

SSL.

Please Tick

Saving A/C No	Branch FILE No.:
CIF NO.:	Tie up no. (if applicable)
LOS Reference No.:	PAL/Take Over/NEW/Resale/Top up <input checked="" type="checkbox"/> Resale

Applicant Name : VAIBHAV SAMBHARI DESAI
 Co-Applicant Name : SWAPNALI DILIP NIMBALKAR

Contract (Resi.): _____ Mobile : 7208003531

Loan Amount : ₹1,50,000/- Tenure 360 MONTHS

Interest Rate : _____ EMI : _____

Loan Type : HOME LOAN SBI LIFE : _____

Hsg. Loan FLEXIPAY Maxgain _____

Realty _____ Home Top up _____

Property Location : KAMOTHE (PANVEL)

Property Cost : ₹8,50,000/-

Name of Developer / Vendor : SOORMALHAR CHY

RBO - PENZONE - Branch : NEW PANVEL WEST (Code No) 15664

Contact Person : SIDDHESH Mobile No. 9167110256

Name of RACPC Co-ordinator along with Mob No: _____

	DATE		DATE
SEARCH - 1		<u>Seller - 22/11</u>	
SEARCH - 2		RESIDENCE VERIFICATION	} <u>22/11</u>
VALUATION - 1		OFFICE VERIFICATION	
VALUATION - 2		SITE INSPECTION	

HLST / MPST / BM / FS / along with Mob No. : _____



RASMECCC - PANVEL
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT NEW PANVEL WEST BRANCH

Receipt (pavti)

529/18782

Sunday, November 17, 2024

1:56 PM

पावती

Original/Duplicate

नांदणी क्र. :39म

Regn.:39M

पावती क्र.: 20487 दिनांक: 17/11/2024

गावाचे नाव: कामोठे

दस्तावेजाचा अनुक्रमांक: एवल5-18782-2024

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: वैभव संभाजी देसाई

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:15 PM ह्या वेळेस मिळेल.

Mankar
Joint Sub Registrar Panvel 5

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

बाजार मूल्य: रु.5753646.528 /-

मोबदला रु.5850000/-

भरलेले मुद्रांक शुल्क : रु. 409500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124171700549 दिनांक: 17/11/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011106601202425M दिनांक: 17/11/2024

बँकेचे नाव व पत्ता:

पक्षकाराची स्वक्षरी

Kesari
मूळदस्तावेज परत मिळाला.

De - द्वितीयक
सह दुय्यम निबंधक, पनवेल ५, (वर्ग-२)

सूची क्र.2

दुध निबंधक : सह दु.नि.पनवेल 5

दरक्रमांक : 18782/2024

नोंदण :

Reg#3m

गावाचे नाव : कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5850000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नभुद करावे)	5753646.528
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र- 15अ/36, दर-100100/-प्रती चौ.मी, सदनिका क्र. 201, दुसरा मजला, ए विंग, सूरमल्हार को-ऑपरेटिव्ह हाउसिंग सोसायटी लि., सेक्टर 36, प्लॉट नं. 43, गाव कामोठे, फेज 2 नवी मुंबई, तालुका पनवेल आणि जिल्हा रायगड क्षेत्रफळ 62.26 चौरस मीटर बिल्टअप क्षेत्र + 2.32 चौरस मीटर, टेरेस क्षेत्र (Plot Number : 43 ;)
(5) क्षेत्रफळ	1) 62.26 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:-संदिप तुकाराम देसाई वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र-ए201, प्लॉट नं.43, सेक्टर 36, सूरमल्हार कामोठे, कळंबोली नोड, रायगड, महाराष्ट्र, रायगड. पिन कोड:-410218 पॅन नं:-ANDPD2244H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-वैभव संभाजी देसाई वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: लिंगनूर, पोस्ट - मुंगुरवाडी, तालुका - गडहिंग्लज, मुंगुरवाडी, कोल्हापूर, महाराष्ट्र, कोल्हापूर. पिन कोड:-416503 पॅन नं:-BJKPD6077N 2): नाव:-स्वप्नाली दिलीप निंबाळकर वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 176/1, प्लॉट नं. 22, मगधूम कॉलनी, पाचगंध, आर. के. नगर, कोल्हापूर, महाराष्ट्र, कोल्हापूर. पिन कोड:-416013 पॅन नं:-BKEPN7082E
(9) दस्तऐवज करून दिल्याचा दिनांक	17/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	18782/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	409500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Orankar
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

20241117231

17 November 2024,11:56:34 AM

पवल्स

मूल्यांकनाचे वर्ष 2024
जिल्हा रायगड
मूल्य विभाग तालुका : पनवेल
उप मूल्य विभाग 15अ/36-कामोठे सिडको से.क्र.36
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
35500	100100	111000	124700	111000	चौ. मीटर

बांधीव क्षेत्राची माहिती
बांधकाम क्षेत्र(Built Up)- 62.26चौ. मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 14 वर्षे बांधकामाचा दर- Rs.25289/-
उद्दवाहन सुविधा - आहे मजला - 1st To 4th Floor

Sale Type - Resale

First Sale Date - 26/04/2010

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

मजला निहाय घट/वाढ

= 100 / 100 Apply to Rate= Rs.100100/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)

= (((100100-35500) * (86 / 100)) + 35500)

= Rs.91056/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 91056 * 62.26

= Rs.5669146.56/-

F) लागतच्या गच्चीचे/खुली बाल्कनी क्षेत्र
लागतच्या गच्चीचे/खुली बाल्कनी मूल्य

2.32चौ. मीटर

= 2.32 * (91056 * 40/100)

= Rs.84499.968/-

Applicable Rules

= 3, 9, 13, 19, 14

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 5669146.56 + 0 + 0 + 0 + 0 + 84499.968 + 0 + 0 + 0 + 0

= Rs.5753647/-

= ₹ सत्तावन्न लाख त्रेपन्न हजार सहा शो सत्तेचाळीस /-

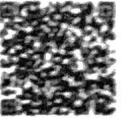
Home

Print





CHALLAN
MTR Form Number-6



GRN	MH011106601202425M	BARCODE		Date	14/11/2024-10:50:53	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
Office Name	PNL1 PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	BJKPC6077N		
Location	RAIGAD			Full Name	VAIBHAV SAMBHAJI DESAI AND OTHER ONE		
Year	2024-2025 One Time			Flat/Block No.	FLAT NO.201, A WING, SECOND FLOOR,		
Account Head Details	Amount In Rs.	Premises/Building		SOORMALHAR CO-OP HOUSING SOCIETY LTD			
		Road/Street		PLOT NO 43, SECTOR-36, KAMOTHE, PHASE 2, NAVI MUMBAI			
0030046401	Stamp Duty	409500.00	Area/Locality	PANVEL, RAIGAD			
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN				
			Remarks (If Any)	SecondPartyName=SANDEEP TUKARAM DESAI			
			Amount In	Four Lakh Thirty Nine Thousand Five Hundred			
			Words	Only			
Total		4,39,500.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING			
Cheque-DD Details			Bank CIN	Ref. No.	00040572041174788 CPAELRBO		
Cheque/DD No.			Bank Date	RBI Date	14/11/2024-15:49:00		
Name of Bank			Bank Branch	STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

ष व ल ०-२५ ९
१६६३ २०२४
३ १३५



Department ID: 9960900194
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 या चालानाचा प्रयोग केवळ सब रेजिस्ट्रार कार्यालयीन कामांसाठीच करता येईल. या चालानाचा प्रयोग अननोंदित कागदांसाठी करता येणारा नाही.

PANVEL - 5

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 17 day of November 2024 BETWEEN **MR. SANDEEP TUKARAM DESAI**, Age 42 years, (PAN No. ANDPD2244H), adult, Indian inhabitant residing at **Flat No-A201, Plot No 43, Sector 36, Surmalhar Kamothe, Kalamboli Node, Raigarh Maharashtra - 410218** hereinafter referred to as '**THE SELLER**' (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **ONE PART**

AND

MR. VAIBHAV SAMBHAJI DESAI, Age 32 years, (PAN NO. BJKPD6077N), adult, Indian Inhabitant, having address at Lingnoor, Post – Mungurwadi, Taluka – Gadhinglaj, Mungurwadi, Kolhapur - 416503 & **MRS. SWAPNALI DILIP NIMBALKAR**, Age 31 years, (PAN NO. BKEPN7082E, adult, Indian Inhabitant, having address at 176/1, Plot No. 22, Magdhum Colony, Panchgoan, R. K. Nagar, Kolhapur, Maharashtra - 416013 hereinafter referred to as '**THE PURCHASERS**' (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**

Emesani

V. Desai

S. Desai

WHEREAS :

THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (I of 1956) hereinafter referred to as 'THE CORPORATION' is the New Town Development Authority declared for the area be signed as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (I) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXIII of 1966).

WHEREAS :

The CIDCO Ltd., leased the Plot No. 43, admeasuring 2805.74 sq. mtrs., situated at Sector-36, under 12.5% GES, Village Kamothe, Phase II, Navi Mumbai, Taluka Panvel and District Raigad (hereinafter referred to as the said Plot), to Mr. Shantaram Goma Bhende & others, by an Agreement to Lease dated 11/02/2004 has been executed between themselves, wherein CIDCO Ltd granted lease of the said Plot, to the said Licensee on the terms and conditions contained therein.

WHEREAS:

The said Mr. Shantaram Goma Bhende & others, entrusted development rights in respect of the said Plot, in favour of M/s. Omkar Krupa Homes, a Partnership Firm, by a Development Agreement dated 09/08/2004, on the terms and conditions mentioned therein.

WHEREAS:

The CIDCO Ltd., issued Commencement Certificate dated 07/02/2005 for the construction of the building on the said Plot.

WHEREAS:

M/s. Omkar Krupa Homes, a Partnership Firm, constructed a building known as 'Soormalhar' on the said Plot.

WHEREAS:

The CIDCO Ltd., issued Occupancy Certificate dated 26/11/2009 in respect of the residential building, as constituted on the said Plot.

WHEREAS:

M/s. Omkar Krupa Homes, a Partnership Firm, sold and transferred the Flat No. 201, measuring 62.26 sq. mtrs., built-up area + 2.32 sq. mtrs., terrace area, on the 2nd floor, in the Building known as 'Soormalhar', constructed on Plot No. 43, Sector-36, under 12.5% GES, Village Kamothe, Phase II Navi Mumbai, Taluka Panvel and District Raigad, to Mr. Sandeep Tukaram Desai, by an Agreement Sale dated 23/04/2010 which was registered with the Sub-Registrar of Assurances at Panvel, under Document No. 5251/2010 dated 26/04/2010.

WHEREAS:

The various flat purchased members of the building have formed a Co-operative Housing Society in the name & style of 'Soormalhar Co-operative Housing Society Ltd.' under the provisions of Maharashtra Co-operative Societies Act, 1960 vide registration bearing no. NBOM/CIDCO/HSG/TC/JTR/4541/2012-2013 dated 31/05/2012.

पंचल - 6	M/s. Omkar Krupa Homes, a Partnership Firm, constructed a building known as 'Soormalhar' on the said Plot.
22012	WHEREAS
92/31	The CIDCO Ltd., issued Occupancy Certificate dated 26/11/2009 in respect of the residential building, as constituted on the said Plot.



[Signature]

[Signature]

[Signature]

AND WHEREAS:

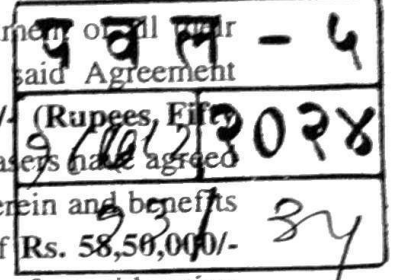
The Seller are the lawful owner of Flat No. 201, admeasuring 62.26 sq. mtrs., built-up area + 2.32 sq. mtrs., terrace area, on the 2nd Floor, in Wing 'A', in the Society known as 'Soormalhar Co-operative Housing Society Ltd.', constructed on Plot No. 43, situated at Sector-36, under 12.5% GES, Village Kamothe, Phase II Navi Mumbai, Taluka Panvel and District Raigad.

AND WHEREAS

The Purchasers are interested in purchasing the said Flat, they approached the Seller and a talk regarding Sale and purchase of the Flat took place between the parties.

AND WHEREAS

the Seller have offered to the Purchasers the sale/ transfer/ assignment of all their rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of **Rs. 58,50,000/- (Rupees Fifty Eight Lakh Fifty Thousand Only)** being the Sale Price and Purchasers have agreed to purchase the said Flat the rights, title and interest of the Seller therein and benefits accruing to the Seller under the said Agreement, in consideration of **Rs. 58,50,000/- (Rupees Fifty Eight Lakh Fifty Thousand Only)** which amount of consideration shall be paid by the Purchasers to the Seller at the time and in the manner the terms and conditions stated herein below.

**AND WHEREAS:**

The Seller do hereby covenant as follows:

- There are no suits, litigation's Civil or any other proceedings pending as against the Seller personally affecting the said Flat.
- There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free from all encumbrances or charges and / or is not the subject matter to any listeners or easements or attachments either before or after judgment. The seller have not received any notice neither from the Government Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- The said Flat is free from all mortgages, charges encumbrances of any nature whatsoever.
- The seller have paid all the necessary charges of any nature whatsoever in respect of the said Flat and the seller have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat. The seller in the past have not entered into any agreement either in the form of sale, lease exchange, assignment or in any other way whatsoever and have not created any tenancy, leave and license or any other rights of the like nature in the said Flat and have not dealt with or disposed off the said Flat in any manner whatsoever.
- Neither the seller nor any of their predecessor-in-title have had received any notice either from the CIDCO Ltd or Municipal Corporation of Navi Mumbai and / or from any other statutory body or authorities regarding the acquisition and or requisition of the said Flat.



Chitambar

Bevi
Desi

- f) The seller are in exclusive use, occupation and possession of the said Flat and every part thereof and except the seller no other person or persons are in the use, occupation and enjoyment of the said Flat or any part thereof.
- g) The seller have good and clear title free from encumbrances of any nature whatsoever of the said Flat and every part thereof and there are no outstanding estates, inheritance, sale, gift, trust, or otherwise however outstanding against the seller and / or against the said Flat or any part thereof.
- h) The seller 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 from disposing stated in the Agreement.
- i) The seller have not done any act, deed, matter or things whereby they are prevented from entering into this agreement on the various terms and conditions as stated herein favor of the Purchasers and the Seller have all the right, title and interest to enter into this Agreement with the Purchaser on the various terms and conditions as stated herein.
- j) Relying upon the aforesaid representations and declarations made by the seller herein, the Purchaser have agreed to purchase the said Flat

AND WHEREAS:

The seller have agreed to transfer the rights, interests and title of the said Flat held by the seller and their interest in the said Flat to the Purchasers, which the Purchasers have agreed to acquire from the seller, after taking inspection of the various documents and after being fully conversant with the several covenants and the conditions contained therein on the terms and conditions hereinafter appearing:

The Parties herein are desirous or recording the terms and conditions in writing as stated herein after.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS-



The seller hereby agrees to sell, transfer and assign all their rights, title and interest in and upon the said Flat No. 201, admeasuring 62.26 sq. mtrs., built up area + 2.32 sq. mtrs., terrace area, on the 2nd Floor, in Wing 'A', Society known as 'Soormalhar Co-operative Housing Society' constructed on Plot No. 43, situated at Sector-36, under 12.5% Village Kamothe, Phase II Navi Mumbai, Taluka Panvel and District Raigad, to the party of the second part / purchasers which the purchasers have agreed to acquire the same which the said shares and interest of the seller for a total consideration of Rs. 58,50,000/- (Rupees Fifty Eight Lakh Fifty Thousand Only)

- 2) The purchaser agrees to pay the said consideration of Rs. 58,50,000/- (Rupees Fifty Eight Lakh Fifty Thousand Only) in the following manner :

Emesuni

- i. A sum of Rs. 7,00,000/- (Rupees Seven Lakh Only) paid on or before execution of this Agreement by a Cheque bearing No. 317528 dated 29/10/2024 drawn on State Bank of India, in favour of Seller.
- ii. And the balance of Rs. 51,50,000/- (Rupees Fifty One Lakh Fifty Thousand Only) shall be paid after getting loan from any Bank/s or any other Financial Institution within 45 days from the execution this agreement.

3) The seller shall deliver the vacant peaceful and physical possession of the said Flat and all other relevant document/s in respect of the Flat to the Purchasers on getting the full and final consideration.

4) The seller hereby admits and declares that the said Flat in the proposed society the seller have full and absolute right and authority to sell the same or transfer it to any person/s.

5) The purchasers hereby agree to become member of the society as and when formed and shall abide by all the rules and regulations and the seller hereby assigns, transfers and assures all their rights, title interest and benefit in the said Flat. contributions and other status enjoyed by them in respect of the said Flat in rights under the shares which they are holding of the said society.

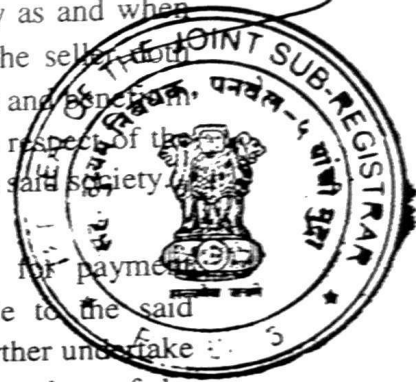
6) The Seller hereby agrees to pay all the outstanding, due for payment of maintenance and service charges or any other dues payable to the said Society, Electricity bill, NMMC Property Tax, and the seller further undertakes that IN NO CASE the Purchasers shall be liable for payment or dues of the said Society for the period of occupancy of the said Flat of the Seller.

7) ON GETTING THE FULL AND FINAL SALE PRICE as agreed above, the Seller shall acquits, releases and discharges the Purchasers and the Seller doth hereby assigns, transfers and assures all their rights, title, interest and benefit in the said Flat, contributions and other status enjoyed by them in respect of the said Flat in rights under the shares which they are holding of the said society.

8) ON GETTING THE FULL AND FINAL SALE PRICE, the seller shall have no right, title, interest, claim demand or change of whatsoever nature on the payments and contributions made by the seller to their predecessor-in-title and to the said society and on the said Flat. The seller shall do all the needful in all respect to secure the title of the said Flat to the purchasers and shall always keeps the purchasers indemnified from all liabilities and / or claim of the said Flat. The seller shall also get the said share certificate as and when formed endorsed if necessary on the name of the purchasers from the office bearers of the said society.

9) The purchasers ON PAYING THE FULL AND FINAL SALE PRICE shall be entitled to have and hold on the occupation and the purchasers can hold the same for unto and to the use and benefits for their heirs, executors, successors for ever without any claim, charge, interest, demand or lien of the seller any person on their behalf of who claim through them in trust for them subject

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९५ / ३५	



[Signature]

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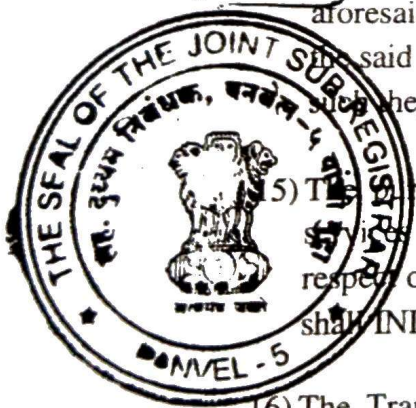
[Signature]

only to on the part of the purchasers to pay the taxes, assessment, charges, duties or calls made by the said society, Municipal authority Government or any local authority or corporation or co-op. society in respect of the said Flat from the date of signing of this agreement.

- 10) That the seller hereby state and declare that they are not in any manner whatsoever dealt with their right respect of the said Flat.
- 11) That the Purchasers hereby covenant with the seller that they shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that the Municipal Corporation, the co-op society and government etc., may make hereafter in respect of the said Flat.
- 12) ON RECEIVING THE FULL AND FINAL SALE PRICE, the seller shall handover to the purchaser the physical possession of the Flat referred to hereinabove and undertake that from time to time and at all time hereafter and at the cost of the purchasers. their heirs executors, administrators and counsels in law shall reasonably require to be done or execute and procure all documents and such further assurances in law and better and interest and benefits in the said Flat every part, thereof unto and to the purchaser's use as aforesaid.
- 13) That the seller hereby declares that they have paid all taxes and outgoings up to date in respect of the said Flat and that if any amount is due from them to the developer/society, the corporation or government and / or to any other person, persons or authorities relating the said Flat the same shall be paid by the seller and if any such amount is recovered from the purchasers, the seller doth hereby agrees to indemnify and keep the purchasers indemnified there

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१/१०/२०२४	२०२४
९६/३४	

14) The seller declares that on getting the full and final consideration shall handover the physical possession of the said Flat and transferred and assigned all their rights, title, interest and benefits in respect of the said Flat. Similarly the seller shall also hand over all other receipts to the purchasers and the above referred share certificate. The seller's state that save and excepts the aforesaid papers, they do not possess any other documents of title in respect of the said Flat nor they have deposited nor pledged the same with anyone and as such they undertake to indemnify and keep indemnified the purchasers.



- 15) The purchasers hereby agree to pay the society the dues, water charges / and maintenance charges, including periodical ground / lease rent in respect of the said Flat from the date of possession and shall not withhold and shall INDEMNIFY and keep indemnified the seller in this behalf.
- 16) The Transfer charges / fee payable to the said society / developer for the transfer of the said Flat in the name of purchasers shall be borne by the purchasers.
- 17) The seller hereby declares and assures that the seller have not on or before the date of this agreement, transferred, assigned or alienated their interest in the capital of the said society, i.e. the shares hereinabove mentioned. And their

[Signature]

[Signature]

[Signature]

interest in the property of the said proposed society that is the Flat hereinabove referred to. The seller agrees and undertakes to remove all such objections or demands, if any, at their own cost.

18) SUBJECTS to the provisions and terms and conditions of this agreement, AND ON PAYMENT OF FULL AND FINAL SALE PRICE AS AGREED UNDER THIS AGREEMENT, THE SELLER HEREBY AGREES TO TRANSFER THEIR RIGHTS AND TITLE, mentioned hereinabove and the interest in the said Flat to the purchasers and the purchasers are entitled to hold, possess, occupy and enjoy the said Flat without any interruptions from the seller. The seller further declares that they have full rights and absolute authority to enter into this agreement and absolute authority to enter into the agreement subject to the provisions of law as provided and that the seller have not done or performed any act deed, matter or thing whatsoever, whereby they may be prevented from entering into this agreement as purported to be done hereby or whereby the purchasers may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour of whereby the quiet and peaceful enjoyment or possession of the purchasers in respect of the said Flat may be disturbed and in the event of it being found that the seller were not entitled to enter into this agreement and transfer their rights to be transferred hereby and the purchasers are not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons, the seller shall be liable to compensate, indemnify and reimburse to the purchasers the loss, damage which the purchaser may suffer or sustain in this behalf.

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 9/12/2023
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 5

- 19) The seller hereinafter at the request and cost of the purchasers shall execute any document, paper and writings as may be necessary for perfectly vesting the said Flat and benefits of the membership the same unto the purchasers without any extra or excess consideration.
- 20) The seller shall pay all the outgoing till handing over possession of the Flat and thereafter the purchasers shall be liable to pay.
- 21) As it is mandatory for disbursement of the loan that all the original documents pertaining to the Flat should be handover to the Bank / Financial Institution for sanctioning and disbursement of the loan.
- 22) The seller do hereby agree handover all the original documents pertaining to the Flat to the purchasers or to the Bank/Financial Institution as that the loan could be disbursed in time.
- 23) The purchasers do hereby agrees to pay the stamp duty, registration charges payable to the revenue authorities for registration of the agreement to sell / sale deed as it is mandatory charges as per the registration charges as per the provisions of the Bombay Stamp Act.

Patel

Kauri

Shrin

SCHEDULE OF THE PROPERTY

Flat No. 201, admeasuring 62.26 sq. mtrs., built-up area + 2.32 sq. mtrs., terrace area, on the 2nd Floor, in Wing 'A', in the Society known as 'Soormalhar Co-operative Housing Society Ltd.'. constructed on Plot No. 43, situated at Sector-36, under 12.5% GES. Village Kamothe, Phase II Navi Mumbai, Taluka Panvel and District Raigad

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN


SIGNED, SEALED AND DELIVERED BY)

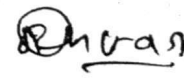
The withinnamed 'Seller')


MR. SANDEEP TUKARAM DESAI )

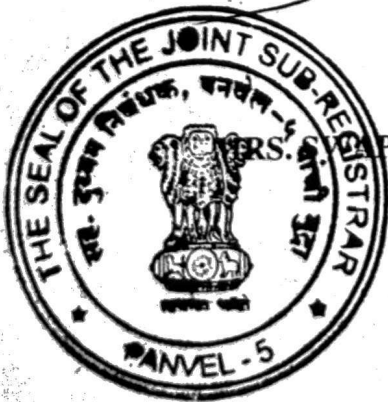


In the presence of)

1. Akshay chavan )

2. AKASH chavan )


पत्र ल-५	SIGNED, SEALED AND DELIVERED BY)
१/६/२०२४	The withinnamed 'Purchasers')
१८/३५	MR. VAIBHAV SAMBHAJI DESAI )



PNALI DILIP NIMBALKAR



in the presence of)

1. Aishay chavan )

2. AKASH chavan )



9

RECEIPT

Received the sum of Rs. 7,00,000/- (Rupees Seven Lakh Only) from Purchaser MR. VAIBHAV SAMBHAJI DESAI & MRS. SWAPNALI DILIP NIMBALKAR, being part payment in the following manner towards the sale price in respect of Flat No. 201, admeasuring 62.26 sq. mtrs., built-up area + 2.32 sq. mtrs., terrace area, on the 2nd Floor, in Wing 'A', in the Society known as 'Soormalhar Co-operative Housing Society Ltd.', constructed on Plot No. 43, situated at Sector-36, under 12.5% GES, Village Kamothe, Phase II Navi Mumbai, Taluka Panvel and District Raigad, the property heretofore mentioned.

- i. A sum of Rs. 7,00,000/- (Rupees Seven Lakh Only) paid on or before execution of this Agreement by a Cheque bearing No. 9e/34 317528 dated 29/10/2024 drawn on State Bank of India, in favour

of Seller

Rs. 7,00,000/-
I say received



MR. SANDEEP TUKARAM DESAI
(SELLER)

WITNESSES :

1. 

2. 

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9/10/2	2024
9e/34	



5251 2010

दुर्यम नियंत्रक: पनवेल 1

March, April 2010

सूची क्र. दोन INDEX NO. II

नोंदणी क्र. ५

पानवेल-५

गावाचे नाव : कामोटे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा
मोबदला रु. 1,900,000.00
बा.भा. रु. 2,189,470.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र. 201, दुसरा मजला, ए विंग, सुरमल्लार, प्लॉट क्र.43, सेंक्टर क्र.30

(3) क्षेत्रफळ (1) 62.26 चौ.मी. विल्टअप + 2.32 चौ.मी. टेरेस

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. अंमकार कृपा हॉम्स. तर्फे शशिकांत क. पाटील तर्फे अर्जदाराची संतोष भवन संभाळे घर/फ्लॅट नं: 001, सॅफ्रान, प्लॉट क्र.11, सं.नं. 1, नवीन पणवेल (1) : नोंदणी/रस्ता नं: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; ता.क्र.का: -; पिन: -; पिन नम्बर: -

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संदिप तुकाराम देसाई -; घर/फ्लॅट नं: 502/सी, सुर मल्लार, प्लॉट क्र.36, कामोटे, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; ता.क्र.का: -; पिन: -; पिन नम्बर: -

(7) दिनांक करून दिल्याचा 23/04/2010

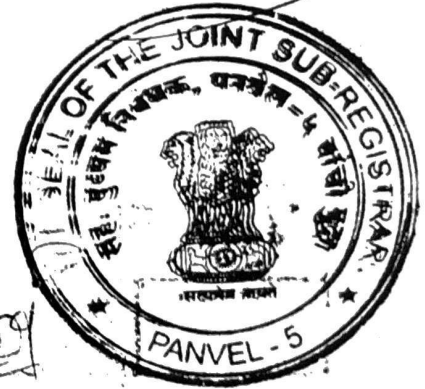
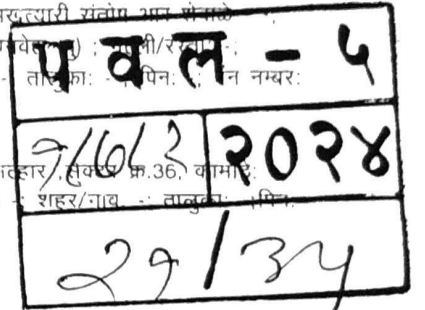
(8) नोंदणीचा 26/04/2010

(9) अनुक्रमांक, खंड व पृष्ठ 5251 /2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 113969.70

(11) बाजारभावाप्रमाणे नोटणी रु 21900.00

(12) शेर:



सहदुर्यम निर्देशक, वगैरे
(पनवेल-१)



Omkar Krupa Homes

001, "Saffron", Plot No.11, Panvel Matheran Rd, Sector No.1, New Panvel (E), Navi Mumbai Builders & Developers
Tel.: 2745 5501 / 2746 4192, Resi.: 2745 8992. Telefax : 2745 0585, Mobile : 93201 33843

Date: 03/09/2010

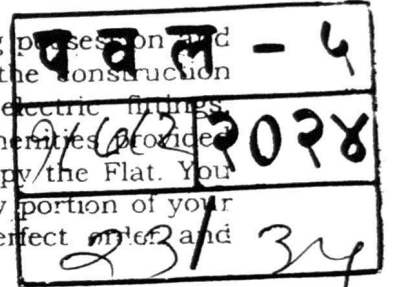
POSSESSION LETTER

To,
MR. SANDEEP TUKARAM DESAI
502/C, SOORMALHAR, PLOT NO.43,
SECTOR NO.36, KAMOTHE, NAVI MUMBAI.

Dear Sir/Madam,

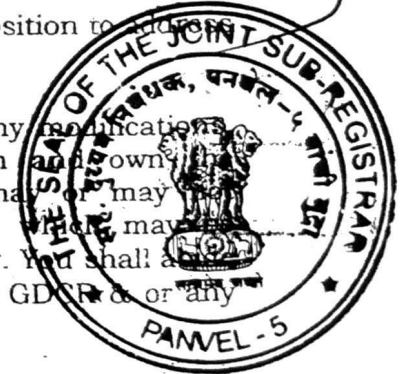
We are pleased today to handover the keys of your new Flat. We know it is the happiest moment of your life. After receipt of full and final amount, we have handed over to you a vacant and peaceful possession of your Flat No. **201/A** on the **Second** floor in the building (**OMKAR KRUPA'S "SOORMALHAR"**) at Plot No. **43**, Sector No. **36**, Kamothe, Navi Mumbai in tenantable conditions.

Now that you have personally inspected the Flat before taking possession and have communicated to us that you are fully satisfied with the construction including wood work, sanitary fittings, plumbing work, electric fittings, aluminum sliding, painting and other fixtures, fittings and amenities provided to you as per agreement in your aforesaid Flat, you can occupy the Flat. You have also personally verified that there is no leakage from any portion of your Flat and that you are put in possession of the Flat in perfect order and condition.



Kindly note that after taking the possession we will not be in position to attend and attend your complaints.

You are also aware that you shall be solely responsible for any modifications, alterations or addition in your Flat after this possession and you shall be responsible for any such alteration or addition, which may or may not endanger the safety of the building or its occupants and which may not be permissible/authorised by CIDCO or any Local Governing Body. You shall abide by all prevailing rules and regulations by CIDCO as per their GDCR or any Local Governing Body in this regard.



Thank you for your co-operation and wish you a very happy living in your dream Flat.

Yours faithfully,
Handed Over
For OMKAR KRUPA HOMES

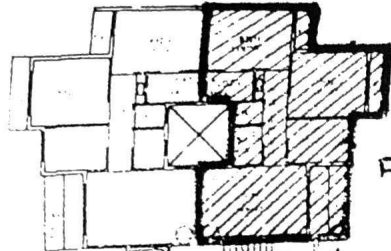
[Signature]

PARTNER
Date: 03/09/2010

Taken Over
I/We confirm

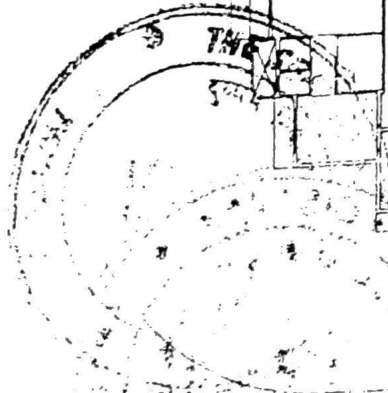
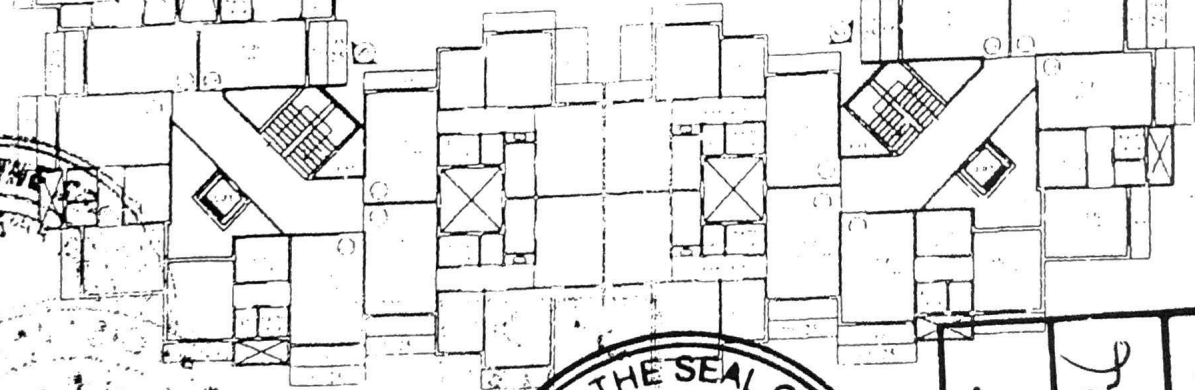
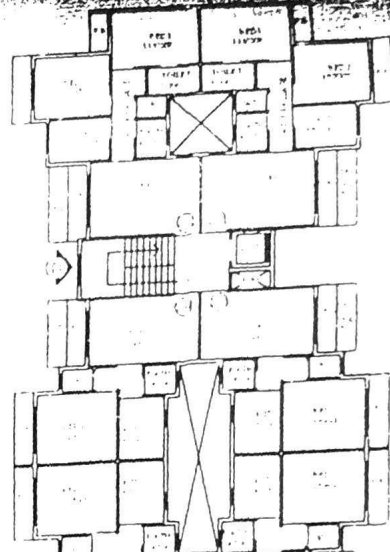
[Signature]
Signature of Purchaser

SOORMALHAR



FLAT NO. 201/A

५२५१	२०१०
६६४	



२५/३	२५/३
२०१०	२०१०
२५/३	२५/३

2ND FLOOR PLAN
T NO./SHOP NO 201/A

SHOWN THIS

PLOT NO. 3 SECTOR-36, KAMOTHE

JMK AR KRUPA HOMES
NO 43, SECTOR-36
OTHER, NAVI MUMBAI.

SIGNATURE OF PURCHASER

SIGNATURE OF SELLER

CO/ATPO/1168

11/2/2025

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMENCEMENT CERTIFICATE

is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to Shri - Pandurang G. Bhande

Plot No. 16 Road No. — Sector 36 Node Kamothe (453) of Mumbai.

As per the approved plans and subject to the following conditions for the commencement work of the proposed Residential Bldg. (G+7) str.

B/A = 3736.68 m² ; Comm. BUA = 469.59 m²
BOA = 4206.27 m²

Residential Units 128 Nos. of Commercial units 29

This Certificate is liable to be revoked by the Corporation if :-

- (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 the Sanctioned plans
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened
- (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

The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto ground level, atleast 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 authorised 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

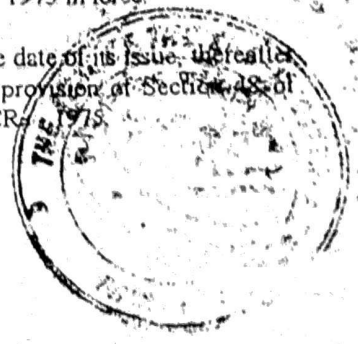
The structural design, building materials, installations, electrical installations etc Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue. The revalidation of the same shall be done in accordance with provision of Section 48 of MRTP Act- 1966 and as per regulation no.16 1(2) of the GDCRs - 1975.

प व ल - ५	
१८०८२	२०२४
२०/३५	



५२५१	
५२५१	२०२०
२० / ४३	



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

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

The amount of Rs 7200/- 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.

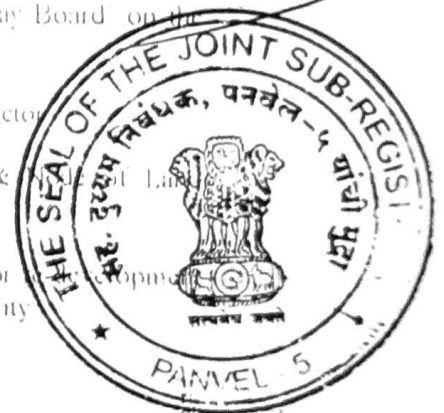
"Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek 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"

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

As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4/287/94. (TD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply

- 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 & under reference alongwith description of its boundaries
 - c) Order Number and date of grant of development permission or 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

प व ल - ५	
१/६/८३	२०२४
२६/३५	



प व ल	
५२५७	२०२०
२६ / ८३	



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय:

निर्मल, दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२२.

दूरध्वनी : (स्वागत फक्ष) +९१-२२-६६५० ०९००

फॅक्स : +९१-२२-२२०२ २५०९

मुख्य कार्यालय:

'शिडको' भवन, सीबीडी बेलगावा, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६५९१ ८१००

फॅक्स : +९१-२२-६५९१ ८१६६

दिनांक: 26 NOV 2009

संदर्भ क्र.:

NO: CIDCO/BP/ATPO/1317--

OCCUPANCY CERTIFICATE

प व ल - ५	
१८८८२	२०२४
BUA = 3207.58 52	

I hereby certify that the development of Residential Building (Total mtrs.) (Residential BUA = 3747.22 Sq. mtrs. - Units 128 Nos. & Commercial BUA = 460.34 Sq. mtrs. - Units 29 Nos.), Society Office BUA=12.45 Sq. mtrs. (Free of FSI) on Plot, no. 43 Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of Mr. V. Venu Gopal, Sr. Planner (BP) has been inspected on 16/04/2009 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 07/02/2005 and that the development is fit for the use for which has been carried out.



V. Venu Gopal
SR. PLANNER (BP)
Navi Mumbai & Khopta

TRUE COPY

AMRISH K. GOEL
(B ARCH.)
No. CA/87/11119

Share Certificate No.: 15

No. Of Shares 10



Plot No.	3
Read No.	9



43, Sector-36, Karmoth, Navi Mumbai - 410 209.

NBOKK/PC/CH/SS/G/CJTR/4541-2012-13/DT:31/05/2012

SHARE CERTIFICATE

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

This is to Certify that Shri/Smt. Sandeep Tukaram Desai

Flat No. / Shop No. A-201

is the Registered Holder of (10) Fully paid up Shares of Rupees Fifty each numbered from 41 to 50 both inclusive,

in कामीठे, सुरमठार को. अणव. ही. सो. लि. कामीठे

Subjected to the Bye-laws of the said Society

Given Under the Common Seal of the said Society at Plot No. 43, Sector 36, Karmoth,

Navi Mumbai - 410 209. this

day of 20

[Signature]
Authorised

Secretary

M.C. Member

[Signature]
Chairman