

398/382

Tuesday, January 07, 2025

10:12 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 432 दिनांक: 07/01/2025

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल3-382-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रणाली पंचनाथ उड्डाणसिंह -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट सूत्री-२ अंदाजे
10:30 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मुल्य: रु.4916027.2/-

मोबदला रु.6000000/-

भरलेले मुद्रांक शुल्क : रु. 420000/-

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

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125042802937 दिनांक: 07/01/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013719940202425R दिनांक: 07/01/2025

बँकेचे नाव व पत्ता: Panjab National Bank



07/01/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 382/2025

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6000000
(3) बाजारभाव (भाडेपट्टयाच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4916027.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र. 102, पहिला मजला, ए - विंग, सन राईस सी एच एस लि., प्लॉट नं. 53, सेक्टर-18, कामोठे, नवी मुंबई, ता.पनवेल जि.रायगड, क्षेत्रफळ 46.26 चौ. मी. विल्टअप + टेरस 2.976 चौ. मी. ((SECTOR NUMBER : 18 ;))
(5) क्षेत्रफळ	1) 46.26 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:-डॉ.पराग व्ही. गायकी - वय:-61; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: फ्लॅट नं. 301 शिल्परचना सी एच एस प्लॉट न- 178 सेक्टर- 21 नेरूळ नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- AEWPG7461D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रणाली पंचनाथ उद्दणसिंह - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: फ्लॅट नं.वी-301, सन राईस सी एच एस लि., प्लॉट न-53, सेक्टर-18, कामोठे, नवी मुंबई, रोड नं:-, महाराष्ट्र, राईगड: (०). पिन कोड:-410206 पॅन नं:-ACFPU3741F 2): नाव:-पंचनाथ शिवराम उद्दणसिंह - वय:-69; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: फ्लॅट नं. वी-301, सन राईस सी एच एस लि., प्लॉट न-53, सेक्टर-18, कामोठे, नवी मुंबई, रोड नं:-, महाराष्ट्र, राईगड: (०). पिन कोड:-410206 पॅन नं:-AACPU4311N
(9) दस्तऐवज करून दिल्याचा दिनांक	07/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	07/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	382/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	420000.
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

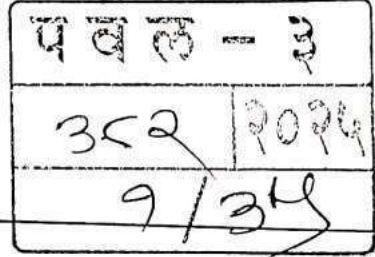
सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

1	PRANALI P UDDANSINH AND PANCHNATH S U	eSBTR/Simple Receipt	03006172025010250069	MH013719940202425R	420000.00	SD	0007651326202425	07/01/20
2		DHC		0125042802937	700	RF	0125042802937D	07/01/20
3	PRANALI P UDDANSINH AND PANCHNATH S U	eSBTR/SimpleReceipt		MH013719940202425R	30000	RF	0007651326202425	07/01/20

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID	20250107227
07 January 2025, 09:59:36 AM पवल3	
मूल्यांकनाचे वर्ष	2024
जिल्हा	रायगड
मूल्य विभाग	तालुका : पनवेल
उप मूल्य विभाग	15अ/18-कामोठे सिडको से.क्र.18
क्षेत्राचे नांव	A Class Palika
सर्व्हे नंबर /न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
खुली जमीन	निवासी सदनिका
35400	103600
कार्यालय	दुकाने
111400	129700
औद्योगिक	मोजमापनाचे एकक
111400	चौ. मीटर
बांधीव क्षेत्राची माहिती	
बांधकाम क्षेत्र(Built Up)-	46.26चौ. मीटर
बांधकामाचे वर्गीकरण-	मिळकतीचा वापर- निवासी सदनिका
उद्दवाहन सुविधा -	1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे
	मजला - 1st To 4th Floor
	मिळकतीचा प्रकार- बांधकामाचा दर-
	बांधीव Rs.25289/-
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.103600/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
	= (((103600-35400) * (100 / 100)) + 35400)
	= Rs.103600/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 103600 * 46.26
	= Rs.4792536/-
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	2.98चौ. मीटर
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 2.98 * (103600 * 40/100)
	= Rs.123491.2/-
Applicable Rules	= 3, 9, 18, 19, 14
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन 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 + स्वयंचलित वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 4792536 + 0 + 0 + 0 + 0 + 123491.2 + 0 + 0 + 0 + 0
	= Rs.4916027/-
	= ₹ एकोणपन्नास लाख सोळा हजार सत्तावीस /-



Home Print

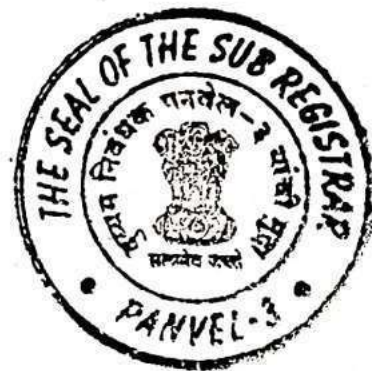


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125042802937	Date 04/01/2025
Received from PRANALI P UDDANSINH, Mobile number 9029030638, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 04/01/2025
Bank CIN 10004152025010402746	REF No. 537073002308
This is computer generated receipt, hence no signature is required.	

प व ल - ३	
३५२	२०२५
२/०५	

R - e
S

P. P. D.
U. S. S. M. E.





CHALLAN
MTR Form Number-6



GRN	MH013719940202425R	BARCODE		Date	03/01/2025-13:08:12	Form ID	B25
Department	Inspector General Of Registration						
Type of Payment	Bank Portal - Simple Receipt						
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			TAX ID / TAN (If Any)			
Location	RAIGAD			PAN No.(If Applicable)	ACFPU3741F		
Year	2024-2025 One Time			Full Name	PRANALI P UDDANSINH AND PANCHNATH S U		
				Flat/Block No.	FLAT NO A 102,1ST FLOOR,SUNRISE		
				Premises/Building	CHSL,PLOT NO 53		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty(Bank Portal)	420000.00	SECTOR 18	KAMOTHE NAVI,MUMBAI,Maharashtra		4 1 0 2 0 6	Prop mvblty=Immovable-Prop Amt=6000000.00-Prop area=46.26- Prop area UOM=Sq.Meter-oth Prop ID=PAN-AEWPG7461D-oth Prop Name=PARAG VASANT GAIKI-
0030063301 Registration Fee	30000.00					
Total	4,50,000.00					Amount In Words Four Lakh Fifty Thousand Rupees Only

ववल - ३
352 2024
3/34

Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	03006172025010250069	030125M9002
Cheque/DD No.	Bank Date	RBI Date	03/01/2025-10:05:37	Not Verified with RBI
Name of Bank	Bank-Branch	Scroll No. , Date	PUNJAB NATIONAL BANK	Not Verified with Scroll
Name of Branch				Mobile No. 988962908



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

[Handwritten signature]

[Handwritten signature]

Data of Bank Receipt for GRN MH013719940202425R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
 Pmt Txn id : 030125M9002 Simple Receipt
 Pmt DtTime : 03/01/2025 10:05:37 Print DtTime :
 ChallanIdNo : 03006172025010250069 GRAS GRN : MH013719940202425R
 District : 1301 / RAIGAD GRN Date : 03/01/2025 13:08:12
 Office Name : IGR146 / PNL1_PANVEL NO 1 SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 4,20,000.00/- (Rs Four Lakh Twenty Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
 Prop Mvblty : Immovable Consideration : 60,00,000.00/-
 Prop Descr : FLAT NO A 102,1ST FLOOR,SUNRISE CHSL,PLOT NO 53 , SECTOR 18
 : KAMOTHE NAVI,MUMBAI,Maharashtra
 : 410206
 Duty Payer : PAN-ACFPU3741F PRANALI P UDDANSINH AND PANCHNATH S U
 Other Party : PAN-AEWPG7461D PARAG VASANT GAIKI

Bank Scroll No : 1
 Bank Scroll Date : 04/01/2025
 RBI Credit Date : 04/01/2025
 Mobile Number : 9819061308
₹ 450000.00
 DEFACED
 Challan Defaced Details

प व ल - ३	
३५२	२०२५
४/३५	

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-398-382	0007651326202425	07/01/2025-10:12:06	IGR148	30000.00
2	(IS)-398-382	0007651326202425	07/01/2025-10:12:06	IGR148	420000.00
Total Defacement Amount					4,50,000.00



प व ल - ३	
३५२	२०२५
५/३५	

AGREEMENT FOR SALE

THIS AGREEMENT is entered and made on this ^{07th}..... day of January, 2025,
at Panvel, Navi Mumbai

BETWEEN

DR. PARAG VASANT GAIKI, having PAN No. AEWPG7461D,
an adult, Indian Inhabitant, residing at:- Flat No. 301, Shilprachana CHS
Ltd, Plot No. 178, Sector-21, Nerul Navi Mumbai-400706, hereinafter
called and referred to as "THE TRANSFEROR" (which expression shall,
unless it be repugnant to the context or meaning thereof, be deemed to
include his heirs, executors and administrators) of the ONE PART.

AND



1) MISS. PRANALI PANCHNATH UDDANSINH, having PAN No. ACFPU3741F AND 2) MR. PANCHNATH SHIVRAM UDDANSINH,
having PAN No. AACPU4311N, both are adults, Indian Inhabitants,
residing at :- Flat No. B-301, Sunrise CHS ltd, Plot No. 53, Sector-18,
Kamothe, Navi Mumbai-410206, hereinafter jointly called and referred to
as "THE TRANSFEREE" (which expression shall, unless it be repugnant to
the context or meaning thereof, be deemed to include their heirs, executors,
administrators and assigns) of the OTHER PART.

[Handwritten signature]

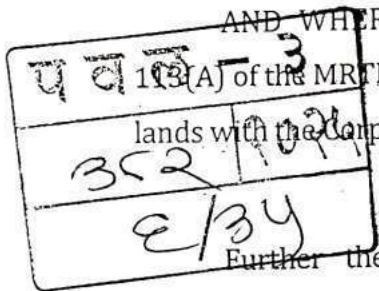
[Handwritten signature]
u 17/01/25

WHEREAS : THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. a Company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION"). THE CORPORATION is the New Town Development Authority declared for the area designated as a site for the New Town of New Bombay by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as The MRTP Act). The said Corporation is a company established under the Companies Act 1956(1) and having its registered office at Nirmal, 1st Floor, Nariman Point, Mumbai.

AND WHEREAS: The State Government in pursuance to Section 113(A) of the MRTP Act, acquiring lands described therein and is vesting such lands with the Corporation for development and disposal.

Further the Corporation has been confirmed with powers and authority under Section 118 of the MRTP Act to dispose off the lands so vested in it by lease subject to rules and regulations and directions of the State.

AND WHEREAS : By an Agreement of Lease dated 22/10/2010 duly registered in the office of Sub-Registrar of Assurance at URAN (Panvel-2) vide its Receipt no. 11133, Document Sr. No. 10686-2010, dated 22/10/2010, executed by and between City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) of the One Part and 1) SHRI. DASHRATH DHARMA GAIKAR, 2) SMT. LAXMIBAI & KALIBAI NAMDEV GAIKAR, 3) SHRI. UTTAM NAMDEV GAIKAR AND 4) SHRI. KAMLAKAR NAMDEV GAIKAR, 5) SMT. SANJIVANI NAMDEV GAIKAR (therein referred to as the LESSEES & hereinafter referred to as the said "ORIGINAL LICENSEES") of the Other Part, the Corporation has leased a plot of land bearing Plot nos. 53, containing admeasurements about 1088.50 Sq. Mtrs., under Gaothan Expansion Scheme (12.5 %), at Sector-18, Kamothe (Phase-II), Tal. Panvel & Dist. Raigad (hereinafter referred to as the said plot) to the said Original Licensee for development and construction building/s on the said plot.



Handwritten signature

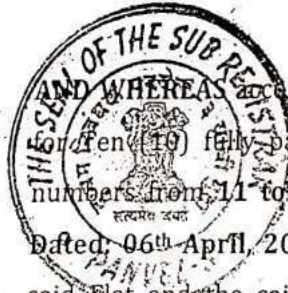
Handwritten signature

Handwritten signature

respect of Flat bearing No. 102, on 1st Floor, in A wing, admeasuring about 46.26 Sq. Mtrs. built up area (38.55 Sq. Mtrs. Carpet area) and Terrace area of 2.976 Sq. Mtrs., in the building known as "SUNRISE", constructed on the Plot nos. 53, Sector-18, Kamothe, Navi Mumbai, Tal. Panvel & Dist. Raigad (hereinafter referred to as the "SAID FLAT/PREMISES") in favour of Transferor.

AND WHEREAS: The Transferor have complied with all his obligations under the aforesaid Agreement for sale dated 31/12/2014 and paid full and final sale price in respect of the said Flat to the Developers and since then he is in lawful occupation of the said premises as absolute owner thereof.

AND WHEREAS all the member/s of the said residential building have formed and registered a Society namely: "M/s. Sunrise Co-op Housing Society Ltd.", a Society registered under the Maharashtra Co-operative Societies Act, 1960, bearing No. NBOM/CIDCO/HSG/(TC)/7170/JTR/YEAR2017-2018, dated 22/01/2018, hereinafter referred to as "the said Society" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors and assigns).



AND WHEREAS accordingly the said Society has issued share certificate (ten (10) fully paid up shares of Rs.50/- each bearing distinctive numbers from 11 to 20 covered under Share Certificate Sr. No-02, Dated: 06th April, 2019 in favour of DR. PARAG VASANT GAIKI. The said Flat and the said Shares are more particularly described in the Schedule hereunder written and are hereinafter collectively referred to "The Said Premises"

AND WHEREAS: The TRANSFEROR is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Flat bearing No. 102, on 1st Floor, in A wing admeasuring about 46.26 Sq. Mtrs. built up area (38.55 Sq. Mtrs. Carpet area) and Terrace area of 2.976 Sq. Mtrs., in the "SUNRISE Co-op Housing Society Ltd.", constructed on the Plot nos. 53, Sector-18, Kamothe, Navi Mumbai,

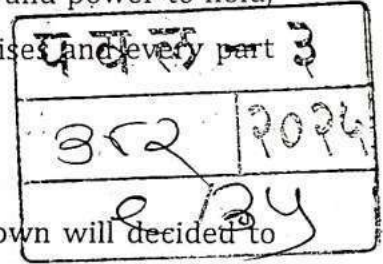
Parag Vasant Gaiki

[Signature]
33

Tal. Panvel & Dist. Raigad and is fully seized and possessed of the necessary documents relating thereto.

AND WHEREAS The Transferor is in possession of the said Flat bearing No. 102, on 1st Floor, in A wing admeasuring about 46.26 Sq. Mtrs. built up area (38.55 Sq. Mtrs. Carpet area) and Terrace area of 2.976 Sq. Mtrs., in the "SUNRISE Co-op Housing Society Ltd.", constructed on the Plot nos. 53, Sector-18, Kamothe, Navi Mumbai, Tal. Panvel & Dist. Raigad.

AND WHEREAS: The TRANSFEROR is having absolute right, title benefits, shares, interest and membership in respect of the said premises and thus the TRANSFEROR have clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.



AND WHEREAS the TRANSFEROR out of his own will decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

AND WHEREAS the TRANSFEREE being in need of permanent suitable accommodation, came to know of the same and approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREE that :

- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.
- B) There are no attachments or prohibitory order as against or affecting the said premises.
- C) The said premises is free from all encumbrances or charges and / or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFEROR



Shale

P. P.

ultimately accepted by the TRANSFEROR and the terms and conditions of this agreement into writing, as follows :

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The TRANSFEROR hereby agrees to sell, assign and transfer and the TRANSFEREE hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing Flat bearing No. 102, on 1st Floor, in A wing admeasuring about 46.26 Sq. Mtrs. built up area (38.55 Sq. Mtrs. Carpet area) and Terrace area of 2.976 Sq. Mtrs., in the "SUNRISE Co-op Housing Society Ltd.", constructed on the Plot nos. 53, Sector-18, Kamothe, Navi Mumbai, Tal. Panvel & Dist. Raigad, as and for an aggregate sale consideration of Rs.60,00,000/- (Rupees Sixty Lakh Only) along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.

102-3	
352	2024
09/24	

2. The TRANSFEREE has agreed to pay to the TRANSFEROR above said Sale Price / Consideration of Rs.60,00,000/- (Rupees Sixty Lakh Only) in the following manner :

- A sum of Rs.10,00,000/- (Rupees Ten Lakh Only) has been already paid towards Part Payment
- Balance amount of Rs.50,00,000/- (Rupees Fifty Lakh Only) will be paid by availing housing loan from any financial institute or bank within the period of 45 Working days from the date of execution of this Agreement



TIME IS THE ESSESNCE OF THIS CONTRACT

IF THE BALANCE PAYMENT IS NOT PAID WITHIN THE PERIOD OF 45DAYS FROM THE DATE OF EXECUTION OF THIS AGREEMENT THEN TRANSFEROR WILL CHARGE TO TRANSFEREE @ 24 % INTEREST PER ANNUM ON BALANCE AMOUNT OF SALE PRICE TILL THE FULL OUTSTANDING AMOUNT IS NOT PAID.

Handwritten signature

Handwritten initials

11. The TRANSFEROR shall obtain the necessary no objection certificate from Society to effectuate the legal perfect transfer of the premises in favour of the TRANSFEREE herein.

12. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the TRANSFEROR.

13. The TRANSFEREE are bound to get the said premises legally transferred in his own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFEROR hereby undertakes to render his fullest co-operation to the TRANSFEREE for legal, full, perfect and

प व ल - ३
३८२
१४/३५

effectual transfer of the said premises in favour of the TRANSFEREE and further undertakes not to charges any extra consideration and / or charges etc. for the same.

14. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREE.

15. The TRANSFEROR shall indemnify and keep indemnified the said /developer for any further debits, which shall accrue upon premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREE.



charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREE ALONE.

17. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act 1963 and the Rules made thereunder and subject to the provisions contained in the Maharashtra Co-operative Society Act, 1960 or any amendment for the time being in force.

[Handwritten signature]

[Handwritten signature]

IN WITNESS WHEREOF the parties hereto have set

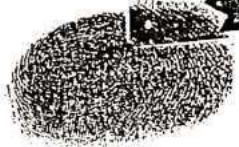
362 2024
7E/39

SIGNED, SEALED AND DELIVERED by the
Within named "TRANSFEROR"

DR. PARAG VASANT GAIKI, 

In the presence of:

1. G. Depakshetty
2. Gandesh

SIGNED, SEALED AND DELIVERED by the
Within named "TRANSFEE" 

1) MISS. PRANALI PANCHNATH UDDANSINH 

2) MR. PANCHNATH SHIVRAM UDDANSINH

In the presence of:

1. G. Depakshetty
2. Gandesh



RECEIPT

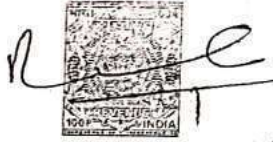
RECEIVED from the withinnamed Transferee 1) MISS. PRANALI PANCHNATH UDDANSINH AND 2) MR. PANCHNATH SHIVRAM UDDANSINH the sum Rs.10,00,000/- (Rupees Ten Lakh Only) paid towards Part Payment paid by them to me in respect of the sale & transfer of Flat bearing No. 102, on 1st Floor, in A wing admeasuring about 46.26 Sq. Mtrs. built up area (38.55 Sq. Mtrs. Carpet area) and Terrace area of 2.976 Sq. Mtrs., in the "SUNRISE Co-op Housing Society Ltd.", constructed on the Plot nos. 53, Sector 18, Kamthe, Navi Mumbai, Tal. Panvel & Dist. Raigad.

पत्र - ३
३५२ २०२५
१५/३५

Payment Details:

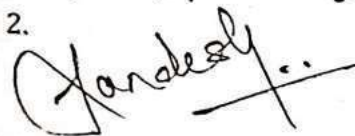
Sr. No.	Cheque No.	Bank	Date	Amount
1.	326374	Bank of Maharashtra	11/11/2024	100000/-
2.	326384	Bank of Maharashtra	13/12/2024	900000/-
		TOTAL	AMOUNT	1000000/-

I SAY RECEIVED
Rs. 10,00,000/-



DR. PARAG VASANT GALKANDE
Transferor

**WITNESS:**

1. G. Keshavsheppu
2. 

पत्र - ३
३५२ २०२५
२०/३५

Share Certificate No. 02 Member's Regn. No. 02 No. of Shares 10

SHARE CERTIFICATE

SUNRISE CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 53, Sector - 18, Kamothe, Navi Mumbai - 410 209.

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

Authorised Share Capital Rs. 29500 Divided into 590 Shares of Rs. 50 Each
Registration No. NBOM/CIDCO/HSG/(TC)/7170/JTR/YEAR 2017-2018 Dt. 22/01/2018

This is to certify that Dr. Parag V. Gaiki

Flat No. A-102

is the Registered Holder of 10 fully paid up shares of Rs. FIFTY each numbered from
11 to 20 both inclusive, in SUNRISE CO-OPERATIVE HOUSING
SOCIETY LTD., Plot No. 53, Sector - 18, Kamothe, Navi Mumbai - 410 209.

Subject to Bye-laws of the said Society.

Given under the Common Seal of the said Society at Plot No. 53, Sector - 18, Kamothe, Navi Mumbai - 410 209.
this 6th day of APRIL 2019

Balehade

Authorised
M.C. Member

[Signature]

Secretary

Secretary

SUNRISE CO-OP. HSG. SOC. LTD.
Sec.-18, Plot No.-53, Kamothe, Navi Mumbai.

G. Depak Shetty

Chairman

SUNRISE CO-OP. HSG. SOC. LTD.
Sec.-18, Plot No.-53, Kamothe, Navi Mumbai.





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

CIDCO/BP-7413/TPO (NM & K)/2016/ **1650-7**

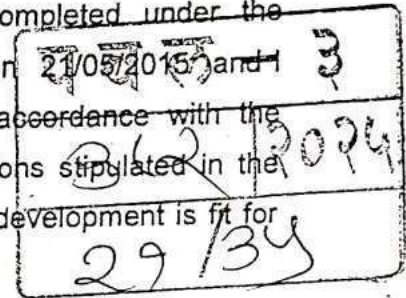
Date: **16 FEB 2016**

Ref. No.

Unique Code No.	2	0	1	1	0	2	0	2	1	0	2	0	1	0	0	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr. + 7 Floor), (Res. BUA= 1629.353 Sq.mtrs.) No. of Resi. Units = 59 Nos., on Plot No. 53, Sector-18, at Kamothe, Navi Mumbai, completed under the supervision of M/s. Patel & Associates has been inspected on 21/05/2015 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 22/02/2011 and that the development is fit for the use for which it has been carried out.

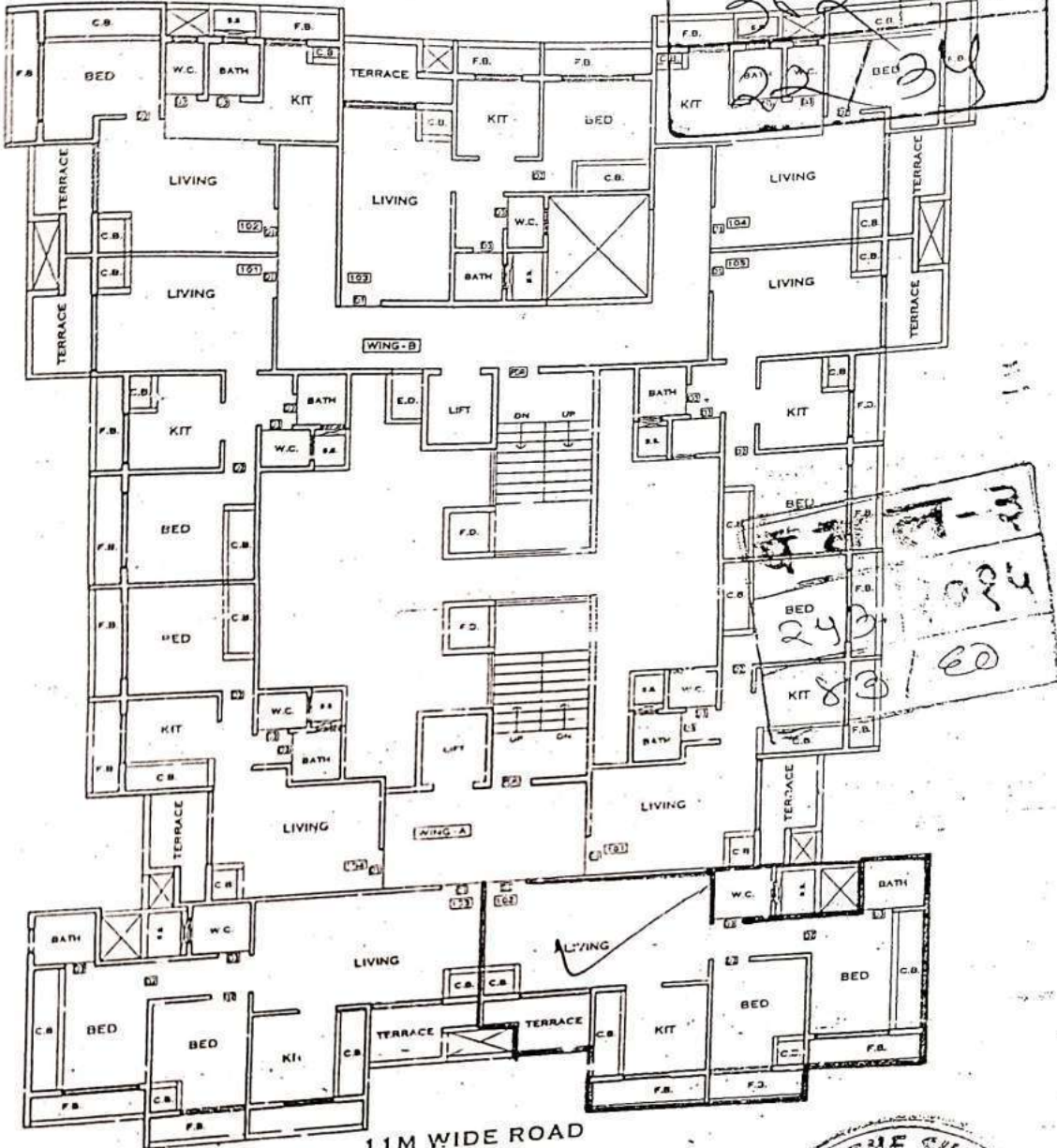


Manjula
16/2/16

(Manjula Nayak)
Sr. Planner (Bldg. Permission)
Navi Mumbai & Khopta



पवळ - ३
 ३५२ २०२५



11M WIDE ROAD

"SUNB" PROPOSED RESIDENTIAL BUILDING AT PLOT NO. 53, SECTOR 5, KAMATHE NAVIM, MUMBAI

DEVELOPERS M/S. SHYAM DEVELOPERS	FLAT NO.	
	FLOOR	
	CARPET AREA	
	TERRACE AREA	
SIGNATURE OF DEVELOPERS <i>[Signature]</i>	SIGNATURE OF PURCHASER <i>[Signature]</i>	



DANVELD ASSOCIATES
 Architects & Interior Designers

[Handwritten signature]

[Handwritten signature]

398/382

बुधवार, 07 जानेवारी 2025 10:12 म.पू.

दस्त गोपवारा भाग-1

पवल3

33134

दस्त क्रमांक: 382/2025

दस्त क्रमांक: पवल3 /382/2025

बाजार मूल्य: रु. 49,16,027/-

मोवदला: रु. 60,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,20,000/-

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

अ. क्र. 382 वर दि.07-01-2025

रोजी 10:09 म.पू. वा. हजर केला.

पावती:432

पावती दिनांक: 07/01/2025

सादरकरणाराचे नाव: प्रणाली पंचनाथ उड्डाणसिंह -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृथांची संख्या: 35

एकुण: 30700.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 07 / 01 / 2025 10 : 09 : 36 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 07 / 01 / 2025 10 : 10 : 30 AM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी वनावट
आढळून आल्यास त्याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल.

लिहून देणार

लिहून घेणार

लिहून घेणार





07/01/2025 10 16:13 AM

दस्त गोपवारा भाग-2

पत्र 3

दस्त क्रमांक:382/2025

दस्त क्रमांक :पत्र 3/382/2025
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:प्रणाली पंचनाथ उद्दणसिंह - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॉट नं.बी-301, सन राईस सी एच एस लि., प्लॉट न-53, सेक्टर-18, कामांटे, नवी मुंबई, रोड नं. -, महाराष्ट्र, राईगाड्:(००:). पिन नंबर:ACFPU3741F	लिहून देणार वय :-36 स्वाधरी:-		
2	नाव:पंचनाथ शिवराम उद्दणसिंह - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॉट नं. बी-301, सन राईस सी एच एस लि., प्लॉट न-53, सेक्टर-18, कामांटे, नवी मुंबई, रोड नं. -, महाराष्ट्र, राईगाड्:(००:). पिन नंबर:AACPU4311N	लिहून देणार वय :-69 स्वाधरी:-		
3	नाव:डॉ.पराग व्ही. गायकी - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॉट नं. 301 शिल्परचना सी एच एस प्लॉट न- 178 सेक्टर- 21 नेरळ नवी मुंबई, रोड नं. - , महाराष्ट्र, ठाणे. पिन नंबर:AEWPG7461D	लिहून देणार वय :-61 स्वाधरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 01 / 2025 10 : 13 : 04 AM

शेळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	दस्ता प्रमाणित
1	नाव:गंगलापाट्टू लेपक्षणा - वय:62 पत्ता:सेक्टर-18, कामांटे, नवी मुंबई पिन कोड:410206		
2	नाव:संदेश व्यापारी - - वय:39 पत्ता:से. 44, नेरळ, नवी मुंबई पिन कोड:400706		

शिक्का क्र.4 ची वेळ:07 / 01 / 2025-10 : 14 : 13 AM

Sub Registrar Panvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRANALI P UDDANSINH AND PANCHNATH S U	eSBTR/Simple Receipt	03006172025010250069	MH013719940202425R	420000.00	SD	0007651326202425	07/01/2025
2		DHC		0125042802937	700	RF	0125042802937D	07/01/2025
3	PRANALI P UDDANSINH AND PANCHNATH S U	eSBTR/SimpleReceipt		MH013719940202425R	30000	RF	0007651326202425	07/01/2025

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

382 /2025

Know Your Rights as Registrants

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

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

