

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

OFFICE :
Office of the Estate Management
Section, CIDCO Bhavan,
1st Floor, CBD-Belapur,
Navi Mumbai - 400 614.

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614
PHONE : 8791 8100
FAX : 00-91-22-574

Plot No. Blaming Point,
13
400 0000
01-22-2202 2509

Date: 2/12/2011

2011
42/AEO(HQ)/2008/2804

Secretary / Chairman

Niketan CHS LTD

Plot No. 12, Sector 01

New Panvel (W)

FINAL ORDER

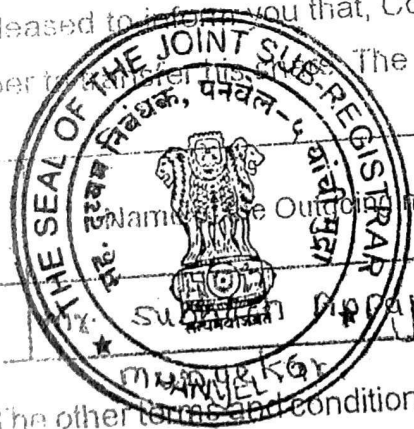
Sub.: Grant of permission to transfer of 1 (one) member from above society, Flat No. B-303 Constructed on Plot No. 12 Sector No. 01 Node New Panvel (W) Navi Mumbai

पत्र - ५
५६६८/२०११
२५/१२

- Ref: (1) Our Letter No. CIDCO/EMS/ 2373 dt. 14/10/2011
(2) Xerox copy of Deed of Assignment dt. 19/11/2011 registered under Sr. No. 11278 dt. 19/11/2011 with Sub-Registrar & Assurance Panvel-3

You are requested to refer your application for transfer of share of members from aforesaid society to member to inform you that, Corporation has accepted your transfer applications and permits your member to transfer.

The details of the member is given below :



No.	Name of the Incoming member	Flat/Shop No.	A
1.	Mrs Sandeep Gajanan Jadhav	B-303	S
2.	Mrs Smita Sandeep Jadhav		

The other terms and conditions of the agreement of Lease / Lease Deed dated _____

society and our Corporation remain unchanged.

Thanking you,

Yours Faithfull

[Signature]
Asstt. Estate Office

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

1st Floor, Nauman Point,
Navi Mumbai - 400 614
PHONE : 6791 8100
FAX : 00-91-22-2202 2509

OFFICE :
Office of the Estatementagement
Section, CIDCO Bhavan,
1st Floor, CBD-Belapur,
Navi Mumbai - 400 614.

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

Date : 2/12/2011

2011
MS / AEO(HQ) / 2008 / 2804

Secretary / Chairman
M/s. Niketan CHS LTD
Plot No. 12, Sector 01
New Panvel (W)

FINAL ORDER

Sub.: Grant of permission to transfer of 1 (one) member from above
society, Flat No. B.303 Constructed on Plot No. 12
Sector No. 01 Node New Panvel (W) Navi Mumbai

पवल - ५
५६६८ २०११
२५/१२

- Ref. (1) Our Letter No. CIDCO/EMS/ 2373 dt. 14/10/2011
(2) Xerox copy of Deed of Assignment dt. 19/11/2011
registered under Sr. No. 11278 dt. 19/11/2011 with
Sub-Registrar & Assurance Panvel-3

You are requested to refer your application for transfer of share of members from aforesaid society plot. We
pleased to inform you that, Corporation has accepted your transfer applications and permits your 1 (one)
member to transfer. The details of the member is given below :



Name of the Outgoing member	Name of the Incoming member	Flat/Shop No.	Carpet Area in MS
	Mr Sandeep Gajanan Jadhav	B.303	37.36
	Mrs Smita Sandeep Jadhav		

The other terms and conditions of the agreement of Lease / Lease Deed dated _____ between
party and our Corporation remain unchanged.

Thanking you,

Yours Faithfully,

Asstt. Estate Officer (HQ)

SHREE NIKETAN CO-OP. HOUSING SOCIETY LTD.

श्री निकेतन को-ऑप. हाउसिंग सोसायटी लिमिटेड

Registration No. NBOM/CIDCO/HSG(OH)/902/JTR/28/04/2000

Plot No. 12, Sector-01, Khanda Colony, New Panvel (W) - 421206.

Ref. No. :

Date : _____

Date: 19/04/2021

To,
The Assistant General Manager
State Bank of India
Regional Business Office Pen

Dear Sir,

We, Shree Niketan Co. Operative Housing Society Ltd., here by certify that:

1. Mr. Sandeep Gajanan Jadhav & Mrs. Smita Sandeep Jadhav have transferable rights to the property described below and is presently the legal owner of the property, and is desirous of transferring the said property to Ms. Naina Vijay Bhandare herein after referred to as "the purchaser", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 31/03/2021 (herein after referred to as the "Sale document")

Description of the property:
Flat no.B-303, on Third Floor,
B-Wing, Shree Niketan Co.Op. Housing Society,
Plot no.12, Sector no.1, Khanda Colony,
New Panvel(West), Taluka Panvel,
District Raigad. Pin-410206.

2. That the total consideration for this transaction is Rs.49,50,000/- (Rs. Forty Nine Lakh Fifty Thousand Only) towards Sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein



SHREE NIKETAN CO-OP. HOUSING SOCIETY LTD. श्री निकेतन को-ऑप. हाउसिंग सोसायटी लिमिटेड

Registration No. NBOM/CIDCO/HSG(OH)/902/JTR/28/04/2000

Plot No. 12, Sector-01, Khanda Colony, New Panvel (W) - 421206

Ref. No. _____

Date : _____

after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to note the Bank's charge on the said flat and not to remove the said charge without the written consent of the bank.

8. We undertake to inform and deposit Share certificate to the bank directly, as and when issued in the name of the above named purchaser.

9. The signatory to this letter draws authority to sign this undertaking on behalf of the society in the capacity of _____

Yours faithfully,

Signature of Authorised office bearers of the society with stamp

Name -

Designation -

Place -

Date -




Chairman


Secretary

Treasurer

For: SHREE NIKETAN CHS

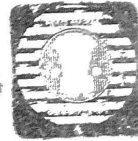
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DQXPB8797R



नाम / Name
NAINA VIJAY BHANDARE

पिता का नाम / Father's Name
VIJAY SUDAM BHANDARE

जन्म की तारीख / Date of Birth
23/05/1997


हस्ताक्षर / Signature





भारत सरकार
Government of India

नोंदणी क्रमांक:/ Enrolment No.: 0000/00732/63878

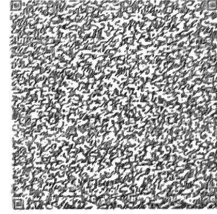
Download Date: 01-04/2021

To
नैना विजय भंडारे
Naina Vijay Bhandare
Naina Vijay Bhandare
House No.1775/A Al-Varsoli
Koliwada
Koliwada
Near Varsoli Marchimark Society
Alibag
Alibag
Raigarh Maharashtra - 402201
9321327438

Issue Date: 30/03/2021

Signature valid

Digitally signed by
Naina Vijay Bhandare
DN: cn=Naina Vijay Bhandare, o=Govt of India, ou=Ministry of Home Affairs, email=Naina.Vijay.Bhandare@nic.gov.in, c=IN



आपला आधार क्रमांक / Your Aadhaar No. :

6044 9723 9291

VID : 9117 5174 0975 1605

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Download Date: 01-04/2021



नैना विजय भंडारे
Naina Vijay Bhandare
जन्म तारीख/DOB: 23/05/1997
पहिल/ FEMALE

Issue Date: 30/03/2021

6044 9723 9291

VID : 9117 5174 0975 1605

माझे आधार, माझी ओळख

5698

पत्र

Original/Duplicate

Thursday, April 08, 2021

नोंदणी क्र. 3672

5:15 PM

Regn. 3672

पात्रणी क्र.: 6077

दिनांक: 08/04/2021

नावाचे नाव: पनदेल

दस्तऐवजाचा अनुक्रमांक: पत्र5-5698-2021

दस्तऐवजाचा प्रकार: करारनामा

भादव करणाऱ्याचे नाव: नैना विजय मंडारे - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण:

₹. 30600.00

व्यापणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:34 PM ह्या त्रिकेस मिळेल.

Joint Sub Registrar Panvel 5

वाजार मूल्य: ₹.3649324.8 /-

गोबदला ₹.4950000/-

भरलेले मुद्रांक शुल्क: ₹. 198000/-

1) देयकाचा प्रकार: DHC रकम: ₹.600/-

डीटी/घनादेश/पि ऑर्डर क्रमांक: 0804202112352 दिनांक: 08/04/2021

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीटी/घनादेश/पि ऑर्डर क्रमांक: MH0144166602*2021E दिनांक: 08/04/2021

वैकेचे नाव व पत्ता:

क्षकाची स्वाक्षरी

मुळ दस्तऐवज भरत पाळाला.

लिपिक

सह दुर्ग निदेशक, पनवेल ५, (घर्ग-२)

3h4TvD

08-Apr-21

शुद्धी क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल

दस्त क्रमांक : 5698/2021

नोंदणी :

Regn:63rn

गावाचे नाव : पनवेल

लेखाचा प्रकार	करारनामा
भाबदला	4950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3649324.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग क्र-1/13 दर-81400/- प्रति चौ मी येथील सदनिका क्र. बी 303,तिसरा मजला बी विंग "श्री निकेतन कॉ ऑप हौसिंग सोसायटी ली" .प्लॉट नं . 12,सेक्टर नं .01,खांदा कॉलनी,न्यू पनवेल वेस्ट नवी मुंबई,तालुका पनवेल,जि.रायगड(क्षेत्रफळ 37.36 चौ मी. कारपेट एरिया)((Plot Number : 12 ; SECTOR NUMBER : 06 ;))
(5) क्षेत्रफळ	1) 37.36 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संदीप गजानन जाधव - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी -24, पंचशील हौसिंग सोसायटी , घाटकोपर अंधेरी लिंक रोड , पेनिनसुला हॉटेल जवळ , लोकमान्य टिळक नगर , साकीनाका ,मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-ACNPJ4467B 2): नाव:-स्मिता संदीप जाधव - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी -24, पंचशील हौसिंग सोसायटी , घाटकोपर अंधेरी लिंक रोड , पेनिनसुला हॉटेल जवळ , लोकमान्य टिळक नगर , साकीनाका ,मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AGNPJ0452G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नैना विजय भंडारे - - वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाऊस नं . 1775 - ए , वरसोली कोळीवाडा , ता . अलिबाग, जि .रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-402201 पॅन नं:-DQXPB8797R
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	08/04/2021
(11)अनुक्रमांक,खंड व पृष्ठ	5698/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	198000
(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.

सह दुय्यम निबंधक वर्ग-२
(पनवेल-५)

Number
3202122
08/0
08/0
05/04

310308A664

18 April 2019 10:47

प्लॉट नंबर 2070
प्लॉट रकबा राधगड
प्लॉट विभाग तालुका पनवेल
प्लॉट मूल्य विभाग 1/13-मोजे (गांव) न्यु पनवेल क्रॅ सिडको विभाग - न्यु पनवेल (वेस्ट) (सेक्टर क्रॅ) मूल्यदर विभाग 2, आसुडगाव गावठाणासह
प्लॉटचे नाव A Class Palika सर्कॅ नंबर /न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

संपत्ती वर्गीकरण	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
81400	87200	101100	87200		

प्लॉट क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्दवाहन सुविधा -	मिळकतीचा वापर-	मिळकतीचे वय -	मजला -	निवासी सदनिका	मिळकतीचा प्रकार-	मूल्यदर/बांधकामाचा दर-	बांधीव
44 832 चौ मीटर	1-आर सी सी	आहे	मिळकतीचा वापर-	मिळकतीचे वय -	मजला -	निवासी सदनिका	मिळकतीचा प्रकार-	मूल्यदर/बांधकामाचा दर-	बांधीव
						0 TO 2वर्षे			Rs 81400/-
						1st To 4th Floor			

Sale Type - Resale

First Sale Date - 12/09/2011

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) * मजला निहाय घट/वाढ
= (81400 * (100 / 100)) * 100 / 100
= Rs.81400/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 81400 * 44.832
= Rs.3649324.8/-

Applicable Rules = 3, 18, 19

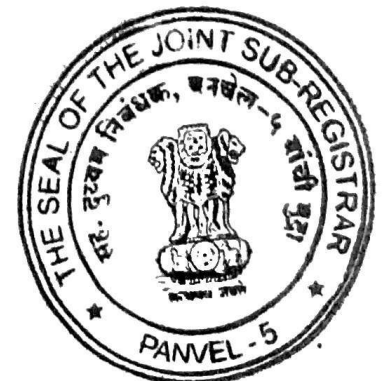
एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी
= A + B + C + D + E + F + G + H + I
= 3649324.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.3649324.8/-

Home

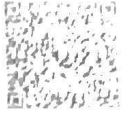
Print

प व ल - ५
५६६८ २०२१
९ / १०



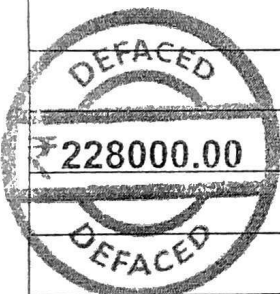
21-10-05:08
Mails
Form ID

CHALLAN
MTR Form Number-6



MM0144116G60202021E	BARCODE	Date	31/03/2021-10.05:08	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	PNL5_PANVEL NO 5 SUB REGISTRAR	PAN No.(If Applicable)	DOXPB8797R		
Location	RAIGAD	Full Name	NAINA VIJAY BHANDARE		
Year	2020-2021 One Time	Flat/Block No.	FLAT NO B-303, 3RD FLOOR, SHREE NIKETAN		
		Premises/Building	CHS LTD		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	198000.00	PLOT NO 12, SECTOR NO 01, KHANDA COLONY, NEW PANVEL WEST			
0030063301 Registration Fee	30000.00	TAL PANVEL DIST RAIGAD			
					4 1 0 2 0 6
		Remarks (If Any)			
		PAN2=ACNPJ4467B~SecondPartyName=SANDEEP GAJANAN JADHAV			
		AND OTHER ONE-			
		Amount In	Two Lakh Twenty Eight Thousand Rupees Only		
		Words			
Total	2,28,000.00				



पवेल - ५
५६८८ २०२१
५ / ३०



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333202108511208039627725	
Cheque/DD No.		Bank Date	RBI Date	31/03/2021 10:07:50	
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	107 , 31/03/2021		

Department ID :
NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल उपर्युक्त कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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VIRTUAL TREASURY
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Date: 2021.04.08
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Reason: Secure Document
Location: India

Challan Defaced Reason

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-529-5698	0000157263202122	08/04/2021-17:15:17	IGR548	30000.00



AGREEMENT FOR SALE

(PART PAYMENT)

THIS AGREEMENT made and entered into at Panvel, Navi Mumbai on this 31st day of MARCH, 2021.

BETWEEN

1)MR. SANDEEP GAJANAN JADHAV, PAN No. ACNPJ4467B, Aadhaar No. 7336 7140 2556, Age 45 Years, 2)MRS. SMITA SANDEEP JADHAV, PAN No. AGNPJ0452G, Aadhaar No. 5488 4838 8235, Age 41 Years, Both Indian Inhabitants, Residing at C-24, Panchshil Housing Society, Ghatkopar Andheri Link Road, Near Peninsula Hotel, Lokmanya Tilak Nagar, Sakinaka, Mumbai 400072; hereinafter referred to as the "SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **ONE PART**.

AND

MS. NAINA VIJAY BHANDARE, PAN No. DQXPB8797R, Aadhaar No. 6044 9723 9291, Age 24 Years, Indian Inhabitant, Residing at House No. 1775-A, At. Varsoli Koliwada, Tal. Alibag, Dist. Raigad 402201; hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the **OTHER PART**.

---2/-

2/1/21

WHEREAS :

1. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) is a Government Undertaking (hereinafter referred to as the "**THE CORPORATION**") The Corporation is a New Town Development Authority declared for the area designated as the Site for the new town of Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional And Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred as "THE SAID ACT") The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai - 400021.

2. The State Government in pursuant to Section 113-A the Maharashtra Regional Town Planning Act (hereinafter referred as "MRTP ACT") acquired the land vested in City and Industrial Development Corporation of Maharashtra Ltd., for its development

प व ल - ५	
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and disposa.
By an Agreement to Lease dated 07/04/2000 executed by the City and Industrial Development Corporation of Maharashtra Ltd. herein and hereinafter referred to as "the Corporation" of the One

Part in favour of **M/s. G. N. DEVELOPERS**, a Partnership Firm, through Partners **1)MR. NIRMAL SINGH, 2)MR. MUKHTYAR**

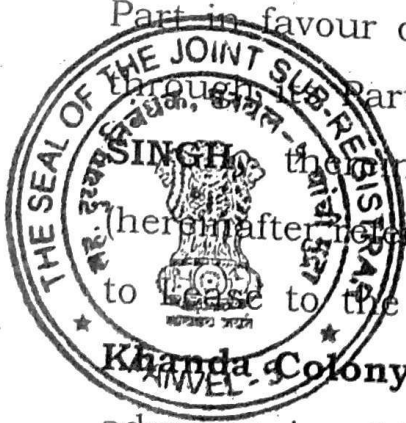
(hereinafter referred to as the Licensee of Other Part, (hereinafter referred to as "the Builders) the Corporation has agreed to Lease to the said Licensee, **Plot No. 12, in Sector No. 1, at**

Khanda Colony, New Panvel (W), Tal. Panvel, District Raigad,

admeasuring **1200.11 Sq.Mtrs.** area, (hereinafter for the sake of brevity referred to as "the said Property") more particularly

described in the schedule written there under for residential and commercial use on 60 years lease and on the terms and conditions

and at or for a consideration as contained therein.



4. The Corporation granted Development Permission, issued Commencement Certificate and approved plans for the construction of Residential cum commercial building with Ground and upper floors, vide its Letter bearing Ref. No. CIDCO/EE(BP)/ATPO/2085 dated 03/05/2001.



5. By virtue of said Agreement to Lease & Commencement Certificate **M/s. G. N. DEVELOPERS** were in the lawful possession of the said Plot and entitle to develop and constructed the Residential cum Commercial building (as per plan approved and sanctioned by CIDCO Ltd.) and also entitled to sell residential flats/commercial units of the building to be constructed on the said Plot on ownership basis to any Purchaser/s under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

6. Accordingly, the said Builders being authorised under the said Agreement to Lease to construct residential cum commercial buildings on the said Plot of Land, have completed the construction work of the said Building on the said land vide **Occupancy Certificate** issued by CIDCO Ltd., dated 16/10/2001 under Ref. No. CIDCO/EE(BP)/ATPO/703.

7. The Builders **M/s. G. N. DEVELOPERS**, a Partnership Firm, through its Partners **1)MR. NIRMAL SINGH, 2)MR. MUKHTYAR SINGH**, have sold and transferred a Residential Premises bearing **Flat No. B-303, on Third Floor, in "B" Wing**, admeasuring about **37.36 Sq.Mtrs. (402 Sq.Ft.) Carpet Area** which is equivalent to **482.39 Sq.Ft. i.e. 44.83 Sq.Mtrs. Built Up Area**, in the Building and Registered Society known as "**SHREE NIKETAN Co-operative Housing Society Ltd.**" constructed on **Plot No. 12, in Sector No. 1**, being situated and lying at **Khanda Colony, New Panvel (W), Navi Mumbai, Taluka Panvel, Dist. Raigad**, within the limits of

CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter referred to as "the said Flat") in favour of **MR. SUBHASH APPAJI MUNGEKAR** (the Original Purchaser of the said Flat and the Seller herein), vide an Agreement For Sale registered in the Office of Sub-Registrar of Assurances, Panvel-1 under Document No. 4229-2000, dated 18/10/2000 (hereinafter for the sake of brevity referred to as "the Agreement").

8. **MR. SUBHASH APPAJI MUNGEKAR** has sold, transferred and assigned all their rights, title and interest in respect of the said Flat in favour of **1)MR. SANDEEP GAJANAN JADHAV, 2)MRS. SMITA SANDEEP JADHAV** (the Sellers herein) vide an **Agreement for Sale** registered in the Office of Sub-Registrar of Assurances, Panvel-2 (Uran) under Document No. URAN-8316-2011 dated 12/09/2011.

9. The Sellers are now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Flat as owners

पवेल-६	
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The Purchaser is interested in purchasing the said Flat, she approached the Sellers and a talk regarding Sale and purchase of the said Flat took place between the parties. The Purchaser has inspected the documents pertaining to the title of the said Flat and is satisfied about the title of the Sellers to the said Property.



11. And whereas the Sellers have offered to the Purchaser the 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.49,50,000/- (Rupees FORTY NINE LAKH FIFTY THOUSAND Only)** being the Sale Price and Purchaser has agreed to purchase the said Flat, the rights, title

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and interest of the Sellers therein and benefits accruing to the Sellers under the said Agreement, in consideration of **Rs.49,50,000/- (Rupees FORTY NINE LAKH FIFTY THOUSAND Only)** which amount of consideration shall be paid to the Purchaser to the Sellers at the time and in the manner, subject to the terms and conditions stated herein below.



- a) The Purchaser has paid to the Sellers a sum of **Rs.7,50,000/- (Rupees SEVEN LAKH FIFTY THOUSAND Only)** being the Part Amount of the said Flat, on or before the execution of this Agreement (the receipt and payment whereof the Sellers do hereby admit and acknowledge).
- b) Purchaser shall pay to the Sellers the balance amount of **Rs.42,00,000/- (Rupees FORTY TWO LAKH Only)** after availing the loan from any Financial Institution or Bank within **45 Working** days from the date of obtaining CIDCO Transfer Permission and Mortgage NOC.
- c) Time for payment of balance amount is the essence of this Agreement. The Sellers shall provide to the Purchaser, a good, clear and marketable title of the said Flat Premises at their own cost and expenses, and shall handover to the Purchaser the original title documents of the said Flat after Full & Final Payment.
- d) The Sellers also agree and undertake to indemnify the Purchaser from any kind of loss or claim arises or caused to be arise against any defect title and against all unpaid dues for all such period during which the Sellers or their predecessors held the said Flat.
- f) THE POSSESSION of the said Flat shall be delivered to the Purchaser immediately on getting the full and final payment by the Sellers. Further on receipt of full & final consideration as agreed hereinabove the Sellers shall be deemed to have released relinquished all their rights, title, interest etc. in

respect of the said Flat with in favour of the Purchaser and the Purchaser shall ipso-facto become entitled to legally occupy and possess the said Flat and all rights, title, interests and benefits etc. under the said Agreement for sale shall be lawfully transferred in favour of the said Purchaser.

g) UPON POSSESSION of the said Flat being delivered the Purchaser shall be entitled to the use and occupy the said Flat and shall thereafter have no claim against the Sellers in respect of any item or work in the said Flat which may be alleged not to have been carried out or completed.

12. The Sellers shall handover possession of the said Flat to the Purchaser on payment of full and final amount of sale price as stated hereinabove.

13. The Sellers do hereby covenant with the Purchaser as under:-

a) That the Sellers have full power, authority and absolute rights to sell/ transfer/ assign the rights, title and interest in the said Flat and benefits under the said Agreement pertaining thereto; That said Agreement aforementioned and the said Flat the rights; title and interest thereunder of the Sellers, is free from all charges, liens and encumbrances of any nature whatsoever.

That the Purchaser will be able to enjoy the benefits and advantages under the said Agreements and the said Flat without any hindrance, disturbance or obstructions from Sellers or in trust for the Sellers;

That the Sellers shall do all acts, deeds, matters and things and executes the Documents required for perfectly assuring and transferring the rights of the Sellers under the said Agreement in favour of the Purchaser.

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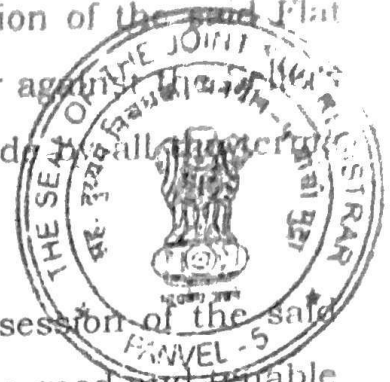
14. The Purchaser shall, on payment of full and final amount of sale consideration entitled to use and occupation of the said Flat and shall thereafter have no claims, whatsoever against the Sellers in respect of anything. The Purchaser shall abide by all the terms and conditions of the said Agreement.

15. The Purchaser shall from the date of possession of the said Flat, maintain the said Flat at their own cost in a good and tenable condition and shall not do or suffer to be done anything in or to the said building or to the said Flat or common areas and facilities which may be against the rules and regulations or bye-laws of the CIDCO or local authority.

16. The Sellers have borne and paid the maintenance charges, electricity charges, Property Tax, Water Charges & all other dues and charges as may be claimed by any authority, CIDCO, Society, State Government or any local authorities etc., in respect of the said Flat upto the date of handing over the vacant and physical possession of the said Flat, and thereafter the same shall be borne and paid by the Purchaser. However the Purchaser shall pay to the Society, maintenance Charges in respect of the said Flat with effect after receiving Possession.

17. All costs, charges and expenses for preparing, stamping and registering this Agreement between the parties hereto, will be borne and paid by the Purchaser and the transfer charges to be payable to the Society shall be borne and paid by the Sellers alone and shall obtain the NOC from the Society.

18. The Sellers hereby indemnify and keep the Purchaser indemnified of and from and against all actions, proceedings, claims, demands, charges, expenses if any, etc. whatsoever, as may be claimed, initiated by any person/ persons/ body corporate, CIDCO Ltd. and/or Panvel Municipal Corporation, in respect of the



said Flat till the date of handing over possession to Purchaser, and the Purchaser shall not be liable or responsible for the said action, proceedings claim etc.

19. The Purchaser do hereby covenant with the Sellers as under:-

a) That the Purchaser undertakes to observe and perform and carry out and fulfill all the terms and conditions of the said Agreement;

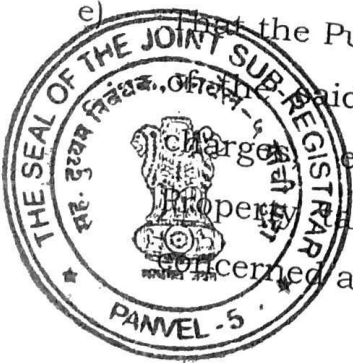
b) The Purchaser is aware that all those who have purchased Flats/Shops in the building situated on Plot have formed and registered "**SHREE NIKETAN Co-operative Housing Society Ltd.**", under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing **Registration No. NBOM/CIDCO /HSG(OH)/902/JTR/2000-2001, dated 28/04/2000** (hereinafter for the brevity's sake referred to as "the said Act");

c) That the Purchaser shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society formed under the said Act;

d) That the Purchaser shall abide by the Rules and Regulations and bye-laws of the said Society and that they hereby agree and undertake to pay and discharge all calls and dues which the said Society may make in respect of the said Flat after handing over Vacant and peaceful possession of the said Flat and/or after execution of Sale Deed (Full & Final Payment).

e) That the Purchaser shall observe all the terms and conditions of the said Agreement and shall regularly pay the (water charges, electricity charges, maintenance charges and Property taxes) in respect of the said Flat directly to the concerned authorities from the date of taking over possession.

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The said Society has issued **Share Certificate No. 30**, having 5 Fully paid up shares of Rs.50/- (each) bearing Distinctive **Nos. 146 to 150** in respect of the said Flat and the shares shall be transferred in the name of Purchaser herein after full & final payment.



20. The Sellers herein shall produce the following documents before the Purchaser :
- The Sellers will submit their application to the said Society after Full & Final payment to the effect that their name as a member of the said SOCIETY be deleted and name of the Purchaser should be taken as a member in their place and also transfers the shares in the name of the Purchaser.
 - That Sellers will sign transfer form and submit the same to the Society after Full & Final payment.

21. The Purchaser hereby undertakes to become a member of such society and undertake to sign all papers necessary for that purpose.

22. The expenses for conveying the said Flat such as Stamp Duty, Registration fees shall be borne and paid by the Purchaser alone.

23. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, (Regulation of Promotion of Construction, Sale, Management and Transfer) Act 1963 and the rules made thereunder as amended upto date.

24. All the terms and conditions of the previous agreement will be applicable to this agreement.

FIRST SCHEDULE OF PROPERTY

All that piece or parcel of the land bearing Plot No. 12, admeasuring 1200.11 Sq.Mtrs., respectively or thereabouts in Sector No. 1, situated at Khanda Colony, New Panvel (W), Tal. Panvel, Dist. Raigad, and in Registration Sub-District Panvel, District and Registration District Raigad.

SECOND SCHEDULE OF PROPERTY FLAT

Flat No. B-303, on Third Floor, in "B" Wing, admeasuring about 37.36 Sq.Mtrs. (402 Sq.Ft.) Carpet Area which is equivalent to 482.39 Sq.Ft. i.e. 44.83 Sq.Mtrs. Built Up Area, in the Building and Registered Society known as "SHREE NIKETAN Co-operative Housing Society Ltd." constructed on Plot No. 12, in Sector No. 1, being situated and lying at Khanda Colony, New Panvel (W), Navi Mumbai, Taluka Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

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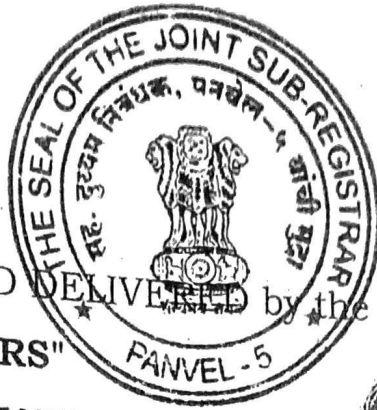
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.



SIGNED SEALED AND DELIVERED by the withinnamed "SELLERS"

1) MR. SANDEEP GAJANAN JADHAV

Sandeeep



2) MRS. SMITA SANDEEP JADHAV

Smita



In the presence of

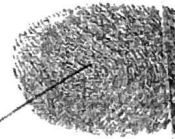
1) *Suresh S. Ambekar J. J. Ambekar*

2) *Arun Mamdeo Patil Arun*

SIGNED SEALED AND DELIVERED by the withinnamed "PURCHASER"

MS. NAINA VIJAY BHANDARE

Naina



In the presence of

1) *J. J. Ambekar*

2) *Arun*

RECEIPT

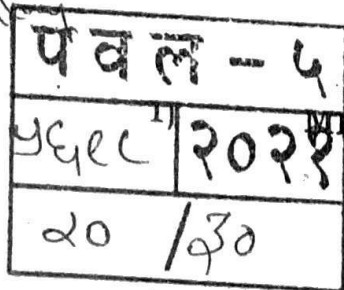
RECEIVED of and from the Purchaser as within named MS. NAINA VIJAY BHANDARE, a sum of Rs.7,50,000/- (Rupees SEVEN LAKH FIFTY THOUSAND Only) being the Part Payment of the Sale Consideration towards the sale of the said Flat No. B-303, on Third Floor, in "B" Wing, admeasuring about 37.36 Sq.Mtrs. (402 Sq.Ft.) Carpet Area which is equivalent to 482.39 Sq.Ft. i.e. 44.83 Sq.Mtrs. Built Up Area, in the Building and Registered Society known as "SHREE NIKETAN Co-operative Housing Society Ltd." constructed on Plot No. 12, in Sector No. 01, being situated and lying at Khanda Colony, New Panvel (W), Navi Mumbai, Taluka Panvel, Dist. Raigad, as under :-

Cheque No.	Date	Banks Name	Amount in Rs.
211529	28/03/2021	Bank of India	1,00,000/-
211528	30/03/2021	Bank of India	1,00,000/-
211530	30/03/2021	Bank of India	1,00,000/-
211531	01/04/2021	Bank of India	1,00,000/-
211532	03/04/2021	Bank of India	1,00,000/-
211536	03/04/2021	Bank of India	1,00,000/-
211537	03/04/2021	Bank of India	1,50,000/-
SUBJECT TO CLEARING TOTAL			7,50,000/-

WE SAY RECEIVED

Witness :-

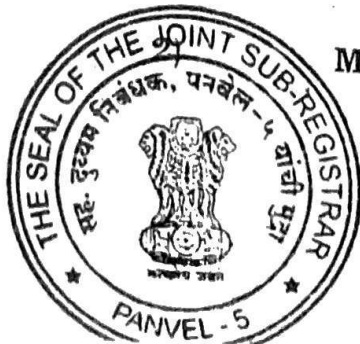
Jadhav



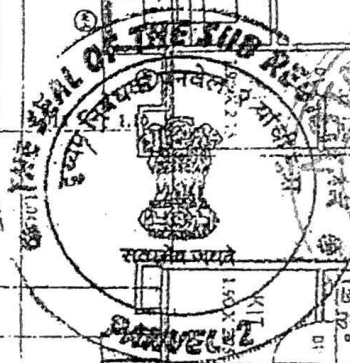
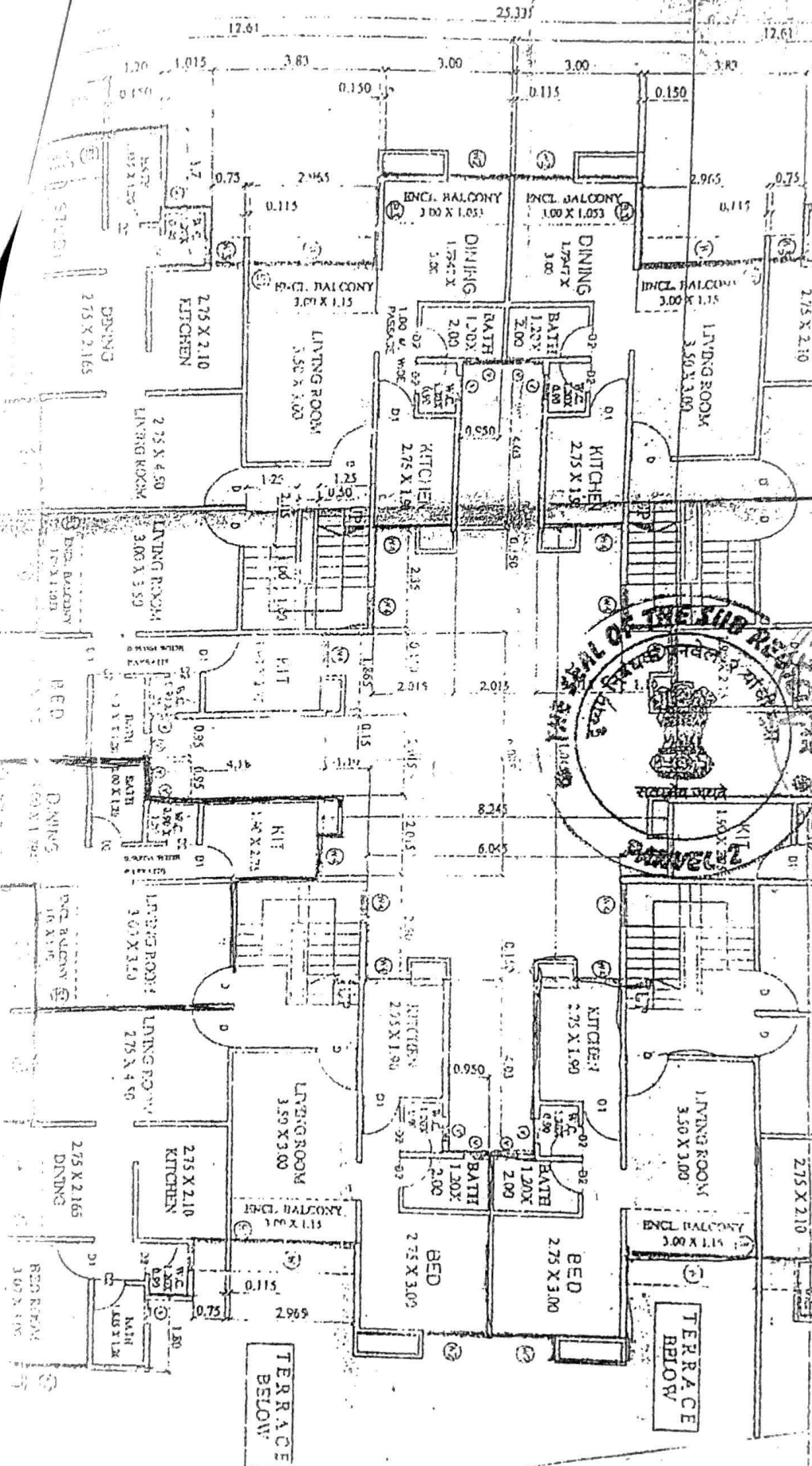
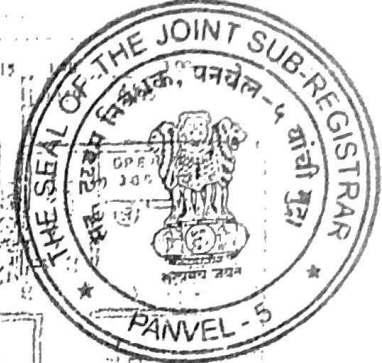
MR. SANDEEP GAJANAN JADHAV,

Jadhav

MRS. SMITA SANDEEP JADHAV
Sellers

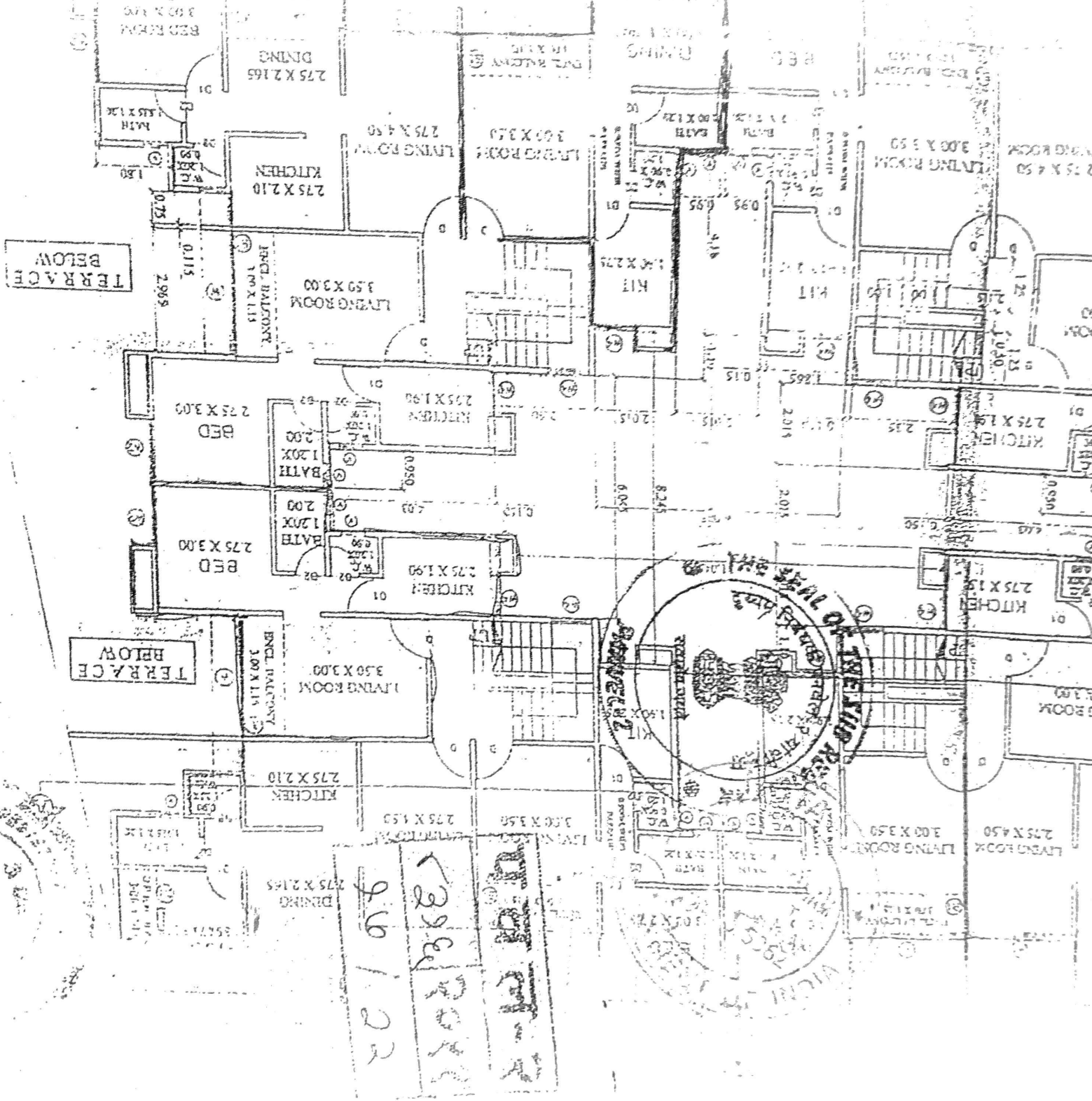


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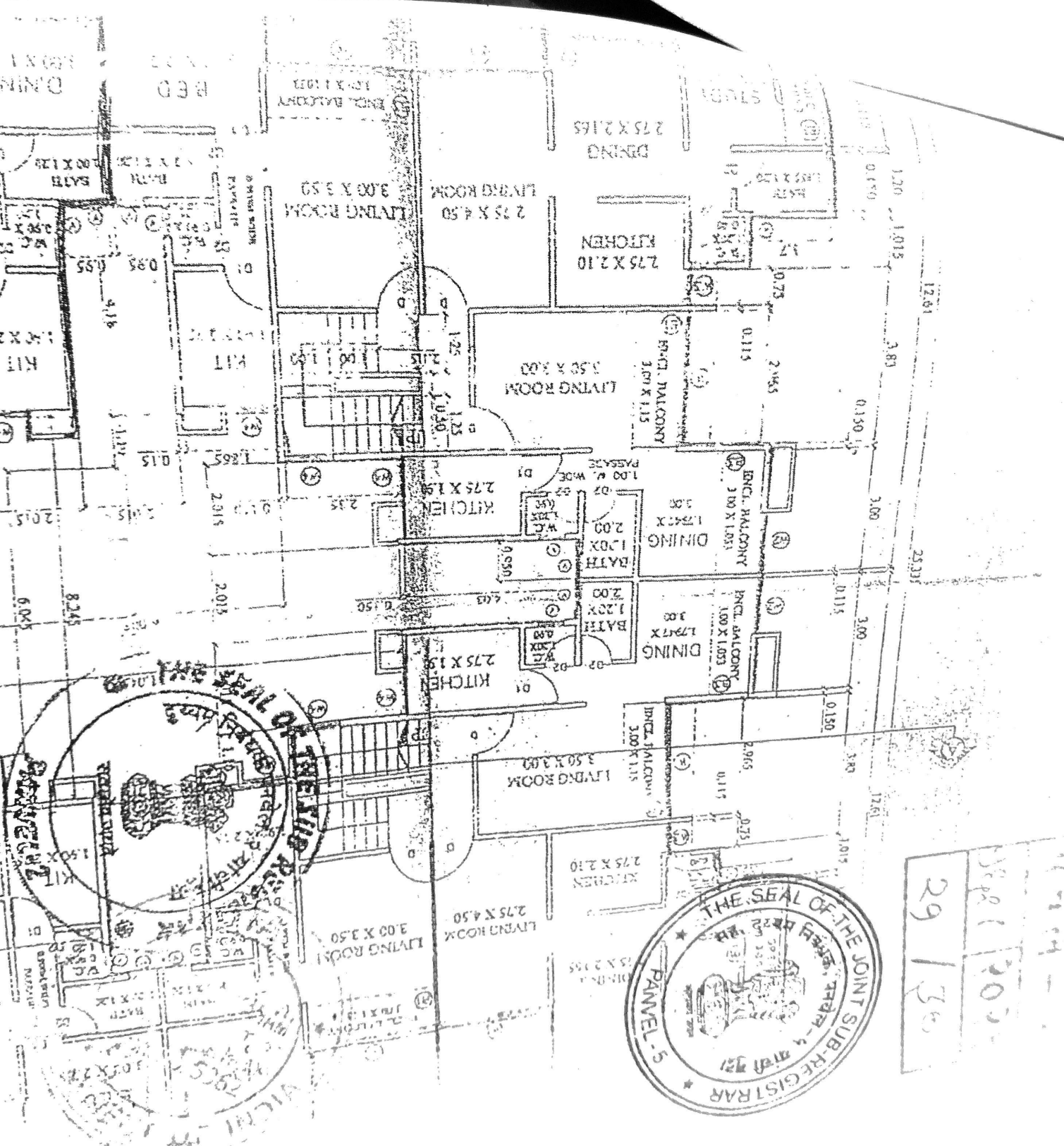


पंजवेल-५
 29/1/22
 27/21/22





Plot No. 303, on Third
 Sale
 ie. 44.83 Sq.Ft.)
 known as "SHREE
 on Plot No.
 Colony, New



29/30

सं.क्रमांक. व वर्षः 8316/2011

मार्च, September 12, 2011

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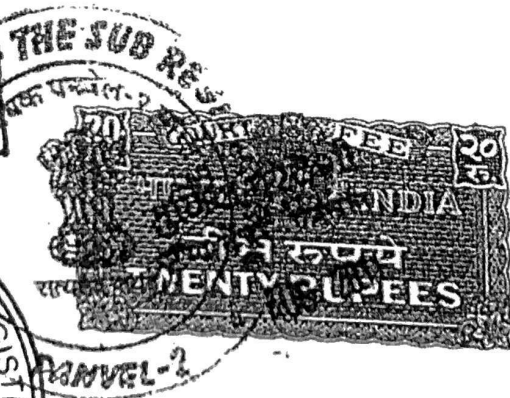
मोहरी

Regn 33

गावाचे नाव : नविन पनवेल (नगर पालिका हद्द सिडको क्षेत्र)

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार-आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,400,000.00
वा.भा. रु. 1,614,000.00
 - (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)
 - (3) क्षेत्रफळ
 - (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा
 - (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
 - (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
 - (7) दिनांक करून दिल्याचा
 - (8) नोंदणीचा
 - (9) अनुक्रमांक, बंड व घृष्ट
 - (10) बाजारभावाप्रमाणे मुद्रांक शुल्क
 - (11) बाजारभावाप्रमाणे नोंदणी
- (1) वर्णनः उपविभाग 1/13** सदनिका क्र.बी-303,तिसरा मजला **श्री निकेतन को ऑ ही सोसायटी लि**प्लॉट नं 12,सेक्टर 1,जी+4,खांदा कॉलनी नविन पनवेल,पश्चिम,ता पनवेल,जि रायगड,क्षेत्र 44.83 चौ.मी बांधीव
(1)
- (1) सुभाष आप्पाजी सुणगेकर - ; घर/प्लॉट नं - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं - ; पेट/वसाहत - ; माया सीसा,चेंबुर नाका चेंबुर मुं ; शहर/गाव - ; तालुका - ; पिन - ; पॅन नम्बर - ACWPM1925C.
- (1) संदीप राजानंद जाधव - ; घर/प्लॉट नं - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं - ; पेट/वसाहत - ; पंचशील सोसा एल टी नगर साकीनाका मुं ; शहर/गाव - ; तालुका - ; पिन - ; पॅन नम्बर - ACNPJ0467B.
- (2) सिता संदीप जाधव - ; घर/प्लॉट नं - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं - ; पेट/वसाहत - ; शहर/गाव - ; तालुका - ; पिन - ; पॅन नम्बर - AGNPJ0452G.
- 12/09/2011
- 12/09/2011
- 8316 /2011
- रु 126600.00
- रु 24000.00

पत्तल - ५
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२२ / ३०



सहाय्यक निलंबक, जाई
(पनवेल-२)

14/3/20

औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय :
'सिडको' भवन, सी.वी.डी., बेलघाट
नवी मुंबई - ४०० ६१४.
दूरध्वनी: ७५७ १२४१ (९ लाईन्स)
फक्स : ००-९१-२२-७५७ १०६६

नरिमन पॉइंट.
२०२ २४२० / २०२ २५७९
२०२-२०२ २५०९

दिनांक: 16/10/20

REF NO: EE(BP)/ATPO / २३३

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-Cum-Commercial building (Comm. BUA-390.836 Sq.mtrs., Resi. BUA- 1408.737 Sq.mtrs. Total BUA= 1799.573 Sq.mtrs.) on Plot no 12 Sector no.01 at New Panvel (W) of Navi Mumbai completed under the supervision of C.MSAMANT has been inspected on 01/10/2001 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 03/05/2001 and that the development is fit for the use for which it has been carried out.

प व ल - ५	
५६१८	२०२१
२३	३०



(S.V. JOSHI)
EXECUTIVE ENGINEER (LDG.PER.)
ADDL. TOWN PLANNING OFFICER



प व ल - २	
५३७६	२०२१
२६	२२

11/11/21

आधुनिक विकास महामंडळ (महाराष्ट्र) कार्यालय

मुख्य कार्यालय

'सिडको' भवन, सी वी टी, बल्ल,

नवी मुंबई - ४०० ६१४

दूरध्वनी: ७५७ १२४१ (९ लाईन्स)

फॅक्स : ००-९१-२२-७५७ १०३

नरिमन पॉइंट.

२५/२०२ २४२० / २०२ २५७९

२०२-२०२ २५०९

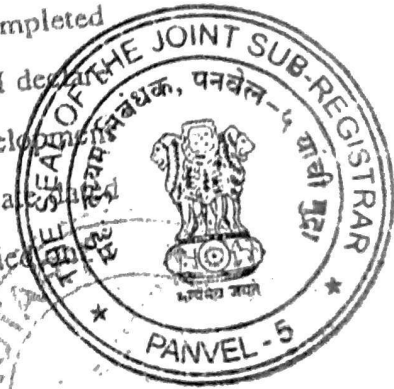
दिनांक 16/10/21

REF NO: EE(BP)/ATPO / २८३

OCCUPANCY CERTIFICATE

प व ल - ५	
५६८८	२०२१
२३	३०

I hereby certify that the development of Residential-Cum-Commercial building (Comm. BUA-390.836 Sq.mtrs., Resi. BUA- 1408.737 Sq.mtrs. Total BUA= 1799.573 Sq.mtrs.) on Plot no 12 Sector no.01 at New Panvel (W) of Navi Mumbai completed under the supervision of C.M.SAMANT has been inspected on 01/10/2001 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 03/05/2001 and that the development is fit for the use for which it has been carried out.



(S.V. JOSHI)
 EXECUTIVE ENGINEER (LDG. PER.)
 ADDL. TOWN PLANNING OFFICER



प व ल - २	
८३७६	२०११
२६	१२२

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office: Nanman Point,
Mumbai - 400 090
Phone: 22-2202 2509

OFFICE :
Office of the Estatemangement
Section, CIDCO Bhavan,
1st Floor, CBD-Belapur,
Navi Mumbai - 400 614.

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

2011
CIDCO/EMS/AEO(HQ)/2008/2804

Date: 2/12/2011

Secretary / Chairman

Shri Niketan CHS LTD

Plot No. 12, Sector 01

New Panvel (W)

FINAL ORDER

Sub.: Grant of permission to transfer of 1 (one) member from above society, Flat No. B-303 Constructed on Plot No. 12 Sector No. 01 Node New Panvel (W) Navi Mumbai

पवल - 4	
यदल	2022
28/12	

- Ref: (1) Our Letter No. CIDCO/EMS/ 2373 dt. 14/10/2011
(2) Xerox copy of Deed of Assignment dt. 19/11/2011 registered under Sr. No. 11278 dt. 19/11/2011 with Sub-Registrar & Assurance Panvel-3

You are requested to refer your application for transfer of share of members from aforesaid society plot. We are pleased to inform you that, Corporation has accepted your transfer applications and permits your 1 (one) member to transfer. The details of the member is given below :

Name of the Outgoing member	Name of the Incoming member	Flat/Shop No.	Carpet Area in M2
<u>Smita Sandeep Jadhav</u>	<u>Mrs Sandeep Gajanan Jadhav</u>	<u>B-303</u>	<u>37.36</u>

The other terms and conditions of the agreement of Lease / Lease Deed dated _____ between _____ and our Corporation remain unchanged.

Thanking you,

Yours Faithfully,

[Signature]
Asstt. Estate Officer (HQ)

गावाचे नाव : पनवेल

क्रमांक प्रकार	करारनाम
नोंदणी	4950000
बाजारभावाप्रमाणे बाबतितपट्टाकार	3649324.8
बाबतितपट्टाकार देतो वी पट्टेदार ते नमुद करावे)	
पू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्धन ; इतर माहिती: विभाग क्र-1/13 दर-81400/- प्रति चौ मी येथील सदनिका क्र. बी 303, तिसरा मजला बी विंग "श्री निकेतन कॉ ऑप हीसिंग सोसायटी ली", प्लॉट नं. 12, सेक्टर नं. 01, खांदो कॉलनी, न्यू पनवेल वेस्ट नदी मुंबई, ता. ता. पनवेल, जि. रायगड (क्षेत्रफळ 37.36 चौ मी. कारपेट एरिया) (Plot Number : 12 ; SECTOR NUMBER : 06 ;)
(5) क्षेत्रफळ	1) 37.36 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 अस्तित्वात, प्रतिवादिचे नाव व पत्ता.	1): नाव:-संदीप गजानन जाधव - - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी -24, पंचशील हीसिंग सोसायटी, घाटकोपर अंधेरी लिंक रोड, पेनिनसुला हॉटेल जवळ, लोकमान्य टिळक नगर, साकीनाका, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-ACNPJ4467B 2): नाव:-स्मिता संदीप जाधव - - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी -24, पंचशील हीसिंग सोसायटी, घाटकोपर अंधेरी लिंक रोड, पेनिनसुला हॉटेल जवळ, लोकमान्य टिळक नगर, साकीनाका, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AGNPJ0452G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वात, प्रतिवादिचे नाव व पत्ता	1): नाव:-नैना विजय भंडारे - - वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाऊस नं. 1775 - ए, वरसोली कोळीवाडा, ता. अलिबाग, जि. रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायगड(एमएच). पिन कोड:-402201 पॅन नं:-DQAFB8797R
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	08/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	5698/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	198000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी दि. 31 त घेतलेला तपशील:-
 मुद्रांक शुल्क आक राना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्गा-२
 (पनवेल-५)