

529/1209

Wednesday, January 22, 2025

12:14 PM

पावती

Original Duplicate

नोंदणी क्र.: 39म

Regn. 39M

पावती क्र.: 1313 दिनांक: 22/01/2025

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवत5-1209-2025

दस्तऐवजाचा प्रकार: अर्गीमेंट ट्रू सेल

सादर करणाऱ्याचे नाव: अभितालाल मलिकराम पादव-

नोंदणी फी

दस्तावेजाच्या फी

पृष्ठांची संख्या: 36

₹. 30000.00

₹. 720.00

₹. 12.00

एकूण:

₹. 30720.00

₹. 12.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे  
12:32 PM ह्या वेळेस मिळेल.

*Panjab*  
सह दुकान निदेशकी (पनवल-५),  
सह दुकान निदेशकी (पनवल-५),

₹. 400071

₹. 400071

बाजार मुल्य: ₹.3760848/-  
मोबदला ₹.4500000/-  
भरलेले मुद्रांक शुल्क : ₹. 315000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.720/-  
डीडी/धनादेश/चे ऑर्डर क्रमांक: 01252111608761 दिनांक: 22/01/2025  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-  
डीडी/धनादेश/चे ऑर्डर क्रमांक: MH014073286202425R दिनांक: 22/01/2025  
बँकेचे नाव व पत्ता: Panjab National Bank

*Panjab*  
सह दुकान निदेशकी (पनवल-५),  
सह दुकान निदेशकी (पनवल-५),

*Panjab*  
सह दुकान निदेशकी (पनवल-५),  
सह दुकान निदेशकी (पनवल-५),

₹.

## गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	अॅग्रीमेंट दू सेल
(2) मोबदला	4500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3760848
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र-19/12, दर- 117600/-प्रती चौ.मी., यूनिट/सब प्लॉट नं-15, चैतन्य को. ऑप. होसिंग सोसायटी लिमिटेड, प्लॉट नंबर बी-66, सेक्टर नंबर-12, खारघर, नवी मुंबई, ता.पनवेल, जि.रायगड, क्षेत्र 31.98 चौ.मी.विल्ट अप.( ( Plot Number : B-66 ; SECTOR NUMBER : 12 ; ) )
(5) क्षेत्रफळ	1) 31.98 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:-सखाराम शांतराम चव्हाण - वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: यूनिट/सब प्लॉट नं-15, चैतन्य को. ऑप. होसिंग सोसायटी लिमिटेड, प्लॉट नंबर बी-66, सेक्टर नंबर-12, खारघर, नवी मुंबई, ता.पनवेल, जि.रायगड., महाराष्ट्र, राईगाः(ः). पिन कोड:-410210 पॅन नं:-ABQPC4763K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अम्रितलाल मलिकराम यादव - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आचार्य कॉलेज जवळ, सुभाष नगर चेंबूर गोवडी रोड, बिल्डिंग नं. 52 मागे, चेंबूर, मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AEEP2185C 2): नाव:-सरस्वती अम्रितलाल यादव - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आचार्य कॉलेज जवळ, सुभाष नगर चेंबूर गोवडी रोड, बिल्डिंग नं. 52 मागे, चेंबूर, मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-APXPY1015K
(9) दस्तऐवज करून दिल्याचा दिनांक	22/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	22/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	1209/2025
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	315000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

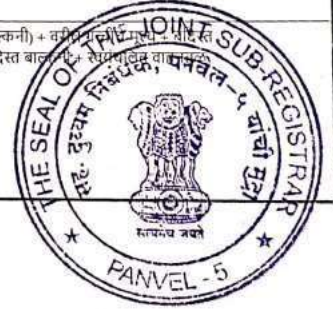
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

*Anandai*  
सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Transaction ID	202501222265	22 January 2025, 12:02:14 PM				
पवल 5						
मूल्यांकनाचे वर्ष	2024					
जिल्हा	रायगड					
मूल्य विभाग	तालुका : पनवेल					
उप मूल्य विभाग	19/12-सारघर सिडको रो.क्र.12					
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :				
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
48900	117600	131300	146900	131300	चौ. मीटर	
<b>बांधीव क्षेत्राची माहिती</b>						
बांधकाम क्षेत्र (Built Up)-	31.98 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे तमीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.25289/-	
उद्भवान सुविधा -	आहे	मजला -	Silt floor Or Ground floor			
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.117600/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = ( ( (117600-48900) * (100 / 100) ) + 48900 ) = Rs.117600/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  = 117600 * 31.98  = Rs.3760848/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील मूल्य + बांधकामाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + खोल्याचे मूल्य + बांधकामाचे मूल्य = A + B + C + D + E + F + G + H + I + J = 3760848 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3760848/- = र सदतीस लाख साठ हजार आठ शें अठ्ठेचाळीस /-					

पवल - 5  
7200 2024  
7/38



Home

Print

MH014013238202425R  
Department Inspector C  
Type of Paym: / 0

प व ल - ५	
१२०९	२०२५
२ / ३९	





CHALLAN  
MTR Form Number-6



MH014073286202425R	BARCODE	Date	09/01/2025-16:08:41	Form ID	B25										
Department	Inspector General Of Registrallon	Payer Details													
Type of Payment	Bank Portal - Simple Receipt	TAX ID / TAN (If Any)													
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR	PAN No.(If Applicable)	AEEPY2185C												
Location	RAIGAD	Full Name	AMRITLAL MALIKRAM YADAV												
Year	2024-2025 One Time	Flat/Block No.	Flat/Residential,Unit	No.15.,CHAITANYA											
		Premises/Building	CHSL,PLOT NO.B-66												
Account Head Details		Amount In Rs.													
0030046401	Stamp Duty(Bank Portal)	315000.00	Road/Street	SEC-12, Kharghar											
0030063301	Registration Fee	30000.00	Area/Locality	Navi Mum,Tal.Pan,vel,Dist.Raigad,M											
			Town/City/District	aharashtra											
			PIN	<table border="1"> <tr> <td>प</td> <td>व</td> <td>ल</td> <td>-</td> <td>५</td> </tr> <tr> <td>4</td> <td>1</td> <td>0</td> <td>2</td> <td>५</td> </tr> </table>		प	व	ल	-	५	4	1	0	2	५
प	व	ल	-	५											
4	1	0	2	५											
			Remarks (If Any)	<table border="1"> <tr> <td>१२००</td> <td>२०२५</td> </tr> <tr> <td colspan="2">3/3E</td> </tr> </table>		१२००	२०२५	3/3E							
१२००	२०२५														
3/3E															
			Prop mvbilty=Immovable-Prop Amt=4500000.00-Prop/area=31.98-Prop area UOM= Sq.Meter-oth Prop	ID=PAN-ABQPC4763K-oth Prop											
			Name=SAKHARAM SHANTARAM CHAVAN-												
Total		3,45,000.00	Amount In Words	Three Lakh Forty Five Thousand and Rupees 00/100											
Payment Details		PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK												
Cheque-DD Details		Bank CIN	Ref. No.	030061720250109501067000125M518235											
Cheque/DD No.		Bank Date	RBI Date	09/01/2025-12:41:18 10/01/2025											
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK												
Name of Branch		Scroll No. , Date	1 , 10/01/2025												



Department ID : Mobile No. : 9819207734  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुर्यम निबंधक कार्यालयाने नोंदणी करण्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

S.S. Chavan

Digitally signed by DS  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURY MUMBAI 1  
 Date: 2025.01.10 19:53:57 IST  
 Reason: GRAS Secure Document  
 Location: India

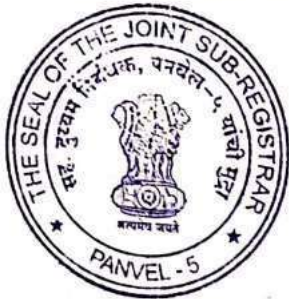
Handwritten signature and date: १०-०१-२०२५

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125211608761	Date 21/01/2025
Received from AMRITLAL MALIKRAM YADAV, Mobile number 9819207734, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name WIBMOPG	Date 21/01/2025
Bank CIN 10004152025012108239	REF No. 99702399
This is computer generated receipt, hence no signature is required.	

S.S. Chavhan

*Handwritten signature*  
2422-977

पत्र - ५
११०८ २०२५
५ / ३९





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0125211608761 Receipt Date 22/01/2025

Received from AMRITLAL MALIKRAM YADAV, Mobile number 9819207734, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 1209 dated 22/01/2025 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 720

पत्र - ५  
१२०९/२०२५  
५/३९

DEFACED

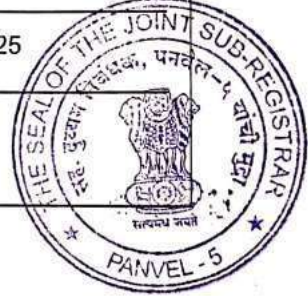
**Payment Details**

Bank Name WIBMOPG Payment Date 21/01/2025

Bank CIN 10004152025012108239 REF No. 99702399

Deface No 0125211608761D Deface Date 22/01/2025

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





**Data of Bank Receipt for GRN MH014073286202425R**  
**Bank - PUNJAB NATIONAL BANK**

Bank/Branch :  
 Pmt Txn id : 090125M518235 Simple Receipt  
 Pmt DtTime : 09/01/2025 12:41:18 Print DtTime :  
 ChallanIdNo : 03006172025010950106 GRAS GRN : MH014073286202425R  
 District : 1301 / RAIGAD GRN Date : 09/01/2025 16:08:41  
 Office Name : IGR548 / PNL5\_PANVEL NO 5 SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 3,15,000.00/- (Rs Three Lakh Fifteen Thousand Rupees Only )

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

Article : B25  
 Prop Mvblty : Immovable Consideration : 45,00,000.00/-  
 Prop Descr : Flat/Residential,Unit No.15,,CHAITANYA CHSL,PLOT NO.B-66 , SEC-12, Kharghar  
 : Navi Mum,Tal.Pan,vel,Dist.Raigad,Maharashtra  
 : 410210

Duty Payer : PAN-AEPPY2185C AMRITLAL MALIKRAM YADAV  
 Other Party : PAN-ABQPC4763K SAKHARAM SHANTARAM CHAVAN

Bank Scrip No : 1  
 Bank Scrip Date : 10/01/2025  
 RBI Credit Date : 10/01/2025  
 Mobile Number : 9819207734



Challan Defaced Details

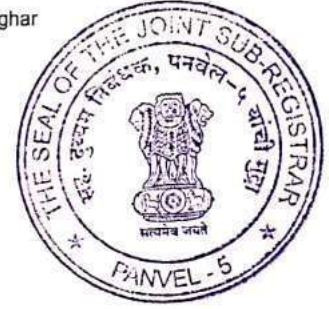
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-529-1209	0008153958202425	22/01/2025-12:13:52	IGR548	30000.00
2	(IS)-529-1209	0008153958202425	22/01/2025-12:13:52	IGR548	315000.00
<b>Total Defacement Amount</b>					<b>3,45,000.00</b>

**Only for verification not to be printed and used**

पंवल - ५

१२०९ २०२५

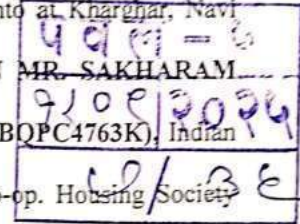
₹ / ३६





## AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at Kharghar, Navi Mumbai on this 22<sup>nd</sup> day of January, 2025 BETWEEN MR. SAKHARAM SHANTARAM CHAVAN, aged 65 years, (I. T. PAN: ABOPC4763K), Indian Inhabitant, residing at Unit/Sub Plot No.15, Chaitanya Co-op. Housing Society Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210, Tal. Panvel Dist. Raigad, hereinafter referred to as "THE VENDOR/TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators and assigns) of the ONE PART.



AND

1) MR. AMRITLAL MALIKRAM YADAV, aged 40 years, (I. T. PAN-AEPPY2185C), 2) MRS. SARASWATI AMRITLAL YADAV, aged 33 years, (I. T. PAN-APXPY1015K), an Indian Inhabitant, residing at Near Acharya College, Subhash Nagar Chembur Govandi Road, Behind Bldg No. 52, Chembur, Mumbai-400071, hereinafter collectively referred to as "THE PURCHASERS /TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART.

S. S. Chavan.

  
 AMRITLAL MALIKRAM YADAV

**WHEREAS:**

The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter called as "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-section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "the SAID ACT".

**AND WHEREAS:**

The State Government in pursuant to Section 113A of the said Act, acquired the lands described therein and vested such lands in the CORPORATION for Development and disposal.

**AND WHEREAS:**

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

**AND WHEREAS:**

The CORPORATION is possessed of or otherwise well and sufficiently entitled to a piece or parcel of land cluster Plot bearing No. B-66, admeasuring 1223.38 Sq. Meters or thereabouts situated in the Sector-12 of Kharghar, Township situated at Revenue Village Kharghar, in registration sub-District and District Raigad, New Bombay. (hereinafter referred to as "the SAID PLOT").

**AND WHEREAS: -**

By virtue of an Allotment letter dt.16/11/1995 the CORPORATION allotted the Unit/Sub Plot No.15, Plot bearing No. B-66, Sector-12, Kharghar, Navi

S.S.Chavan-

4011-4	
920E	2024
C/3E	



*[Handwritten signature]*  
S.S.Chavan

Mumbai-410210, Tal. Panvel, Dist. Raigad, area admeasuring 32 Sq. Mtr in the name of the ORIGINAL ALLOTTEE, the VENDOR herein in consideration of Rs.32,720.00/- (Rupees Thirty Two Thousand Seven Hundred Twenty Only).

**AND WHEREAS:**

The SAID PLOT has been divided into 26 developed plots and has been provided with the necessary common facilities and amenities.

**AND WHEREAS:**

The said developed plots on the SAID PLOT have been allotted by the CORPORATION under its Scheme "Bombay Urban Development Project/Phase-3E

III, New Bombay" aided by the World Bank to the persons specified in Column 2 of Schedule II. (hereinafter referred to as "the SAID ALLOTTEES" as the context may require).

**AND WHEREAS:**

The SAID ALLOTTEES have, on allotment of developed plots to them, formed themselves into a Co-op. Housing Society called the **CHAITANYA CO-OP. HOUSING SOCIETY LTD.** and registered the same under the Maharashtra Co-operative Societies Act, 1960 under Registration No. **NBOM /CIDCO/HSG (OH) /309/JTR/ Yr-1995-1996, dt.03/01/1996** (Hereinafter referred to as "the SAID SOCIETY").

**AND WHEREAS:**

By virtue of an **Agreement to Lease dt.12/02/1996**, the CORPORATION granted a lease of SAID PLOT to the SAID SOCIETY for the purpose of constructing house for residential user for being allotted to its members, being the shareholders/members of the SAID SOCIETY for their residential purpose and permitted them to occupy the SAID PLOT from the date of said Agreement on the terms and conditions contained therein.

S.S.Chavan.

*[Handwritten Signature]*  
२२२-१७१

प्लॉट - ५
१२०९/२०२५
Project/Phase-3E





**AND WHEREAS: -**

The SAID SOCIETY obtained the **Development permission-cum-Commencement Certificate** dated 12/08/1996, bearing Ref. No.EE (BP)/ATPO/467, from CIDCO to commenced the construction work on the SAID PLOT for residential building/units consisting of Ground plus First floor subject to the terms and conditions as contained therein.

**AND WHEREAS:**

On completion of the construction of the residential units on the SAID PLOT the SAID SOCIETY obtained an **Occupancy Certificate** bearing Ref. No. CIDCO/EE(BP)/ATPO/631, dt.24/09/2001 from the CORPORATION.

**AND WHEREAS:**

The SAID VENDOR is the bona-fide member of the SAID SOCIETY and the SAID SOCIETY has issued a **Share Certificate** bearing Sr. No.15, Members Regn. No.15 to the SAID VENDOR and he is the registered holder of five fully paid up shares of rupees 50/- each numbered from 71 to 75 (hereinafter referred to as "the SAID SHARES").

**AND WHEREAS:**

पत्र - ६
२०१२०२६
१०/३६

The VENDOR is the absolute owner and he is in use, occupation, possession and enjoyment of the residential unit being at **Unit/Sub Plot No.15, Chaitanya Co-op. Housing Society Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad, area admeasuring 31.98 Sq. Mtr. Built up,**



hereinafter referred to as the **UNIT/SUB PLOT**") and he is in sole and exclusive, occupation, possession and enjoyment of the UNIT/SUB PLOT and he has agreed to sell, dispose of and transfer the UNIT/SUB PLOT on as is where is basis for the total consideration of **Rs.45,00,000/- (Rupees Forty Five Lakhs Only)** to any prospective PURCHASERS/S and on coming to know the intention

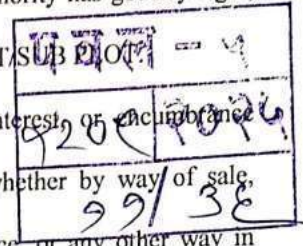
S.S. Chauhan -

*[Handwritten Signature]*  
२४/२-२०११



of the VENDOR regarding sale of the UNIT/SUB PLOT, the PURCHASERS approached to the VENDOR and negotiated for sale and transfer of the UNIT/SUB PLOT in favor of the PURCHASERS and the VENDOR made following representations to the PURCHASERS in respect of the UNIT/SUB PLOT i.e.

- a) The VENDOR is the absolute owner of the UNIT/SUB PLOT and entitled to occupy, use and enjoy the UNIT/SUB PLOT.
- b) Except the VENDOR no other person, entity or authority has got any right, title or interest of whatsoever nature against the UNIT/SUB PLOT.
- c) The VENDOR has not created any right, title, interest, or encumbrance whatsoever in respect of the UNIT/SUB PLOT whether by way of sale, exchange, gift, trust, tenancy, possession, inheritance, or any other way in favour of any person, entity or authority.
- d) The VENDOR has not mortgaged the UNIT/SUB PLOT with any bank, or financial institution.
- e) The VENDOR has full right, full power and authority to enter into this Agreement for Sale and to sell and transfer the UNIT/SUB PLOT to the PURCHASERS.
- f) There are no suits, litigation, civil or criminal or any other proceedings pending against the VENDOR in respect of the UNIT/SUB PLOT.
- g) There are no attachments or prohibitory orders against the UNIT/SUB PLOT and the UNIT/SUB PLOT is not subject matter of any lis pendens or easements or attachments either before or after judgments.
- h) The VENDOR has not received any notice either from Income Tax Authorities or Municipal Corporation, CIDCO Ltd., or any other statutory body or authorities regarding the acquisition or requisition of the UNIT/SUB PLOT.



S.S. Chavan

*[Handwritten signature]*  
27/2-2017

- i) There are no other encumbrances created against the UNIT/SUB PLOT and the title of the VENDOR to the UNIT/SUB PLOT is clear, marketable and free from all encumbrances.

Relying upon the aforesaid representations made by the VENDOR, the PURCHASERS have agreed to purchase the UNIT/SUB PLOT for the consideration of Rs.45,00,000/- (Rupees Forty Five Lakhs Only) and on the terms and conditions appearing hereinafter.

**NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY UNDERSTOOD BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

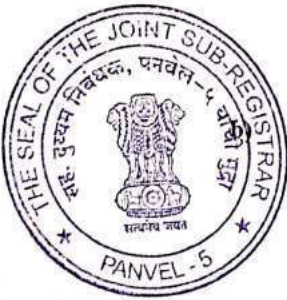
1. The PURCHASERS have agreed to purchase and the VENDOR hereby agreed to sell all his rights, title and interest in respect of the Unit/Sub Plot No.15, Chaitanya Co-op. Housing Society Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad, area admeasuring 31.98 Sq. Mtr. Built up for the total consideration amounting Rs.45,00,000/- (Rupees Forty Five Lakhs Only).

The PURCHASERS shall pay to the VENDOR the sum of Rs.45,00,000/- (Rupees Forty Five Lakhs Only) being the total consideration for the UNIT/SUB PLOT in the following manner:

पवेल-५	2.
92049026	
१२/३६a)	

Rs.1,00,000/- (Rupees One Lakh Only) by cheque bearing No.000082, dt.14/12/2024, drawn on HDFC Bank, having branch at Fort, Navi Mumbai.

Rs.4,00,000/- (Rupees Four Lakhs Only) by cheque bearing No.000083, dt.28/12/2024, drawn on HDFC Bank, having branch at Fort, Navi Mumbai.



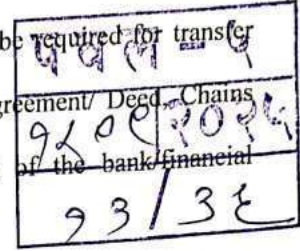
S.S.Chavan-

*[Handwritten Signature]*  
28/12/24

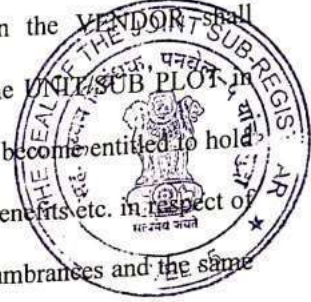


- c) **Rs.40,00,000/- (Rupees Forty Lakhs Only)** shall be paid within 60 (Sixty) working days from the date of registration of an Agreement for Sale by raising housing loan from any bank or financial institution (subject to getting all necessary Transfer and mortgage permissions from the CIDCO and the SAID SOCIETY).

3. The VENDOR shall execute necessary agreements, deeds, transfer form and sign other requisite letters and give undertakings etc. as may be required for transfer herein contemplated and also deliver the original title agreement/ Deed, Chains Agreement to the PURCHASERS as per the demand of the bank/financial Institution.



4. Forthwith upon receipt of aforesaid total consideration the VENDOR shall relinquish all his rights, title, interest etc. in respect of the UNIT/SUB PLOT in favor of the PURCHASERS and the PURCHASERS shall become entitled to hold the UNIT/SUB PLOT along with all rights, title, interest, benefits etc. in respect of the UNIT/SUB PLOT and its enjoyment free from all encumbrances and the same shall not be subject to any Charge, lien, Mortgage, Gift, Trust, Lease or any encumbrances of whatsoever nature without claiming any other consideration from the PURCHASERS.



5. On getting the full and final consideration as agreed above the VENDOR shall admit and acknowledge the receipt thereof and the VENDOR doth hereby agree/s to assign, transfer, assure all his rights, title, interest and benefit in the UNIT/SUB PLOT, contribution and other status enjoyed by him in respect of the UNIT/SUB PLOT.

6. The VENDOR shall hand over absolute and vacant possession of the UNIT/SUB PLOT to the PURCHASERS without any hindrance or interruption at time executing the Sale Deed/Deed of Assignment and registering the same in the Jurisdictional Sub-Registrar's office.

S.S. Chavan-

*[Handwritten Signature]*  
2/22-07/11

7. On getting the full and final consideration as agreed above, the VENDOR shall have no right, title, interest, demand or charge of whatsoever nature in or upon the UNIT/SUB PLOT.

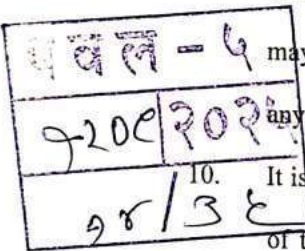
8. That after taking possession of the UNIT/SUB PLOT from the VENDOR, the PURCHASERS shall be entitled to have and hold the occupation of the UNIT/SUB PLOT and the PURCHASERS can hold the same for unto and to the use and benefit for their heirs, executors, successors forever without any claim, charge, interest, demand or lien of the VENDOR or any person on his behalf. It is agreed by the VENDOR that the legal heirs of the VENDOR will not contest for any share or interest in the UNIT/SUB PLOT or in connection with the consideration amount paid or payable.

9. It is agreed and understood between the parties that upon payment of the aforesaid entire consideration as mentioned hereinabove the VENDOR will transfer all his right, title, interest or claim on the UNIT/SUB PLOT, in favor of the PURCHASERS and the PURCHASERS shall have full rights, authority to enter into any act or any sorts of dealings in respect of the UNIT/SUB PLOT. The VENDOR also agree/s to Indemnify the PURCHASERS against any damages as may be caused to the PURCHASERS from any adverse claim as may arise from any undisclosed Liabilities of the VENDOR pertaining to the UNIT/SUB PLOT.

10. It is hereby further agreed between the parties hereto that till the date of execution of this Agreement for Sale the VENDOR shall be liable and responsible for all taxes, charges, dues etc. in respect of the UNIT/SUB PLOT and the VENDOR hereby indemnifies the PURCHASERS and shall always keep them indemnified in respect of all the claims, dues, outstanding, contributions etc. that may become payable in respect of the UNIT/SUB PLOT for any period prior to the date of handing over possession of the UNIT/SUB PLOT to the PURCHASERS and thereafter PURCHASERS will be responsible and liable to pay the same.

S.S. Chauhan-

*[Handwritten Signature]*  
22/2/2021

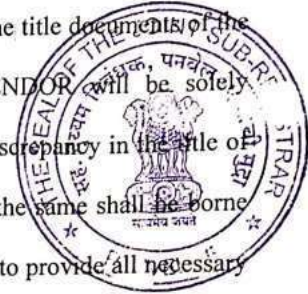




VENDOR shall  
upon the

11. The VENDOR hereby covenant with the PURCHASERS that the PURCHASERS will subject to compliance of the terms of payment of consideration quietly and peacefully possess, use, occupy and enjoy the UNIT/SUB PLOT premises as the owner thereof without any delay, hindrance, denial, interference or eviction by the VENDOR or any other person or persons lawfully or equitably claiming through, under or in trust for the VENDOR.
12. That the VENDOR prior to the date of execution of this Agreement for Sale and before handing over the possession of the UNIT/SUB PLOT to the PURCHASERS the VENDOR shall pay and clear all or any dues, society charges, fees, property taxes, cess, charges, Mahanagar Gas charges, water charges and electricity bills etc. in respect of the UNIT/SUB PLOT.
13. The VENDOR agree/s that if there is any discrepancy in the title documents of the UNIT/SUB PLOT, then for such discrepancy, the VENDOR will be solely responsible and the VENDOR undertake/s to clear such discrepancy in the title documents of the UNIT/SUB PLOT and all expenses for the same shall be borne and paid by the VENDOR. And the VENDOR undertake/s to provide all necessary documents of the UNIT/SUB PLOT to the PURCHASERS to obtain loan from any Bank or Financial Institution.
14. The VENDOR shall sign, affirm, execute all agreements, deeds, documents, writings, affidavits, undertakings, forms, applications etc. as may be necessary and reasonably required by the PURCHASERS from time to time for the purpose of transferring the UNIT/SUB PLOT in favor of the PURCHASERS.
15. The PURCHASERS do hereby covenant and agreed with the VENDOR that save and except as aforesaid, the PURCHASERS shall at all times, after getting the possession of the UNIT/SUB PLOT, pay or cause to be paid their shares of taxes and outgoings and shall also become the members of the SAID SOCIETY and shall carry out the terms and conditions of the Agreement for Sale and also abide by the rules and regulations of the SAID SOCIETY.

प्लॉट - १२०९/२०२५
१५/३६



S.S. Thavani

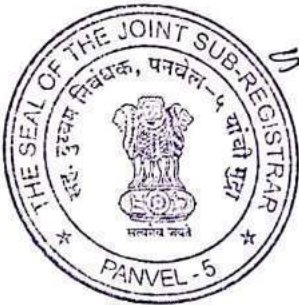
*[Handwritten Signature]*  
२४२२-०७१

16. That it has been agreed between the VENDOR and the PURCHASERS that the PURCHASERS shall be entitled to have FSI and all other benefits related to the UNIT/SUB PLOT.
17. The PURCHASERS have assured to the VENDOR that they will use the above UNIT/SUB PLOT premises purely for residential purpose and the PURCHASERS will observe the rules, regulations and Bye-Laws of the SAID SOCIETY.
18. This Agreement for Sale shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Co-operatives Societies Act, 1960 and the rules made there under.
19. The VENDOR has agreed to obtain necessary no objection from the SAID SOCIETY, CIDCO and or any other concerned authority to transfer the UNIT/SUB PLOT in the name of the PURCHASERS. Expenses towards permissions of the SAID SOCIETY shall be borne and paid by the VENDOR and the PURCHASERS equally and the UNIT/SUB PLOT transfer charges of the CIDCO or any other concerned authority and stamp duty and registration charges for the registration of an Agreement for Sale and Sale Deed/Deed of Assignment shall be borne and paid by the PURCHASERS.

पवेल - ५	
१२०९	१०२५
२६/३६	

**SCHEDULE OF THE PROPERTY(UNIT) ABOVE REFERRED:**

Unit/Sub Plot No.15, Chaitanya Co-op. Housing Society Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad, area measuring 31.98 Sq. Mtr. Built up.



S.S. Chavan

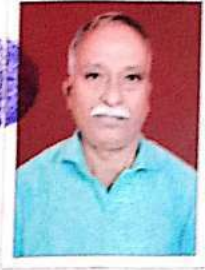
*[Handwritten signature]*  
१२२-००१

ERS that the  
d to the

IN WITNESS WHEREOF the parties hereto have executed these presents the day and  
year first hereinabove written

SIGNED AND DELIVERED by the)  
withinnamed VENDOR/TRANSFEROR)  
MR. SAKHARAM SHANTARAM CHAVAN)

S.S. Chavan



In the presence of

1. Mr. Aviraj Bomble Bomble

2. Mr. Nizamuddin M. Bhandare NMB

SIGNED AND DELIVERED by the)  
withinnamed PURCHASERS/TRANSFEREES)

1) MR. AMRITLAL MALIKRAM YADAV)

Amritlal



2) MRS. SARASWATI AMRITLAL YADAV)

In the presence of

1. Mr. Aviraj Bomble Bomble

सरस्वती

पथल - ५
१२०९२०२५
१०/३६



2. Mr. Nizamuddin M. Bhandare NMB





RECEIPT

I, SAKHARAM SHANTARAM CHAVAN (The VENDOR) received the total sum of Rs.5,00,000/- (Rupees Five Lakhs Only) being PART AND ADVANCE PAYMENT from MR. AMRITLAL MALIKRAM YADAV & MRS. SARASWATI AMRITLAL YADAV (The PURCHASERS) in respect of sale consideration of the Unit/Sub Plot No.15, Chaitanya Co-op. Housing Society Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad., area admeasuring 31.98 Sq. Mtr. Built up, as follows:

Mode of Payment:

- 1) Rs.1,00,000/- (Rupees One Lakh Only) by cheque bearing No.000082, dt.14/12/2024, drawn on HDFC Bank, having branch at Fort, Navi Mumbai.
- 2) Rs.4,00,000/- (Rupees Four Lakhs Only) by cheque bearing No.000083, dt.28/12/2024, drawn on HDFC Bank, having branch at Fort, Navi Mumbai.

I say received Rs.5,00,000/-

S.S. Chavan



MR. SAKHARAM SHANTARAM CHAVAN

(THE VENDOR)

पवेल - ५	
१२०९	२०२५
१८/३६	

Witness:

Mr. Aviraj Bomble

*Bomble*

Mr. Nizamuddin M. Bhandare

*Bhandare*





शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

संदर्भ क्र. सिडको/वीयुडीपी/वप्रसअ/ ३२५/ ५६५१४

वरिष्ठ प्रकल्प समन्वय अधिकारी, वीयुडीपी (पगन),  
रायगड भवन, ३ रा मजला, सीधी - वेल्हापूर,  
नवी मुंबई - ४०० ६१४.

प्रति Sakhatkar Shantaram Chavan

Parasnagar Colony Room 110, 57th

दिनांक: 16/11/1994.

3/10 Wazali Hak. B.D. 17, 18 Rd,

Bombay, 400 018

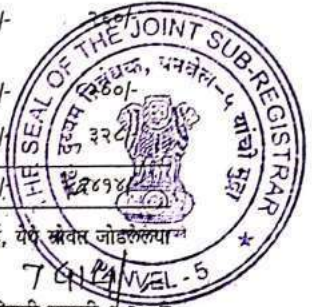
विषय : मुंबई नागरी विकास प्रकल्प टप्पा क्र. ३ स्तरघर, कळंबोली व  
नवीन पनवेल येथील भूखंडाचे वितरण, नवी मुंबई योजना-जून १९९५.

वरिल प्रकल्पांतर्गत योजनेच्या सोडतीत आपण यशस्वी ठरला असून आपण सादर केलेल्या पुराव्याबलून आपला अर्ज भूखंड  
वितरणास पात्र झाला आहे.

आपणास स्थालील रकमांचा भरणा दिनांक 23/11/95 पूर्वी करावयाचा आहे.

	पसपस १अ	पसपस १ब	पसपस १क
अ) अमानत रक्कम रु १०००/- वगळता प्राथमीक अदायगी.	२०३/-	९७०/-	
ब) जल उगम विकास शुल्क	१२००/-	१२००/-	
क) विद्युत उगम विकास शुल्क	५००/-	५००/-	
ड) भुईभाडे	५००/-	५००/-	
इ) किरकोळ देय/अनामत रक्कम :			
१) तीन महिन्यांचे मासिक हप्ता अनामत रक्कम	३६९/-	६४८/-	
२) सहकारी गृहनिर्माण संस्था स्थापन करण्यासाठी सभासद वर्गणी व भाग भांडवल	२६०/-	२६०/-	
३) भूखंडावावतचे कागदपत्रे तयार करण्याचा आकार	२००/-	२००/-	
४) ताबा घेतला त्या महिन्याचा मासिक हप्ता	१९३/-	२९६/-	
एकूण	३३५५/-	६६४८/-	

पत्रिका - ५  
१२०० २०२५  
१९६/३६



वर नमूद केलेल्या रकमा बँक ऑफ इंडिया, शाखा तुर्भे, भूखंड नं. ३४, सेक्टर - २४, तुर्भे, नवी मुंबई, येथे खर्चवत जोडलेल्या  
चलनाद्वारे रोलीने दि. 23/11/95 पूर्वी भराव्यात.

बँकेच्या कामाच्या वेळा सुट्टीचे दिवस वगळून सोमवार ते शुक्रवार सकाळी ९.३० ते दुपारी १.३० शनिवारी सकाळी ९.३० ते  
११.३० अशा आहेत.

भूखंडाच्या वितरणासाठी पात्र झालेला अर्जदारांची सहकारी संस्था स्थापन करणे, तसेच सहकारी संस्थेच्या उभारणीपूर्वी संस्थेच्या  
सभासदांच्या परस्पर ओळखी करून देणे, घरांच्या बांधकामासाठी कर्ज उभारणे बदल सूचना देणे यासाठी पात्र ठरतील अशा संभाव्य  
अर्जदारांचे मेळावे आमचे कार्यालयात दि. 21/11/95 रोजी सकाळी १०.३० वाजता घेण्यात येणार आहेत. त्यावेळी वर नमूद  
केलेल्या बँकेत जमा केलेल्या रकमाच्या चलनाची प्रत तुम्हास हजर करावी लागेल तरी कृपा करून चलनाची प्रत तुम्हांकडे जपून ठेवावी.  
तरी कृपया तुम्ही वर नमूद केलेले तारखेस आमचे कार्यालयात सहकारी संस्था स्थापन करणे कामी हजर राहून सहकार्य करावे.

घराच्या बांधकामासाठी कर्ज देण्यात येणार नाही परंतु एच.डी.एफ.सी., एल.आय.सी., गृह वित्त संस्था व इतर शासकीय व  
निमशासकीय व वित्त संस्थेकडून घराबांधणी कर्ज सुलभ पद्धतीने मिळण्यासंबंधी जठर ते मार्गदर्शन व ना हरकत प्रमाणपत्र देणेत येईल.

वरील रकमांचा तुम्ही भरणा दिलेल्या मुदतीत केला नाही तर अगर तुम्ही सहकारी संस्था स्थापन करणेसाठी हजर राहिला नाहीत  
तर तुम्हास करण्यात यावयाच्या भूखंडाचे वाटप रद्द केले जाईल याची कृपया नोंद घ्यावी.

आपला विश्वास  
Sakhatkar  
वरिष्ठ प्रकल्प समन्वय अधिकारी  
(वीयुडीपी)



# शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

रायगड भवन, ३रा मजला, बेलगापुर - नवी मुंबई - ४०० ६१४.

सिडको

INDIA  
REGISTRATION  
AND  
PERMISSIONS  
OFFICE

संदर्भ क्र. सिडको/बी.यु.डी.पी./वप्रराअ/ 545/4

दिनांक : 21/96

प्रति,

श्री/श्रीमती. सरदाराम शांताराम जाधव

विषय : मुंबई नागरी विकास प्रकल्प टप्पा क्र. ३ नवी मुंबई येथील एसएस - १ क प्रकारच्या भूसंडाचे वितरण.

महाशय,

वरील प्रकल्पांतर्गत सोडतीत आपला अर्ज यशस्वी ठरला असून आपण भरावयाची रक्कम ही सिडकोकडे भरलेली आहे. सिडकोने आपणांस या पत्राद्वारे साली नमूद केलेला भूसंड साली नमूद केलेल्या अटीवर देणेचे मंजूर केले आहे.

१) समुच्चय भूसंड नंबर	B-66	सेक्टर नंबर व नगराचे नाव	सेक्टर-12, रवारधर
२) तुम्हास दिलेला भूसंड-नंबर	15		
३) भूसंडाचे क्षेत्र	३२ चौ.मी.		
४) भूसंडाची किंमत	रु. ३२,७२०.००		
५) प्राथमिक अदायगी	रु. ३,०४२.००		
६) कर्जाची रक्कम	रु. २९,६७८.००		
७) मासिक हप्ता	रु. ३२८.००		
८) कर्ज फेडीचा कालावधी	२० वर्ष		
९) सेवा आकार	रु. २०.००	प्रत्येक महिन्यास	

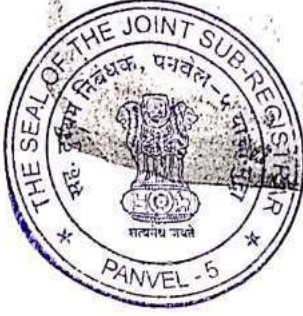
अटीः

- समुच्चया मधील सर्व भूसंड धारकांनी येत्या एका महिन्यांत सहकारी गृह निर्माण संस्था निर्माण करून तिचे पंजीकृत करणेचे आहे.
- तुम्हास सदर संस्थेचे सभासद व्हावे लागेल.
- संस्था पंजीकृत झाले नंतर संस्थेबरोबर भूसंड समुच्चयासालील जमीनीचा भाडे पट्टा करून भूसंड समुच्चयाचा ताबा सहकारी गृह निर्माण संस्थेस देण्यात येईल.
- सिडको व सहकारी गृह निर्माण संस्था यांचे दरम्यान करणेत येणा-या करारपत्रातील सर्व अटी तुमचेवर बंधनकारक रहातील.
- तुम्ही प्रत्येक महिन्याच्या ५ तारखेपूर्वी स्वतः किंवा संस्थेमार्फत कर्जफेडीचा मासिक हप्ता व सेवा आकार सिडकोकडे भरणे करणेचे आहे.
- सिडको व तसेच स्थापन करणेत यावयाच्या आपल्या सहकारी गृह निर्माण संस्थेच्या लेसी व पूर्व परवानगी शिवाय तुम्हास भूसंडाचे हस्तांतरण करता येणार नाही, महामंडळ प्रचलित नियमास अधिन राहून महामंडळाने वेळोवेळी ठरविलेल्या दराने हस्तांतर शुल्क घेवून परवानगी देईल.
- भूसंडाचे उपयोग स्वतःच्या कुटुंबाच्या राहाणेसाठीच करणेचे आहे.

चढई निर्देशांक एक एसेल महामंडळाच्या नगर रचना अधिकारी यांनी भूसंडावर नियोजित घरांचे नकाशे तयार केले असून त्या नकाशाप्रमाणे बांधकाम करावे लागेल. सदरचे नकाशे नवी मुंबई जनरल डेव्हलपमेंट कंट्रोल रेग्युलेशन १९७५ च्या अस्तित्वात असलेल्या तरतुदीप्रमाणे तयार केले असून त्यास अतिरिक्त नगर रचना अधिकारी यांनी मान्यता दिली आहे. त्यामुळे बांधकाम सुरु करताना पुनः पुरव्यानी घेणेची गरज नाही. सहकारी गृह निर्माण संस्थेबरोबर करारपत्र केल्यानंतर सदर नकाशाच्या प्रती संस्थेस देण्यात येतील. बांधकाम भूसंडाचा ताबा घेतल्यापासून ३ वर्षात पूर्ण करणेचे आहे. व नगर रचना अधिकारी यांचेकडून भोगवटा प्रमाणपत्र घेणेचे आहे. भोगवटा प्रमाणपत्र घेतले नंतर सदर घराचा उपयोग राहाणेसाठीच करणेचे आहे.

भूसंड अविभाज्य असून त्याचे विभाजन करता येणार नाही.

तुम्ही वर नमूद केलेल्या कोणत्याही एका वा अनेक अटींचा भंग केलेस वरील भूसंड त्यावरील बांधकामासह कोणत्याही प्रकारचा यावटला वा भरावई न देता तावेत घेण्याचा हक्क महामंडळास राहिल.



आपला विश्वास

*(Signature)*  
वरिष्ठ प्रकल्प समन्वय अधिकारी  
(बी.यु.डी.पी.)



महाराष्ट्र  
महासचिव

३६(२९) / १७०० / ४६७

२१/१२/९६

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to The Chairman/Secretary Chaitanya Co-op Hsg. Society Ltd

on unit No/plot No: B-60 Ro. No. --- Sector No: 12 (Sub Sector: BUDP at Chaugan - New - Bombay, Navi Mumbai) as per the approved plans and subject to the following conditions for the development work of the proposed: Residential Building

Nos. of core units: 26 Nos. Total net BUA = 830.772m<sup>2</sup> (4+1) staircase

- This certificate is eligible 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 there of is not accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted for any of the restrictions imposed by the corporation is contravened.
  - c) The Managing Director, is satisfied that the same is obtained by the applicant through fraud of misrepresentation and the applicant and or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of section 48 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

२९/१२/९६

२९/३६

2) THE APPLICANT SHALL:-

- a) Give a notice to the corporation completion upto the plinth level and 7 days before the commencement of the further work.
  - b) Give written notice to the corporation regarding completion work.
  - c) Obtain an occupancy certificate from the Corporation.
  - 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 endorsing the building control Regulations and conditions of the certificate.
- 3) The structural design, building materials, fire protection, electrical installation, etc, shall be in accordance with the provisions (Except for provision in respect of floor area ratio) as prescribed in the National Building code amended from time to time by the Indian Standard Institution.
- 4) The certificate shall remain valid for period of 1 year from the date of its issue.
- 5) The conditions of this certificate shall be bandings not only on the applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plan shall be exhibited on site.
- 7) The plot boundaries shall be physically demarcated immediately & intimation be given to this section before completion of plinth work.
- 8) The amount of Rs. 12500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute direction of the corporation for breach of any other building control regulations and conditions attached to the permission covered by the commencement certificate such a



..1..







... shall be ...

1) The wall ...

2) The ...

3) The ...

4) The ...

5) The ...

6) The ...

7) The ...

8) The ...

9) The ...

10) The ...

11) The ...

12) The ...

13) The ...

14) The ...

15) The ...

Handwritten notes and a rectangular stamp with the number 2026.



(S.V. JORNI) ...



शहर व  
महाराष्ट्र  
जिल्हा  
को. १०५६

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन वी ओ एम / सिडको / एच एस जं (ओ एच) / ३०९ / जे टी आर / सम १२१५-३६

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

चौलनरा सहकारी ग्रहोत्थान संस्था मनीषा

प्लॉट नं. बी-६६, सेक्टर-१२, स्वाराष्ट्र

जिल्हा पणवेल, जि. रायगड, नवी मुंबई

ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलाम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण ग्रहोत्थान

संस्था असून उप-वर्गीकरण शाडेकरा - मालकी आहे.

कार्यालय

THE JOINT REGISTRAR  
NEW BOMBAY  
पवेल - ६  
नवी मुंबई  
दिनांक २०/११/२०२५  
२२/११/२०२५

सही  
ह. शां. बाळीप  
हस्ताक्षर  
सहकारी संस्था सिडको नवी मुंबई



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पत्तिका, दुबळ मंडळ, भरिपण पोईट,  
मुंबई - ४०० ५२१,  
दुरधनी : २०२ २४८१ / २०२ २४२० / २०२ २४५५  
फॅक्स : ०२२-२५ २२-२०२ २५०५ • ग्राम: विजापटीरवजुआयपण  
टेलिग्राम : ०५५-८३२५८ विजापटीरी आयपण  
सदर्भ क्र:

पुरवठा कार्यलय  
'मिडको' भवन, टी.सी.डी., वेळापूर,  
नवी मुंबई - ४०० ६१३,  
दुरधनी : ४२५१ ५४२५-४२२४४ / ४२५१ ०५५२  
४२५१ ३६३५ / ४२५१ ५५३३  
फॅक्स : ०२२-२५-२२-४२५१ ५५३३  
दिनांक: २४/१२/०५

CIDCO/EE(BP)/ATPO/ 631

To,

The Chairman/Secretary,  
Chaitanya Co-op.Hsg.Soc.Ltd.,

Plot no. B-66, Sector-12,  
BUDP; Kharghar,  
Navi Mumbai.

Sub:-Occupancy Certificate for Residential Building on Plot no.B-66,  
Cluster no-1, 3 to 17 and 19 to 26, Sector no.12 at Kharghar Navi  
Mumbai.

Ref:-Your architect's letter dated 14/08/2001.

पत्र - ५  
०२५  
२५/३६

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for  
Residential Building on above mentioned plot .

Thanking you,

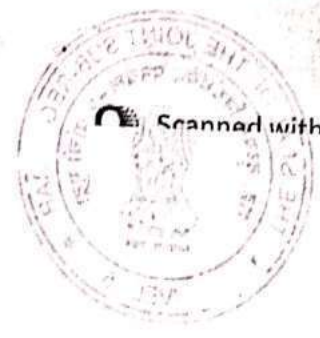
Yours faithfully,



(S.V.JOSHI) 24/12/05

EXECUTIVE ENGINEER (BLDG PER.)  
ADDL. TOWN PLANNING OFFICER

P - ४५५  
०२०९



Scanned with OKEN Scanner



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मौलिकीयता कागदालय:  
 'निर्मल', पुरासा गजला, मरिगन पीईए,  
 मुंबई - ४०० ०२१,  
 दूरध्वनी : २०२ २४८१ / २०२ २४२० / २०२ २५०९  
 फॅक्स : ००-९१-२२-२०२ २५०९ • प्राग: शिआयटीकम्प्युआयएन  
 टेलिग्रास : ०१५-८३२१८ शिआयटीसी आयएन  
 सादर प्र:

मुख्य कार्यालय:  
 'शिडको' भवन, सी.बी.डी., वेलापूर,  
 नवी मुंबई - ४०० ६१४,  
 दूरध्वनी : ७५७ १२४१-४२-४४ / ७५७ ०९१२  
 ७५७ २६३१ / ७५७ १०६९  
 फॅक्स : ००-९१-२२-७५७ १०६६,  
 दिनांक: ०४/१/२०२५

17. 18. 19. 20.

REF NO: EE(BP)/ATPO / 631

## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential building (BUA= 766.884 Sq.mtrs.) on Plot no B-66, Cluster no-1, 3 to 17 and 19 to 26, Sector no.12. at Kharghar of Navi Mumbai completed under the supervision of M/s. VAK Architects, has been inspected on 30/08/2001 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 12/08/1996 and that the development is fit for the use for which it has been carried out.

चैतन्य कॉ-ऑ. ही. सोलायटी सी.

प्लॉट नं. एच वी थो प्लॉट / सिट नं. एच वी थो  
 ( थो प्लॉट ) ३०२ / जे टी थार / खन १९२० / २६  
 प्लॉट नं. बी-६६, सेक्टर-१२, खारघर, नवी मुंबई

(S.V. JOSHI) 24/1/25  
 EXECUTIVE ENGINEER (BLDG PER.)  
 ADDL. TOWN PLANNING OFFICER

प्रत:- श्री. सखाराम शालाराम चव्हाण, ज्येष्ठ क्ल-१५, खाना-  
 मालिकीची

प त ल - ६	
१२०९	२०२५
२६/३६	

चैतन्य कॉ. ऑप. ही. सोलायटी सी. करिता

मुद्रांक

सोलायटी

प्रतिनिधीत



Scanned with OKEN Scanner

Chaitanya Co. of High. Spl. (C)

B-66

Seep. 12

Sr. Name of allottee  
No. Plot No.

32/102	32/102	32/102
SS-10	SS-10	SS-10
General	General	General
Lease	Lease	Lease
Premium	Premium	Premium



1	2	3	4	5	6	7	8	9
			Amount of Lease Premium	Amount of Lease Premium paid	Monthly amount payable towards Lease Premium	Monthly amount payable towards Service charges	Total amount to be paid every month (6+7)	Rate of interest payable in case of payment made after due date
01	V.R. Debnolkar	1	32,720/-	3,042/-	328/-	20/-	348/-	18% per annum
02	A.R. Malawade	2	"	"	"	"	"	If its delayed upto 6 months from the date of its due and 21% per annum in other cases or any other higher rate as may be decided by the corporation from time to time
03	K.A. Patil	3	"	"	"	"	"	
04	S.M. Yelwe	4	"	"	"	"	"	
05	P.B. Kusle	5	"	"	"	"	"	
06	H.V. Lobo	6	"	"	"	"	"	
07	M.G. Josurkar	7	"	"	"	"	"	
08	Z.T. Mujagi	8	"	"	"	"	"	
09	M.A. Haran	9	"	"	"	"	"	
10	D.T. Ganpawar	10	"	"	"	"	"	
11	J.B. Salunke	11	"	"	"	"	"	
12	D.S. Tambur	12	"	"	"	"	"	
13	V.G. Shirsalkar	13	"	"	"	"	"	
14	S.M. Shobhe	14	"	"	"	"	"	
15	S.S. Chavhan	15	"	"	"	"	"	
16	P.A. Ramare	16	"	"	"	"	"	
17	G.D. Hinde	17	"	"	"	"	"	
18	G.N. Parbat	18	"	"	"	"	"	
19	A.S. Mawekar	19	"	"	"	"	"	
20	R.P. Hande	20	"	"	"	"	"	

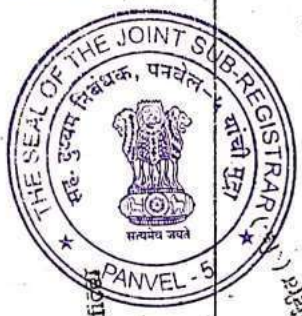
महानगरपालिका  
मय्यादिल

000092



1	2	3	4	5	6	7	8	9
21.	<u>A. C. Babwal</u>	21	32,720/-	3,042/-	328/-	20/-	348/-	18% per annum if it is delayed upto 6 months from the date of its due and 21% per annum in other cases or any other higher rate as may be decided by the corporation from time to time.
22.	<u>K. V. Sasane</u>	22	"	"	"	"	"	"
23.	<u>A. S. Dabkar</u>	23	"	"	"	"	"	"
24.	<u>C. H. Bagwan</u>	24	"	"	"	"	"	"
25.	<u>V. G. Kauskar</u>	25	"	"	"	"	"	"
26.	<u>K. S. Khavade</u>	26	"	"	"	"	"	"

पत्र - 6  
 9/09/2024  
 22/32



Asstt. Marketing Officer  
 [BUDDP]

सहायक बाजार समिती अधिकारी (सहायक बाजार समिती अधिकारी)  
 सहायक बाजार समिती अधिकारी (सहायक बाजार समिती अधिकारी)  
 सहायक बाजार समिती अधिकारी (सहायक बाजार समिती अधिकारी)





ADDL. TOWN PLANNING OFFICER  
चैतन्य सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणो क्रमांक : एन बी ओ एम / सिव्हको / एच एस जी (ओ एच) ३०९ / जे टी आर / सन १९९५ / ९६

प्लॉट नं. बी-६६, सेक्टर-१२, खारघर, ता. पनवेल, जि. रायगड, नवी मुंबई.

संदर्भ क्रमांक

दिनांक

**TO WHOMSOEVER IT MAY CONCERN**

No objection Certificate for sell and transfer of the  
Flat/Residential Unit No.15, Chaitanya Co-op. Housing Society  
Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210,  
Tal. Panvel, Dist. Raigad.

This is to certify that MR. SAKHARAM SHANTARAM CHAVAN is the member of our society in respect of Flat/Residential Unit No.15, Chaitanya Co-op. Housing Society Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad in our society building premises and he has agreed to sell and transfer the said Flat/Residential Unit No.15, in the name of MR. AMRITLAL MALIKRAM YADAV&MRS. SARASWATI AMRITLAL YADAV.

That MR. SAKHARAM SHANTARAM CHAVAN has paid all dues in respect of the said Flat/Residential Unit No.15 till date and no dues are outstanding against the said Flat/Residential Unit No.15.

Therefore, the society does not have any objection to MR. SAKHARAM SHANTARAM CHAVAN to sell and transfer the said Flat/Residential Unit No.15 in the name of MR. AMRITLAL MALIKRAM YADAV&MRS.

SARASWATI AMRITLAL YADAV.

प व ल - ५
१२०९/२०२५
३०/३६



For CHAITANYA CO-OP. HOUSING SOCIETY LTD.

President

Secretary

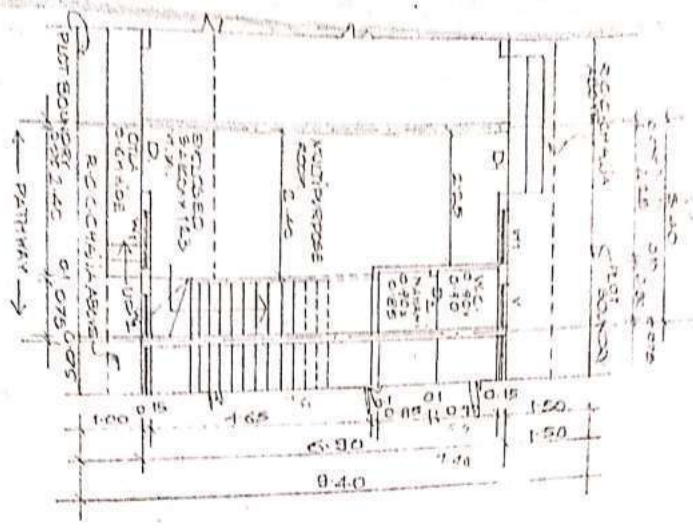
Treasurer

Scanned with OKEN Scanner

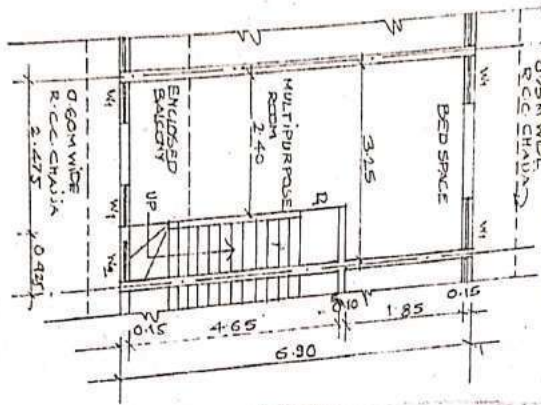


Scanned with OKEN Scanner  
154/SE

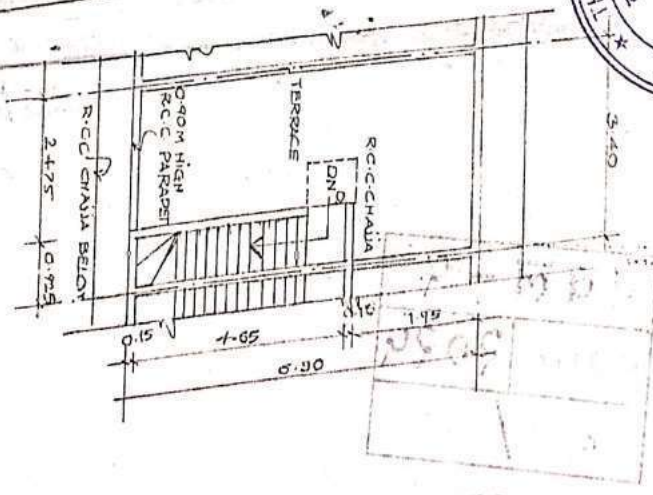
GROUND FLOOR PLAN



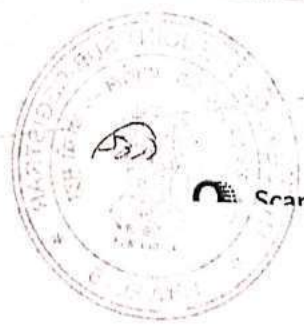
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



पंजम-५  
१२०९२०२५  
३९/३९



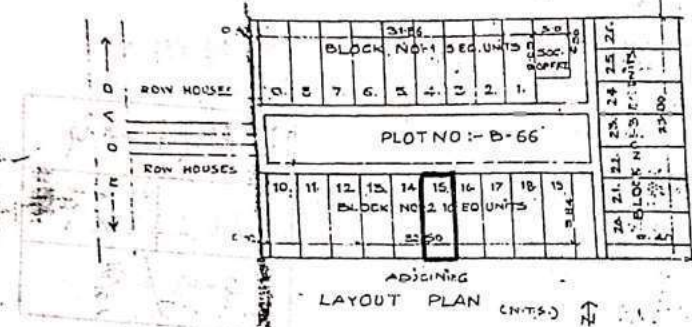
Scanned with OKEN Scanner



2  
 29.40M<sup>2</sup>  
 350  
 50M  
 305M<sup>2</sup>  
 459M<sup>2</sup>  
 18  
 1-32.30M  
 BLOCK 2  
 319.20SQ.M.

**AREA CALCULATIONS FOR BLOCK 3**  
 AREA OF BLOCK AREA = 340 x 600 = 204000 M<sup>2</sup>  
 PRODUCT D1 = 2475 x 124 = 307 M<sup>2</sup>  
 BUILT UP AREA (INCLD STAIRCASE) = 20.89 SQ.M.  
 BALCONY PROPOSED =  $\frac{15}{100} \times 20.89 = 3.07$  SQ.M.  
 BALCONY PROPOSED = 2475 x 124 = 307 M<sup>2</sup>  
 AREA OF STAIRCASE = 0.925 x 475 = 440 M<sup>2</sup>  
 NET BUILT UP AREA = 20.89 - 440  
 (EXCLD STAIRCASE) = 15.99 SQ.M.  
 OF GR FLOOR  
 NET BUA OF 1<sup>ST</sup> FLOOR = 15.99 SQ.M.  
 TOTAL NET BUA OF 1 UNIT = 31.38 SQ.M.  
 TOTAL BUILT UP AREA OF 7 UNITS OF BLOCK 3  
 = 7 x 31.380 = 222.66 SQ.M.  
 TOTAL NET BUILT UP AREA  
 OF BLOCK 3 = 223.86 SQ.M.

AREA OF STILT LIGHT AND VENT	
DESCRIPTION	AREA IN SQ.M
M. ROOM	14.57
M.C.	1.06
BED SPACE	6.34
M. ROOM (1ST FL)	10.00
TOTAL HEIGHT	



TOTAL BUILT UP AREA	
NET BUILT UP OF BLOCK 1	= 287.712 SQ.M.
NET BUILT UP OF BLOCK 2	= 319.20 SQ.M.
NET BUILT UP OF BLOCK 3	= 223.86 SQ.M.
TOTAL NET BUA	= 830.772 SQ.M.
PLOT AREA	= 832.00 SQ.M.
ASSOCIATION OFFICE AREA	= 19.50 SQ.M.

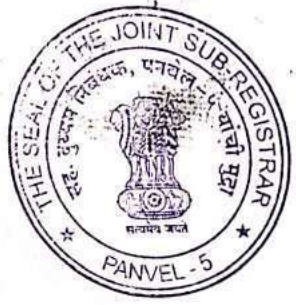
BOUNDARY OF CORE UNIT NO 15

PAK ARCHITECTS  
 Architects, Surveyors & Engineers  
 V. D. Khedkar

ASSOCIATION OFFICE DETAILS

AREA CALCULATION FOR ASSOCIATION OFFICE  
 = 30 x 6.50  
 = 19.50 SQ.M.

4  
 920E 2024  
 32/3E





आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA



*S.S. Chavan*



*Amrit*



*राजश्री*



*Ny*

*Bomble*



209  
22 जानेवारी 2024  
बाजार मूल्य  
भारत

पत्र - 4	
20	2024
38/38	



जानेवारी 2025 12:14 म.नं.

दस्त गोपवारा भाग-1

पवेल5

39/38

दस्त क्रमांक: 1209/2025

क्रमांक: पवेल5 /1209/2025

हजर मूल्य: रु. 37,60,848/-

मोबदला: रु. 45,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,15,000/-

दु. नि. सह. दु. नि. पवेल5 यांचे कार्यालयात

अ. क्रं. 1209 वर दि.22-01-2025

रोजी 12:10 म.नं. वा. हजर केला.

पावती:1313

पावती दिनांक: 22/01/2025

सादरकरणाचे नाव: अभितलाल मलिकराम यादव -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 720.00

पृष्ठांची संख्या: 36

एकूण: 30720.00

दस्त हजर करणाऱ्याची सही:

  
Joint Sub Registrar Panvel 5

  
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: ऑन्रीमेंट टू सेल

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


शिवका क्रं. 1 22 / 01 / 2025 12 : 10 : 58 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 22 / 01 / 2025 12 : 12 : 03 PM ची वेळ: (फी)



दस्तारवेसज्यालोबत जोडलेली कागदपत्रे,  
कुलमुख्यतयापत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास त्याची संपूर्ण जबाबदारी  
दस्तारवेसज्यालोबतची राहिल.

S.S. Thavun -  
लिहून देणार

  
लिहून घेणार

शरररती



12:16:56 PM

पवले 5/1209/2025  
ऑफिस - ऑफिस टू सेल

पक्षकाराचे नाव व पत्ता

नाव: सखाराम शांताराम चव्हाण -  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं:  
सुनिट/सब प्लॉट नं-15, चैतन्य को. ऑप. हौसिंग सोसायटी लिमिटेड, प्लॉट  
नंबर बी-66, सेक्टर नंबर-12, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड.,  
महाराष्ट्र, राईगाड (००).  
पिन नंबर: ABQPC4763K

पक्षकाराचा प्रकार

लिहून देणार  
वय :- 65  
स्वाक्षरी:-

S.S. / hawar

छायाचित्र



ठसा प्रमाणित



2

नाव: अभितलाल मलिकराम यादव -  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं:  
आचार्य कॉलेज जवळ, सुभाष नगर चेंबूर गोवंडी रोड, बिस्विंग नं. 52 मागे,  
चेंबूर, मुंबई., महाराष्ट्र, मुम्बई.  
पिन नंबर: AEEPY2185C

लिहून देणार  
वय :- 40  
स्वाक्षरी:-

Amitlal



3

नाव: सरस्वती अभितलाल यादव -  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं:  
आचार्य कॉलेज जवळ, सुभाष नगर चेंबूर गोवंडी रोड, बिस्विंग नं. 52 मागे,  
चेंबूर, मुंबई., महाराष्ट्र, मुम्बई.  
पिन नंबर: APXPY1015K

लिहून देणार  
वय :- 33  
स्वाक्षरी:-

सरस्वती



वरील दस्तऐवज करून देणार तथाकथित ऑफिस टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 22 / 01 / 2025 12 : 13 : 36 PM

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: निजामुद्दीन मोईनुद्दीन भंडारे - -  
वय: 19  
पत्ता: खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड.  
पिन कोड: 410210

Nizamuddin

स्वाक्षरी

छायाचित्र



ठसा प्रमाणित



2 नाव: अतिराज बोंबले - -

वय: 20  
पत्ता: खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड.  
पिन कोड: 410210

Atiraj

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 22 / 01 / 2025 12 : 14 : 09 PM

Joint Sub Registrar Panel 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AMRITLAL MALIKRAM YADAV	eSBTR/Simple Receipt	03006172025010950106	MH014073286202425R	315000.00	SD	0008153958202425	22/01/2025
2		DHC		0125211608761	720	RF	0125211608761D	22/01/2025
3	AMRITLAL MALIKRAM YADAV	eSBTR/SimpleReceipt		MH014073286202425R	30000	RF	0008153958202425	22/01/2025

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

1209 /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.lsr@panel5.com



प्रमाणित करणेत येते की, सदर दस्तास एकूण 3E

पाने आहेत, पुस्तक क्र. 9

क्रमांक 9209/2025 घर नोंदला.

Mandak

सह दुय्यम निबंधक घां-२, पनवेल-५,

दिनांक २२ मार्च ०९ सन २०२५