owner to ensure the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having lift, the finished plinth level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kamothe, CIDCO prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours faithfully,



V. Venu Goud
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Kamothe

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09/11/07

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-13 of the Maharashtra Regional and Town Planning Act (Maharashtra XXVIII) of 1966 to M/s Shree Bhagwati

Plot No. 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 Road No. 152 Sector 2.1 Node Kemofre (12.57) of

North Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building wing A to I (4+18) etc.

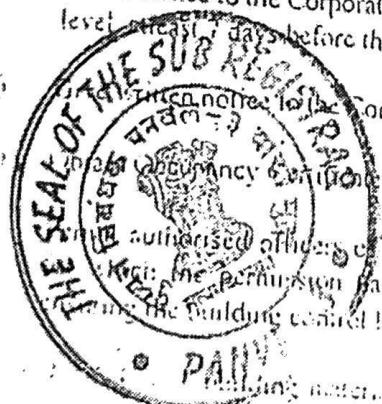
Gross BUA = 956.251 m², Net Res BUA = 11685.808 m²

Total Net BUA = 12642.059 m²
(Nos. of Residential Units 224 Nos. of Commercial units 32)

1. This Certificate is liable to be revoked by the Corporation if:-
- (i) 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 the Sanctioned plans.
 - (ii) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

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 23/11/07
 The applicant's name: 23/BE

- (iii) Give a notice to the Corporation for completion of development work upto plinth level 7 days before the commencement of the further work.
- (iv) Give a notice to the Corporation regarding completion of the work.
- (v) Obtain occupancy certificate from the Corporation
- (vi) Authorised officers of the Corporation to enter the building or premises at any time for the purpose of inspecting the building control Regulations and conditions of this certificate.



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 23/11/07
 20/08



RECEIVED DATE: 1/5/55

09/11/07

MUMBAI REGIONAL AND TOWN PLANNING CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-13 of the Maharashtra Regional and Town

Planning Act, 1966 (Maharashtra XXVIII) of 1966 to M/s. Shree Bhagwati

Enterprise

Plot No. 29, 30, 31, 32, 47, 48, 49, 452 Road No. _____ Sector 21 Node Kemofhe (1257) of

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Building wing A to I (Cr18) etc.

Comm. BWA = 956.251 m², Net Res. BWA = 11685.808 m²

Nett. Net BWA = 12642.059 m²

(Nos. of Residential Units 224 Nos. of Commercial units 32)

1. This Certificate is liable to be revoked by the Corporation if:-
 - (i) 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 the Sanctioned plans.
 - (ii) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

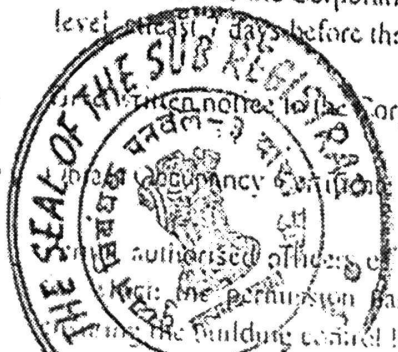
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The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work by contravention of section-13 or 45 of the Maharashtra (Regional) and Town Planning Act-1966.

23/03/2009

The applicant's name: M/S. E

- (i) Give a notice to the Corporation for completion of development work upto plinth level, at least 15 days before the commencement of the further work.
- (ii) Give a notice to the Corporation regarding completion of the work.
- (iii) Press occupancy certificate from the Corporation
- (iv) Permit authorised officers of the Corporation to enter the building or premises for the purpose of checking the permission has been granted, at any time for the purpose of enforcing the Building control Regulations and conditions of this certificate.



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5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

6. A certified copy of the approved plan shall be exhibited on site.

7. The amount of Rs. 16500/- 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 under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground 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 fighting purpose".

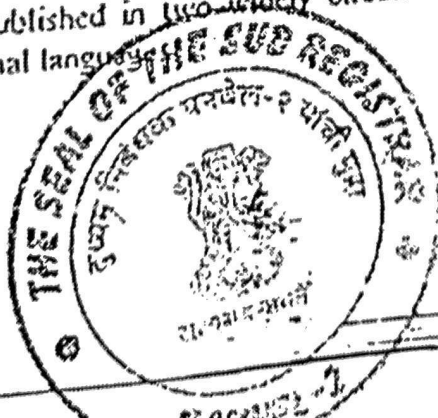
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

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.

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i) 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 :-

- 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 alongwith 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.
- ii) 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/10200/41601/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 432001/2133/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.

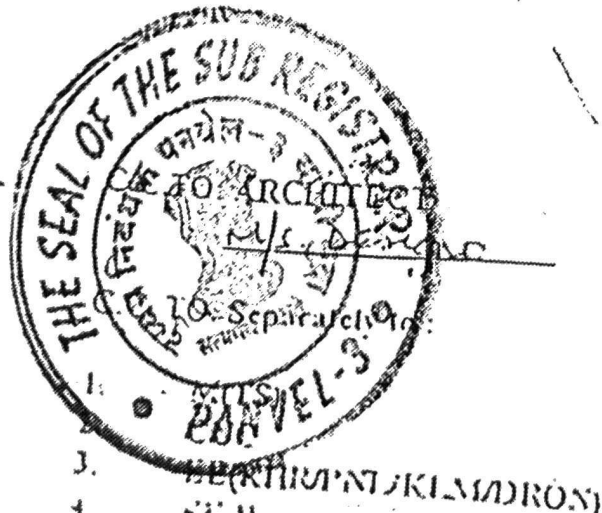
- a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

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

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of 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.

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ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopda
4/11

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शिवकी
Head Office

शहर व औद्योगिक विंगरस महानगरे (महाराष्ट्र) मर्यादित

मोहरीकृत कार्यालय:
'शिवकी', दुमरा भवन, १०११ मरि, मुंबई-४०० ०११.
दुमरी : (महाराष्ट्र मरि) ०११-२२-११००००००.
फोन : ०११-२२-११०११०००

महाराष्ट्र कार्यालय:
'शिवकी' मरि, मीरी मरि, १०११ मरि-४०० ०११.
दुमरी : ०११-२२-११०११००००.
फोन : ०११-२२-११०११००००

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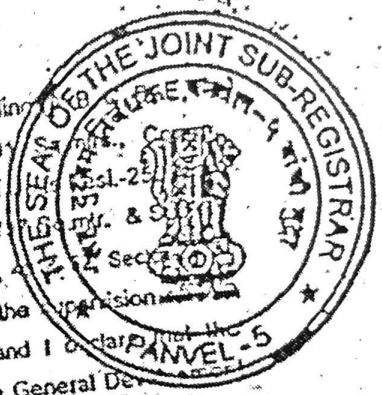
CIDCO/ATPO(BP)/2012/2475-२

पवल - ५	
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Unique Code No. 201203021021

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building G, H, I & J Wing, Gr.+13 floors [(Res. BUA=12895.80 BUA=959.863 Sq.mtr., Total BUA=13855.664 Sq.mtrs.) (No. of & Comm-32 Nos.), (Free of FSI = Fitness Centre BUA=188.7 Officer BUA=27.54 Sq.mtr.)] on Plot No.29, 30,31, 32, 47, 48, Kamotha (12.5% scheme), of Navi Mumbai completed under the Designo Architect has been inspected on 17/02/2012 and I declare that development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 06/05/2010 and that the development is fit for the use for which it has been carried out.



पवल
R. B. Patil
Addl. Town Planning Officer (BP)
(Navi Mumbai & Khopla)
३५/६०



MANAGER (TOWN SERVICES-II)
CIDCO of Maharashtra Limited
CIDCO Bhavan, 1st Floor,
C.B.D. Belapur,
Navi Mumbai - 400 614.

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Shree Bhagwati Enterprises

BUILDERS & DEVELOPERS

Plot No. 3 & 4, Bhagwati Heritage, Plot No. 29, 30, 31, 32, 47, 48, 49 & 52, Sector 21, Kamothe 410709.

No. _____

Date: _____

Date: 01/04/2012

POSSESSION LETTER

We, "SHREE BHAGWATI ENTERPRISES" hereby give physical Possession of Flat No. A-1301, in BHAGWATI HERITAGE, Plot No. 29-32,47-49 & 52, Sector 21, Kamothe, Navi Mumbai to MR. PRADEEP KUMAR CHOUDHARY as per Agreement dated 11/07/2011.

There are no dues outstanding towards the above mention flat. We certify that all work has been done satisfactorily & as per the agreed specification all fixtures & fittings are in good working condition.

HANDED OVER

M/S. SHREE BHAGWATI ENTERPRISES

Handwritten signature

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PARTNER

We take this opportunity to record our satisfaction about the quality of the construction work carried out by you. We further record that there is no claim outstanding from either side.



MR. PRADEEP KUMAR CHOUDHARY

PLACE: KAMOTHE, NAVI MUMBAI

DATE:



Shree Bhagwati Enterprises

BUILDERS & DEVELOPERS

Shop No. 3 & 4, Bhagwati Heritage, Plot No. 29, 30, 31, 32, 47, 48, 49 & 52 Sector 21, Kamothe 411

Ref. No.:

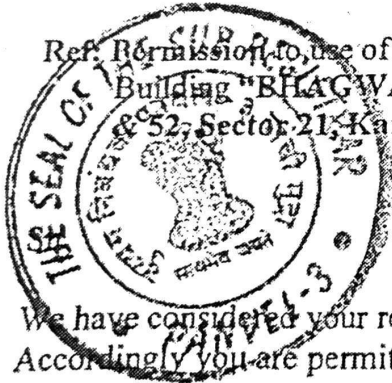
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Date : _____

Date: 11/07/2011

To,
MR. PRADEEP KUMAR CHOUDHARY
Flat No. A-1301, Bhagwati Heritage,
Plot No. 29, 30, 31, 32, 47, 48, 49 & 52, Sector 21,
Kamothe, Navi Mumbai.

Ref. Permission to use of a parking space on "FIRST COME FIRST SERVICE" in a Building "BHAGWATI HERITAGE" Plot No. 29, 30, 31, 32, 47, 48, 49 & 52, Sector 21, Kamothe, Navi Mumbai



We have considered your request for using the space for parking. Accordingly you are permitted to park your vehicle in the space being numbered as

SPACE - STILT PARKING NO. 159.

It may be noted that the parking space is allotted for parking your vehicle only.

I / WE CONFIRM

MR. PRADEEP KUMAR CHOUDHARY

For M/S. SHREE BHAGWATI ENTERPRISES

