

528/21258

पावती

Original/Duplicate

Monday, December 09, 2024

नोंदणी क्र. :39म

6:20 PM

Regn.:39M

पावती क्र.: 23025 दिनांक: 09/12/2024

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल4-21258-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: दिनेश भाऊसाहेब गायकवाड --

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 640.00

पृष्ठांची संख्या: 32

एकूण: रु. 30640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

6:39 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

बाजार मूल्य: रु.4149440.295 /-

मोबदला रु.5500000/-

भरलेले मुद्रांक शुल्क : रु. 385000/-

सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1224091715272 दिनांक: 09/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012281943202425E दिनांक: 09/12/2024

बँकेचे नाव व पत्ता:

पुढे देनायक परत पाळा
प्रश्नकार्याची सहीपुढे देनायक
सह दुय्यम निबंधक पनवेल



10/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 21258/2024

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1) विलेखांचा प्रकार	करारनामा
(2) मोबदला	5500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4149440.295
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र 15अ/36 दर रु 100100 प्रती चौ मी सदनिका क्र 905 नववा मजला श्री शंकर हार्डट्स सी एच एस लि. प्लॉट-56 सेक्टर-36 कामोठे नवी मुंबई ता पनवेल जिल्हा रायगड क्षेत्र 354 चौ. फुट कारपेट((Plot Number : 56 ; SECTOR NUMBER : 36 ;))
(5) क्षेत्रफळ	1) 354 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मिलिंद हनुमंत शेडगे -- वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र 905 नववा मजला श्री शंकर हार्डट्स सी एच एस लि. प्लॉट-56 सेक्टर-36 कामोठे नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०). पिन कोड:-410206 पॅन नं:-BSFPS2694A 2): नाव:-प्रमिला मिलिंद शेडगे -- वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र 905 नववा मजला श्री शंकर हार्डट्स सी एच एस लि. प्लॉट-56 सेक्टर-36 कामोठे नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०). पिन कोड:-410206 पॅन नं:-DAMPS0445A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश भाऊसाहेब गायकवाड -- वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र 804 बी विंग शिव संकल्प एच एस लि. प्लॉट-20 सेक्टर-36 कामोठे नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०). पिन कोड:-410206 पॅन नं:-ARXPG0799A 2): नाव:-नंदा दिनेश गायकवाड लग्नाअगोदरचे नाव नंदा विनायक पवार -- वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र 804 बी विंग शिव संकल्प एच एस लि. प्लॉट-20 सेक्टर-36 कामोठे नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०). पिन कोड:-410206 पॅन नं:-CSLPP7553A
(9) दस्तऐवज करून दिल्याचा दिनांक	09/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	09/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	21258/2024
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	385000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,
पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

CHALLAN
MTR Form Number-6

पवल - ४
२९२५८२०२४
९ / ३२



GRN	MH012281943202425E	BARCODE			Date	09/12/2024-16:27:42	Form No	25.2
Department	Inspector General Of Registration							
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)					
			PAN No.(If Applicable)	ARXPS0799A				
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR			Full Name	DINESH BHAUSAHE			
Location	RAIGAD							
Year	2024-2025 One Time			Fiat/Block No.	FLAT NO 905 NINETH FLOOR			
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	385000.00	Road/Street	SHREE SHANKAR HEIGHTS CHS LTD PLOT NO 56 SECTOR-36				
0030063301	Registration Fee	30000.00	Area/Locality	KAMOTHE NAVI MUMBAI				
			Town/City/District					
			PIN	4 1 0 2 0 6				
			Remarks (If Any)	PAN2=BSFPS2694A-SecondPartyName=MILIND HANAMANT SHEDAGE-CA=5500000-Marketval=4148000				
Total		4,15,000.00	Amount In	Four Lakh Fifteen Thousand Rupees Only				
			Words					
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Bank CIN	Ref. No.	69103332024120917096 2903267504			
Cheque/DD Details			Bank Date	RBI Date	09/12/2024-16:27:42 Not Verified with RBI			
Cheque/DD No.			Name of Bank		IDBI BANK			
Name of Bank			Name of Branch		Scroll No. , Date Not Verified with Scroll			

Department ID : Mobile No. : 9322267458
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सादर चालन लागू नाही.

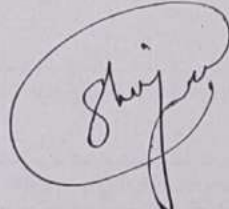
P.M. Shedge

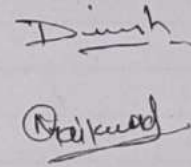
Dinesh Bhausahe

पवेल - ४
२९२५२२०२४
२/३२



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
24091715272	Date 09/12/2024
Received from DINESH BHAUSAHEB GAIKWAD, Mobile number 9322267458, an amount of ₹ 540/-, 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 SBIN	Date 09/12/2024
Bank CIN 10004152024120914464	REF No. 471001527936
This is computer generated receipt, hence no signature is required.	


P.M. Shedge


Dinesh Gaikwad

पवल - ४
2924/2024
3/32



CHALLAN
MTR Form Number-6



GRN	MH012281943202425E	BARCODE			Date	09/12/2024-16:26:30	Form No.	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	ARXPG0798A			
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR			Full Name	DINESH BHAUSAHEB GAIKWAD			
Location	RAIGAD			Flat/Block No.	FLAT NO 905 NINETH FLOOR			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	SHREE SHANKAR HEIGHTS CHS LTD PLOT NO 56 SECTOR-36			
0030046401	Stamp Duty	385000.00		Area/Locality	KAMOTHE NAVI MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 1 0 2 0 6			
				Remarks (If Any)	PAN2=BSFPS2694A-SecondPartyName=MILIND HANAMANT SHEDAGE-CA=5500000-Marketval=4148000			
				Amount In	Four Lakh Fifteen Thousand Rupees Only			
Total				Words	4,15,000.00			
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332024120917096	2903267504	
Cheque-DD Details				Bank Date	RBI Date	09/12/2024-16:27:42	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 9322267458
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-528-21258	0006772294202425	09/12/2024-18:20:46	IGR547	30000.00
2	(iS)-528-21258	0006772294202425	09/12/2024-18:20:46	IGR547	385000.00
Total Defacement Amount					4,15,000.00

पचल - ४
29244/2024
५/३२



AGREEMENT TO SELL

FLAT NO: 905, NINETH FLOOR,
BLDG. KNOWN AS "SHREE SHANKAR HEIGHTS CHS LTD"
GES PLOT NO: 56, SECTOR-36,
KAMOTHE, NAVI MUMBAI.

NODE : KAMOTHE
CARPET AREA IN SQ.FT. : 354
RATE PER SQ. MTRS. : Rs.1,00,100/-
ADD: FLOOR WISE 5% : Rs.5,005/-
NET RATE PER SQ.MT. : Rs.1,05,105/-
MARKET VALUE : Rs.41,48,000/-

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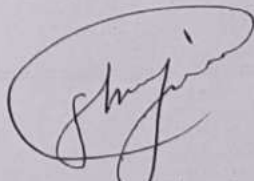
SALE PRICE : Rs.55,00,000/-

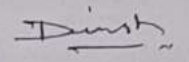
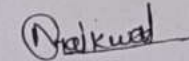
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TOTAL STAMP DUTY : Rs.3,85,000/-
REGISTRATION FEE : Rs.30,000/-

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THIS AGREEMENT is made at Navi Mumbai, on this 09 day of DECEMBER 2024.


P.M. Sredage

पवेल - ४
२९२५८२०२४
६/३३

AGREEMENT TO SELL

BETWEEN

MR. MILIND HANAMANT SHEDAGE, aged 44 years, [PAN NO: BSFPS 2694 A] & MRS. PRAMILA MILIND SHEDAGE, aged 34 years, [PAN NO:DAMPS 0445 A], Both adults, Indians, Inhabitants, residing at FLAT NO:905, NINETH FLOOR, SHREE SHANKAR HEIGHTS CHS LTD, PLOT NO:56, SECTOR NO:36, KAMOTHE, NAVI MUMBAI 410 206, hereinafter for brevity's sake called and referred to as 'THE SELLER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

MR. DINESH BHAUSAHEB GAIKWAD, aged 36 years, [PAN NO: ARXPG 0799A] & MRS. NANDA DINESH GAIKWAD, before marriage, MS. NANDA VINAYAK PAWAR, aged 33 years, [PAN NO: CSLPP 7553 A], Both adults, Indians, Inhabitants, having address at FLAT NO: 804/B, SHIV SANKALP CHS, PLOT NO:20, SECTOR NO:36, KAMOTHE, NAVI MUMBAI 410 206, hereinafter for brevity's sake called and referred to as 'THE PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the

DISCRPTION OF PROPERTY

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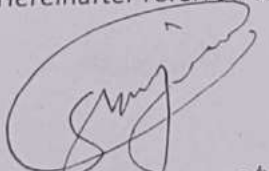
FLAT NO:	FLOOR	PLOT NO	SECTOR
905	NINETH	56	36
BUILDING NAME	: SHREE SHANKAR HEIGHTS CHS LTD		
NODE	: KAMOTHE, NAVI MUMBAI-410209		
CARPET AREA IN SQ.FT.	: 354		

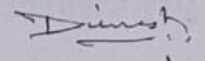
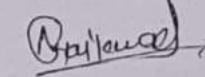
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SALE PRICE : Rs.55,00,000/- (RUPEES FIFTY FIVE LAKHS ONLY)

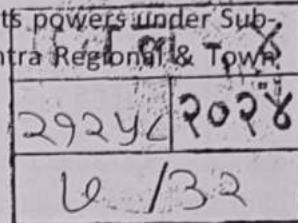
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Hereinafter referred to as 'THE SAID FLAT'


P.M. Shedage


Dinesh

Nanda

WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956, (1 of 1956) and having its Registered Office at Nirmal, 2ND Floor, Nariman Point, Mumbai-400 021, hereinafter referred to as "CIDCO" is Government Company wholly owned by the State Government and is also the New Town development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (i) and (3-A) of section - 113 of the Maharashtra Regional & Town Planning Act, (hereinafter referred to as the said Act)



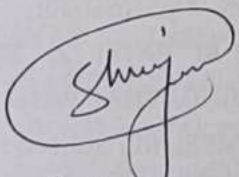
AND WHERE AS:

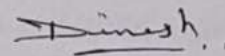
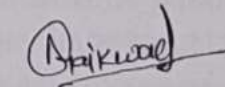
The State Government of Maharashtra has been acquired lands pursuant to Section -113 A of the said Act, and is vesting such lands in Corporation for its development and disposal on such terms, conditions, stipulations, covenants and for a consideration as the Corporation may decide from time to time.



AND WHEREAS

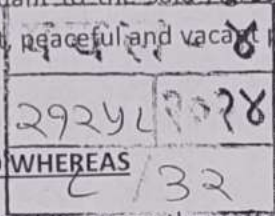
By an Agreement to Lease dated 21.8.2007 CIDCO of MAHARASHTRA LTD. agreed to lease a piece of land bearing plot no.56, Sector-36, Kamothe II, Navi Mumbai, Tal. Panvel Dist. Raigad Admeasuring about 2047.11 sq.mtrs. under 12.5 % (G.E.S.) scheme to 1) SHRI.SHYAM MADHUKAR JALE, 2) SHRI. SHRIPAT MADHUKAR JALE, 3) SHRI.BABURAO MADHUKAR JALE 4)SHRI.CHANDRAKANT MADHUKAR JALE 5) SHRI. YASHWANT MADHUKAR JALE, 6) SHRI .SHRAWAN TUKAMRAM JALE 7) SHRI. JANARDHAN TUKARM JALE, 8) SHRI.KAHSINATH TUKARAM JALE 9) SHRI. RAJESH TUKARAM JALE, 9) SHRI.RAJESH TUKARAM JALE, 10) SMT. SHANTABAI GOVIND MHATRE, 11) SHRI. PANDURANG LILYA TEMBE, 12) MR. KRISHNA LILYA TEMBE, 13) SHRI.TRIMBAK AMBO TEMBE, 14) SHRI.NATHURAM SITARAM TEMBE 15) SHRI.SHASHIKANT LAXMAN TEMBE, 16) SMT. CHARUBAI LAXMAN TEMBE 17) SHRI. LAXMIKANT VISANJI SOMAYA 18) SHRI. GIRDHARILAL VISANJI SOMAYA, 19) SHRI. CHANDRAKANT VISANJI SOMAYA (therein referred to as the Original licensees) for the purpose of construction of building/s thereon. The said Agreement to Lease executed between the parties is duly registered with the sub-Registrar Uran (Panvel-2) on 23.08.2007 under document sr. no Uran / 05787 / 2007 and Receipt no.5854.


P.M. Shedge

AND WHEREAS

Pursuant to the said Agreement to Lease the CIDCO LTD. has handed over the quiet, peaceful and vacant possession of the said plot to the original licensee.



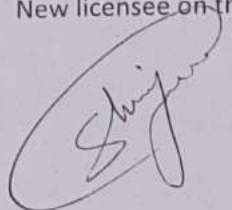
Original licensees thereafter sold and transferred all their right, title and interest in respect of the said plot to **SHRI.SURESH CHANCHALDAS ASRANI** proprietor of **M/S CHANCHALDAS SONS** buildings and Developers by obtaining required permission from CIDCO of Maharashtra Ltd. and accordingly the Tripartite Agreement dated 19.09.2007 has been made and entered in to between CIDCO Ltd on one part, the original licensees on the Second part and **SHRI. SURESH CHANCHALDAS ASRANI** proprietor of **M/S. CHANCHALDAS SONS** the new licensee on the third part.

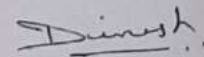
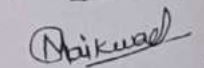
AND WHEREAS

The said Tripartite Agreement dated 19.09.2007 executed between the parties is duly registered before Sub-Registrar Panvel on 19.09.2007 under document serial no.PVL1-07491/2007 and receipt no.7490 and accordingly the name of **SHRI.SURESH CHANCHALDAS ASRANI** proprietor of **M/S CHANCHALDAS SONS** is recorded as the New Licensee in the records of CIDCO LTD in respected of the aforesaid plot.

AND WHEREAS

SHRI.SURESH CHANCHALDAS ASRANI proprietor of **M/S CHANCHALDAS SONS** thereafter sold and transferred all his right, title and interest in respect of the said plot to **M/S PATEL DEVELOPERS** by obtaining required permission from CIDCO of Maharashtra Ltd. and accordingly the Tripartite Agreement dated 12.10.2007 has been made and entered in to between CIDCO Ltd. on one part **SHRI.SURESH CHANCHALDAS ASRANI** proprietor of **M/S CHANCHALDAS SONS** builders and Developers on the Second part and **M/S PATEL DEVELOPERS**, a partnership firm, through its partners 1) **SHRI. NARENDRABHAI RAVJIBHAI PATEL** 2) **SMT. INDUBEN NARENDRABHAI PATEL** 3) **SHRI.PRAKASH GOVINDABHAI PATEL** 4) **SMT. DIPTI PRAKASH PATEL** 5) **MS.ISHA NARENDRABHAI PATEL** the Subsequent New licensee on the third part.


P.M. Sredage

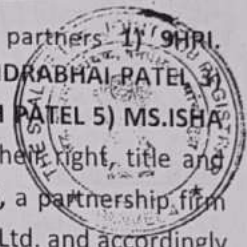
AND WHEREAS

The said Tripartite Agreement dated 12.10.2007 executed between the parties is duly registered before Sub- Registrar Panvel-1 on 12.10.2007 under document serial no. PVL1-08002/2007 and Receipt No. 8001 and accordingly the name of **M/S PATEL DEVELOPERS** a partnership firm, through its partners **1) SHRI. NARENDRABHAI RAVJIBHAI PATEL 2) SMT. INDUBEN NARENDRABHAI PATEL 3) SHRI.PRAKASH GOVINDABHAI PATEL 4) SMT. DIPTI PRAKASH PATEL 5) MS.ISHA NARENDRABHAI PATEL** the Subsequent new licensee is recorded as the Subsequent New Licensees in the recorded of right of CIDCO LTD in respect of the aforesaid plot.

12/10/2007
29/10/2007
e/32

AND WHEREAS

M/S PATEL DEVELOPERS a partnership firm through its partners **1) SHRI. NARENDRABHAI RAVJIBHAI PATEL 2) SMT. INDUBEN NARENDRABHAI PATEL 3) SHRI.PRAKASH GOVINDABHAI PATEL 4) SMT. DIPTI PRAKASH PATEL 5) MS.ISHA NARENDRABHAI PATEL** thereafter sold and transferred all their right, title and interest in respect of the said plot to **M/S YUG DEVELOPERS**, a partnership firm by obtaining required permission from CIDCO of Maharashtra Ltd. and accordingly the Tripartite Agreement dated 25.07.2008 has been made and entered in to between CIDCO Ltd. on one part, **M/S PATEL DEVELOPERS** a partnership firm, through its partners **1) SHRI. NARENDRABHAI RAVJIBHAI PATEL 2) SMT. INDUBEN NARENDRABHAI PATEL 3) SHRI.PRAKASH GOVINDABHAI PATEL 4) SMT. DIPTI PRAKASH PATEL 5) MS.ISHA NARENDRABHAI PATEL** on the Second part and **M/S YUG DEVELOPERS** a partnership firm, through its partners **1) SHRI.BHAVANJI SHANKARLAL BHADRA 2) SHRI. HARGOVIND SHANKARLAL BHADRA 3) SHRI. PRASHANT BHAVANJI BHADRA** the Subsequent new licensee on the third part.



AND WHEREAS

The said Tripartite Agreement dated 25.07.2008 executed between the parties is duly registered before Sub-Registrar Panvel-3 on 29.07.2008 under document serial no.PVL3-07102/2008 and receipt no. 7282 and accordingly the name of **M/S YUG DEVLOPERS**, a partnership firm, through its partners **1) SHRI.BHAVANJI SHANKARLAL BHADRA 2) SHRI. HARGOVIND SHANKARLALA BHANDRA 3) SHRI. PRASHANT BHAVANJI BHADRA** the Subsequent new licensee is recorded as the Subsequent New Licensees in the records of right of CIDCO LTD in respect of the aforesaid plot vide its letter dated 04.08.2008 bearing reference no. CIDCO/VASAHAT/12.5% SCHEME/KAMOTHE/100/2008.

Shri...

P.M. Shedage

Dinesh...
Prakash...

AND WHEREAS

M/S YUG DEVELOPERS i.e. the builders herein has obtained the Development permission and Commencement Certificate from CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED for construction of the residential building/s on the aforesaid plot of land under the Ref. No. CIDCO/BP/ATPO/861

4017/8
dated 24.08.2009
29246/2008
90/32
AND WHEREAS

THE BUILDERS commenced the constructions of the Residential building thereon namely "SHREE SHANKAR HEIGHTS" consisting of Ground plus 13 upper floors as per the plans and specification duly approved by the TOWN PLANNING Authority of CIDCO Ltd.



AND WHEREAS

The said Builders expressed their intention to dispose off the Flats/Shops in the new building as on ownership basis to the prospective PURCHASER.

AND WHEREAS

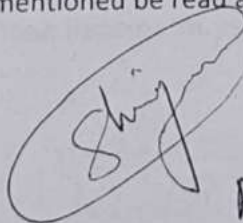
The OCCUPANCY CERTIFICATE has been obtained from CIDCO vide their No. CIDCO/ BP-7701/TPO(NM & K)/2014/756, dated 31/07/2014.

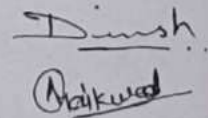
AND WHEREAS

Under an Agreement for Sale Dated 22/07/2015, the said Builder have sold one of the Flat bearing No: 905, on the 9TH Floor to **PRESENT SELLER**, for a proper consideration. The said Agreement has been registered with the Sub-Registrar of assurances Panvel-2, vide Document No:6086/2015, Receipt No:6631, Dt:22/07/2015 by paying proper Stamp duty and Registration charges.

AND WHEREAS

The Said Building known as "SHREE SHANKAR HEIGHTS" has been Registered as "SHREE SHANKAR HEIGHTS CHS LTD" Under Registration No. NBOM / CIDCO / HSG (TC) / 6956 / JTR / 2017-2018. Where ever "SHREE SHANKAR HEIGHTS" is mentioned be read as "SHREE SHANKAR HEIGHTS CHS LTD".


P.M. Snedage


D. Dinkar

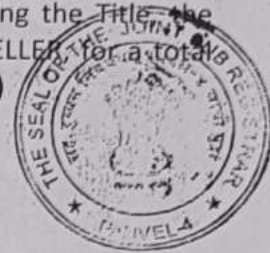
AND WHEREAS

THE PURCHASER being interested in one such Flats, been constructed over thereon and requested the SELLER to sell and assign all their rights in and upon one of the said Flat and accordingly the SELLER agreed to sell and transfer the said Flat.

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AND WHEREAS

On satisfying the Plans and other terms and conditions including the Title, the PURCHASER hereby agree to purchase the said Flat from the SELLER for a total consideration of Rs.55,00,000/- (RUPEES FIFTY FIVE LAKHS ONLY)

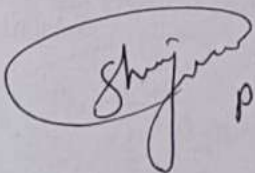


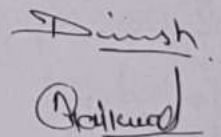
AND WHEREAS

TDS shall be applicable as per Tax Laws.

The SELLER do hereby covenant as follows :

- a) There are no suits, litigations civil or any other proceedings pending in any competent court, as against the SELLER personally affecting the said Flat.
- b) There are no attachments or prohibitory orders as against or affecting the said Flat.
- c) There are no charges and the said flat is not the subject matter to any lispendens or easements or attachments either before or after judgment. The SELLER has not received any notice either from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- d) The SELLER has paid all the necessary charges of any nature whatsoever in respect of the said Flat.
- e) The SELLER has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat. The SELLER has paid all the necessary charges till the date of execution of this Agreement and shall pay till the physical possession is given to the PURCHASER.


P.M Sredage

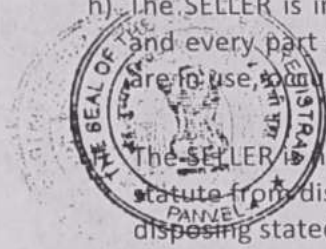

P. Mishra

f) The SELLER has not entered into any agreement of Leave and License with any person/persons, which is still subsisting or any other right nature, wherein he is prevented from disposing or dealing with this Flat.

पवेल - ०
२९२/१/१९७४
१२/३२

g) The SELLER has not received any notice from CIDCO/Municipal Corporation/MSEDCL and any other statutory body or authorities regarding the acquisition and or requisition of the said Flat.

h) The SELLER is in exclusive use, occupation and possession of the said Flat and every part thereof and except the SELLER no other person or persons are to use, occupation and enjoyment of the said Flat or any part thereof.



The SELLER is not restricted either in the Income Tax Act, Gift Act, or under statute from disposing off the said Flat or any other statute prevented from disposing stated in the Agreement.

j) The SELLER has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the PURCHASER and the SELLER has all the rights, titles and interests to enter into his Agreement with the PURCHASER on the various terms and conditions as stated herein.

Relying upon the said aforesaid representations and declarations made by the SELLER herein, the PURCHASER has agreed upon to purchase the said Flat.

AND WHEREAS:

The PURCHASERS have taken the inspection of all the various documents, which the SELLER has provided for inspection and the PURCHASER are fully satisfied about the title of the SELLER and they have inspected the Flat.

Both the parties are desirous of recording the terms and conditions of these presents so reached between them.

P. M. Shedge

NOW THIS AGREEMENT WITNESSETH IS MUTUALLY AGREED AS FOLLOWS:

1. THE SELLER has agreed to sell assign all interest and benefit in and upon Flat:

FLAT NO: 905 FLOOR NINETH PLOT NO 56 SECTOR 36
BUILDING NAME : SHREE SHANKAR HEIGHTS CHS LTD
NODE : KAMOTHE, NAVI MUMBAI-410209
CARPET AREA IN SQ.FT. : 354

पवन - ४	
२९२५८	२०२४
९३/३२/	

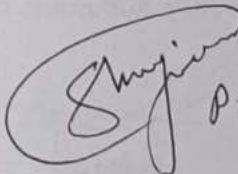


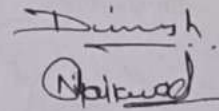
to the PURCHASER for a total sum of Rs.55,00,000/- (RUPEES FIFTY FIVE LAKHS ONLY) which shall be paid in the following manner:

- i) Rs.2,75,000/- (RUPEES TWO LAKHS SEVENTY FIVE THOUSAND ONLY) is paid by as per Receipt attached.
- ii) And the Balance sum of Rs.52,25,000/- (RUPEES FIFTY TWO LAKHS TWENTY FIVE THOUSAND ONLY) shall be paid WITHIN 45 DAYS from the date of registration of this agreement on raising loan from ANY NATIONALISED /CO-OPERATIVE BANK/ FINANCIAL INSTITUTION.

TIME IS THE ESSENCE OF THE CONTRACT

1. The PURCHASER agree to purchase the said Flat been constructed over the said Plot from the SELLER, which has been inspected and found to be in good and tenantable condition by the PURCHASER at or for the price of the said consideration.
2. The PURCHASER has to pay to the SELLER, the said consideration of Rs.2,75,000/- (RUPEES TWO LAKHS SEVENTY FIVE THOUSAND ONLY) being the PART PAYMENT of the said flat, which amount the SELLER admits of having received the same and acknowledge the receipt at the end of this Agreement.
3. The SELLER ON RECEIVING FULL AND FINAL CONSIDERATION shall hand over the Physical and vacant possession of the said Flat to the PURCHASER.

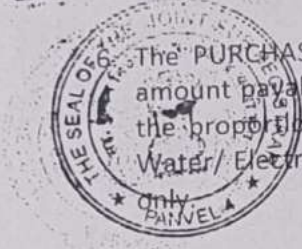

P M Shedge


P M Shedge

4. It is hereby further agreed that in any event after taking over the possession, the PURCHASER shall not have any right to make any grievance in respect of the construction thereof.

पत्र - ४
29.2.2018
98

The SELLER both hereby agrees that he shall sign, and execute all the papers, applications, documents, and do all acts, deeds and things the PURCHASER may require from him to do in order to become members of the Company / Society and also to do the safe - guarding the interest of the SELLER and PURCHASER of all other Flats.



6. The PURCHASER shall from the date of possession, pay the provisional amount payable towards the taxes, maintenance and other charges as per the proportionate share and in case of any deposit is demanded by the Water/ Electricity /Municipal authorities shall be borne by the PURCHASER

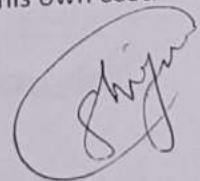
7. The PURCHASER shall maintain at their own costs the Flat acquired by them in the same good conditions, state and order in which it is delivered to them and shall abide by all the bye-laws, rules and regulations of the Government, CIDCO and other concerned bodies and keep INDEMNIFIED the Developers in respect of any such breach, non-performance PURCHASER or non-observance of any of the conditions, rules or bye-laws.

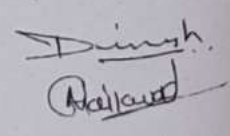
8. After possession of the said Flat is handed over to the PURCHASER if any addition or alteration in or about or relating to said building is thereafter required to be carried out by the PURCHASERS in the said building at their cost and the SELLER shall not in any manner liable or responsible for the same.

9. The SELLER shall keep the PURCHASER fully indemnified from and against any claim under or in respect of any mortgage or charge or encumbrances created by the SELLER and all costs, charges and expenses which the PURCHASER may suffer incur or be put on the behalf.

10. All costs charges and expenses in connection with the cost of the prejudices, engrossing, stamping and registering this Agreement / Conveyance Deed and any other document required to be executed by the PURCHASER, shall be borne by the PURCHASER only.

11. The SELLER do hereby declare that he has paid all the Stamp Duty and Registration charges to the Revenue Authorities and in case any notice of recovery is received by the PURCHASER in respect of this Flat that shall be paid by the SELLER and or settle the same with the Revenue Authorities on his own cost.

 P.M. Sredage



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

13. The Transfer charges payable to Society shall be paid by the Seller & Purchaser Equally.

14. As it is mandatory for disbursement of the loan that all the original documents pertaining to the said Flat should be handed over to ANY NATIONALISED /CO-OP / FINANCIAL INSTITUTIONS so that the loan should be disbursed in time.

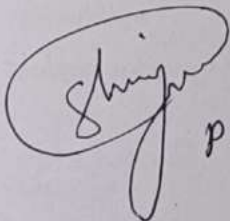
15. The PURCHASER do hereby agree to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the Agreement to Sell/ Sale Deed as it is mandatory to pay the Stamp Duty, Registration Charges as per the Provisions of the Bombay Stamp Act 1958.

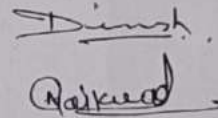
16. The SELLER do hereby covenant and perform the following:

- i) To pay the maintenance charges to the society /Builder till the date of physical possession.
- ii) To pay the Electricity bill till the date of physical possession.
- iii) To pay the Property Tax bill till the date of physical possession.

17. The PURCHASER do hereby agree as follows:

- i) To pay the Stamp Duty and Registration Charges payable to the Revenue authorities.
- ii) To pay the Transfer Charges payable to the CIDCO


P.M. Smedage


Dinku Raikwad

THE TRANSFER CHARGES PAYABLE TO CIDCO

The Transfer charges payable to CIDCO if any for transfer in the name of SELLER in records of CIDCO shall be paid by the SELLER. However the transfer charges for the transfer in the name of the PURCHASER shall be paid by the PURCHASER.

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

SIGNED AND DELIVERED by the
Within named SELLER

MR. MILIND HANAMANT SHEDAGE

Milind Shedage

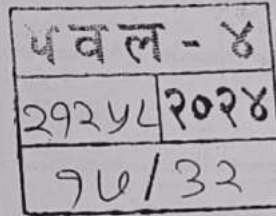


MRS. PRAMILA MILIND SHEDAGE *P M Shedage*



In presence of

- 1) *Sunil Singh Sunil*
- 2) *Prashant Gondega*



SIGNED AND DELIVERED by the
Within named PURCHASER

MR. DINESH BHAUSAHEB GAIKWAD *Dinsh*



MRS. NANDA DINESH GAIKWAD

before marriage

Nandkwal

MS. NANDA VINAYAK PAWAR



In presence of

- 1) *Sunil Singh Sunil*
- 2) *Prashant Gondega*

RECEIPT

Received of and From the within named PURCHASER, **MR. DINESH BHAUSAHEB GAIKWAD & MRS. NANDA DINESH GAIKWAD**, sum of **Rs.2,75,000/- (RUPEES TWO LAKHS SEVENTY FIVE THOUSAND ONLY)** being the **PART PAYMENT** of Flat being :

=====

FLAT NO:	FLOOR	PLOT NO	SECTOR
905	NINETH	56	36
BUILDING NAME	: SHREE SHANKAR HEIGHTS CHS LTD		
NODE	: KAMOTHE, NAVI MUMBAI-410209		
CARPET AREA IN SQ.FT.	: 354		

=====

29292	2028
9L	32

DETAILS OF PAYMENT

CHS NO	DATE	AMOUNT (RS.)	BANK
000046	09/10/2024	Rs.1,01,000/-	HDFC BANK
NEFT	10/11/2024	Rs.100/-	HDFC BANK
IMPS PANVELA	10/11/2024	Rs.43,900/-	HDFC BANK
IMPS	09/12/2024	Rs.75,000/-	HDFC BANK
		Rs.55,000/-	TDS
TOTAL:		Rs.2,75,000/-	

=====

I / WE SAY RECEIVED

Rs.2,75,000/-



(MR. MILIND HANAMANT SHEDAGE)

(MRS. PRAMILA MILIND SHEDAGE)

SELLER

पवल - ४
२९२५८२०२४
९९/३२

353/6086

Wednesday, July 22, 2015

5:45 PM

पावती



पावती क्र.: 6631

दिनांक: 22/07/2015

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल2-6086-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मिलिंद हनमंत शेडगे -

लीदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 940.00

पृष्ठांची संख्या: 47

एकूण:

₹. 30940.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे

६:०४ PM ह्या वेळेस मिळेल.

Joint of Panvel 2

वाजार मूल्य: ₹.2719000 /-

मोबदला: ₹.3400000/-

भरलेले मुद्रांक शुल्क : ₹. 170000/-

1) देवकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹.30000/-

दस्तावेजाचे ऑर्डर क्रमांक: MH002372453201516R दिनांक: 20/07/2015

बँकेचे नाव व पत्ता: IDBI

2) देवकाचा प्रकार: By Cash रक्कम: ₹ 940/-

Shyju



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल २

दस्त क्रमांक : 6086/2015

नोटणी :

Regn.63m

पवेल - ४
२९२५/२०१५
२० ३२

गावाचे नाव : 1) कामोठे



करारनामा

3400000

2719000

1) विलेखाचा प्रकार

2) संरक्षक

3) जाचरणी किंवा जुडी देण्यात असेल किंवा नाही

4) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वात किंवा आदेश अस्तित्वात प्रतिवादिचे नाव व पत्ता

5) दस्तऐवज करून दिल्याचा दिनांक

6) दस्तऐवज नोंदणी केल्याचा दिनांक

7) दस्तऐवजाचा खंड व पृष्ठ

8) दस्तऐवजाच्या मर्यादा नुसार शुल्क

9) दस्तऐवजाच्या मर्यादा नोंदणी शुल्क

10) नोंदणी

1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: सदनिका क्र. 905,नववा मजला,"श्री शंकर हार्डवेअर",प्लॉट-56,सेक्टर-36,कामोठे,नवी मुंबई,ता पनवेल,जिल्हा रायगड क्षेत्र 354 चौ. फुट कारपेट (Plot Number : 56 ; SECTOR NUMBER : 36 ;) इतर हक्क :

1) 354 चौ.फुट पोटखराब क्षेत्र : 0 NA

1): नाव:-में युसा डेव्हलपर्स तर्फे भागीदार प्रशांत बी भद्रा - - वय:-35; पत्ता:-, - , 24, सोलापूर स्ट्रीट, दोनाबंदर, मुंबई. - - नूर बाग MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400009 पॅन नं:-AAAFY7448J

1): नाव:-मिलिंद हनुमंत शेडगे - - वय:-35; पत्ता:-प्लॉट नं: प्लॉट नं-25, सेक्टर-07, माळा नं: - , इमारतीचे नाव: यूनस्केप रॉयल, ब्लॉक नं: आय-201, रोड नं: कामोठे, नवी मुंबई, ता पनवेल, जिल्हा रायगड, महाराष्ट्र, रायगड; पिन कोड:-410206 पॅन नं:-BSFPS2694A

2): नाव:-प्रमिला मिलिंद शेडगे - - वय:-25; पत्ता:-प्लॉट नं: प्लॉट नं-25, सेक्टर-07, माळा नं: - , इमारतीचे नाव: यूनस्केप रॉयल, ब्लॉक नं: आय-201, रोड नं: कामोठे, नवी मुंबई, ता पनवेल, जिल्हा रायगड, महाराष्ट्र, रायगड. पिन कोड:-410206 पॅन नं:-DAMPS0445A



सहदुय्यम निबंधक, वर्ग (पनवेल-२)

पुणे नगरपालिका क्षेत्रातील क्षेत्रातील

पुणे नगरपालिका क्षेत्रातील क्षेत्रातील

(1) जमीन ही आहे ती any Municipal Council, Nagarpanchayat or

पवल - ४
 २९२५८ २०२४
 २९/३३



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Narlman Point,
 Mumbai - 400 021.
 PHONE : (Reception) 00-91-22-6650 0900
 00-91-22-6650 0928
 FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE: 00-91-22-6791 8100
 : 00-91-22-6791 8166



Date: 31 JUL 2014

Ref. No.

CIDCO/BP-7701/TPO (NM & K)/2014/756---

Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	3	5	8	0	2
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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Still +13 floors) [Resi. BUA=3070.639 Sq.mtrs. Total BUA= 3070.639 Sq.mtrs. (No. of Units Resi.-91)] (Free of FSI Fitness Centre BUA = 61.272 Sq.mtrs. & Society Office -BUA = 13.153 Sq.mtrs.)) on Plot No.56, Sector-36 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Dimensions Architects, has been inspected on 19/06/2014 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 24/08/2009 and that the development is fit for the use for which it has been carried out.

पवल - ३
 ६०६६ २०१५
 २०/२०

Manjula
 31/7/14
 (Manjula Nayak)
 Town Planning Officer(BP)
 Navi Mumbai & Khopta

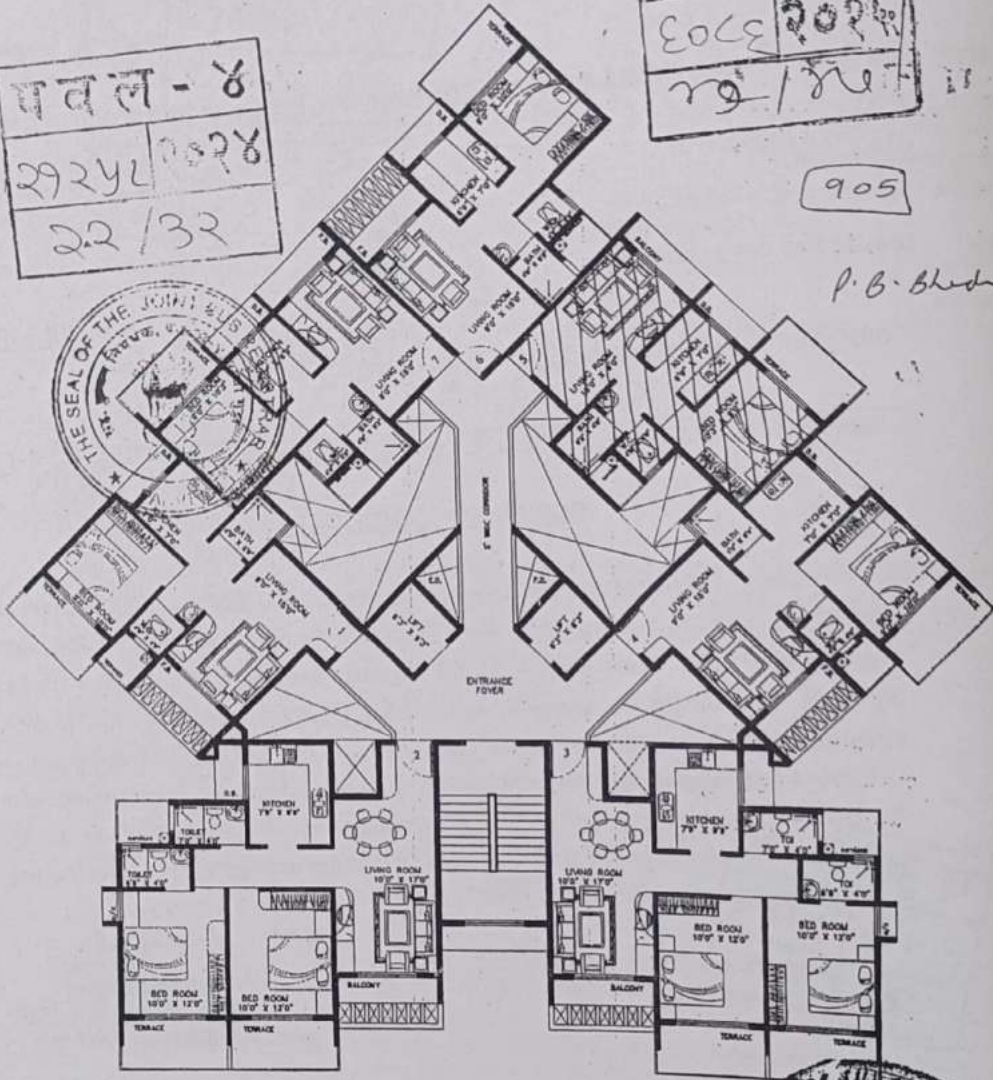


पवेल-४
 २९२५८/०६२४
 २२/३२

पवेल-२
 ६०६६/२०२५
 २९/३५

905

P.B. Shinde



905

TYPICAL FLOOR PLAN
 (1st., 3rd., 5th., 7th., 9th., 11th., & 13th., FLOORS)

Shyju

P.M. Shedge



प व र
२९२५८०२४
२४ ३२



:- नॉदणीचे प्रमाणपत्र :-



नॉदणीचे प्रमाणपत्र (नॉ. नॉ. एन/सिडकी/एच एस् जी (टी. सी.) /वे २५/७/जे टी आर/सन २०१०-२०११)

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

श्री शरद जरे सहकारी

गृहनिर्माण संस्था मर्यादित भूखंड क्र. ५५, सेक्टर-३६,

दादरी, नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नॉदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण "भाडेकरू - सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर



सही

[शरद जरे]

सहनिबंधक

सहकारी संस्था (सिडकी), नवी मुंबई

निर्मांक: १०७७२०१०



महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

विवाह नोंदणी कार्यालय

Marriage Registration Office

तालुका

जिल्हा

Taluka

District

नमुना-'E'/Form 'E'

विवाह नोंदणीचे प्रमाणपत्र

Certificate of Registration of Marriage

पहा क्लॉम ५(१) आणि नियम ५/See Section 5(1) and Rule 5

पवेल - ४
२९२५४२०२४
२५/३२

प्रमाणित करण्यात येते की, पतीचे नाव ... राहणार : ...
आधार क्र. ३१३१३१६२५५५५५ राहणार : ...
आणि पत्नीचे नाव ... राहणार : ...
आधार क्र. ७११४१२१६७०१२९ राहणार : ...
यांचा विवाह दिनांक १२/०५/२०१९ रोजी
(ठिकाणी) येथे विधी संपन्न झाला. त्याची महाराष्ट्र
विनियमन आणि विवाह नोंदणी अधिनियम, १९९८ अन्वये ठेवण्यात आलेल्या नोंदवही च्या खंड क्रमांक ... च्या अनुक्रमांक ... वर दिनांक ... रोजी माझ्याकडून नोंदणी करण्यात आली आहे.

Certified that Marriage between, Husband's name: ...
UID No. 313131625555 Residing at ...
and Wife's name: ...
UID No. 7114121670129 Residing at ...
Solemnized on 12.5.2019 at ...
(place) is Registered by me on ... 120 ...
at Serial No: ... of Volume ... of register of Marriages maintained under the Maharashtra Regulation of Marriage Bureaus and Registration of Marriages Act, 1998.



Signature
Registrar of Marriages
Marriage Office

Place:
Date :



28/32
2924/2022
2 - 10 - 1

भारत सरकार
प्रमिला मिलिंद शेडे
Pramila Milind Shedge
 जन्म तिथि/DOB: 13/04/1990
 महिला/ FEMALE

9543 2511 8409

माझे आधार, माझी ओळख

P.M Shedge

पवल
 2924/2028
 20/32

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

जन्म तिथि/DOB: 13/04/1990
 नाम/Name: PRAMILA MILIND SHEDGE
 पिता या पति/Parent's Name: MR. P. BANPURANG VINKAR

भारत सरकार
मिलिंद हनुमंत शेडे
Milind Hanamant Shedge
 जन्म तिथि/DOB: 12-12-1980
 पुरुष / MALE

4758 3556 5632

आधार - सामान्य माणसाचा अधिकार

Shing

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

मिलिंद हनुमंत शेडे
 MILIND HANAMANT SHEDGE
 हनुमंत शिकु शेडे
 HANAMANT SHIKU SHEDGE

12/12/1980
 आयकर खाते क्रमांक/Income Tax Account Number: BSPP626094

Shing

भारत सरकार
प्रशान्त ललितकुमार गनत्रा
Prashant Lalitkumar Ganatra
 जन्म तिथि/DOB: 17/08/1969
 पुरुष/ MALE

7009 0837 1064
 VID : 9108 5814 3741 5340

माझे आधार, माझी ओळख

Sh

भारत सरकार
 Government of India

सुमित सिंग
 Sumit Singh
 जन्म तिथि/DOB: 04/11/1998
 पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
 इसका उपयोग सर्वप्रथम (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
 ऑफलाइन एक्सएमएल को स्कैनिंग) के साथ किया जाना चाहिए।
 Aadhaar is proof of identity, not of citizenship
 or date of birth. It should be used with verification (online
 authentication, or scanning of QR code / offline XML).

7958 4271 1923

मेरा आधार, मेरी पहचान

Sumit



22/07/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 6086/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2719000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र. 905, नववा मजला, "श्री शंकर हाईट्स", प्लॉट-56, सेक्टर-36, कामोठे, नवी मुंबई, ता पनवेल, जिल्हा रायगड क्षेत्र 354 चौ. फुट कारपेट (Plot Number : 56 ; SECTOR NUMBER : 36 ;) इतर हक्क :
(5) क्षेत्रफळ	1) 354 चौ.फुट पोटखराब क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे युना डेव्हलपर्स तर्फे भागीदार प्रशांत बी भट्टा - - वय:- 35; पत्ता:-, -, 24, सोलापूर स्ट्रीट, दानाबंदर, मुंबई, -, -, नूर बाग, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400009 पॅन नं:-AAAFY7448J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मिलिंद हनमंत शेडगे - - वय:- 35; पत्ता:- प्लॉट नं:- 25, सेक्टर-07, माळा नं:-, इमारतीचे नाव: यूनस्केप रॉयल, ब्लॉक नं: आय-201, रोड नं: कामोठे, नवी मुंबई, ता पनवेल, जिल्हा रायगड, महाराष्ट्र, रायगड. पिन कोड:-410206 पॅन नं:-BSFSP2694A 2): नाव:- प्रमिला मिलिंद शेडगे - - वय:- 25; पत्ता:- प्लॉट नं:- प्लॉट नं:- 25, सेक्टर-07, माळा नं:-, इमारतीचे नाव: यूनस्केप रॉयल, ब्लॉक नं: आय-201, रोड नं: कामोठे, नवी मुंबई, ता पनवेल, जिल्हा रायगड, महाराष्ट्र, रायगड. पिन कोड:-410206 पॅन नं:-DAMPS0445A
(9) दस्तऐवज करून दिल्याचा दिनांक	22/07/2015
(10) दस्त नोंदणी केल्याचा दिनांक	22/07/2015
(11) अनुक्रमांक, खंड व पृष्ठ	6086/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	170000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सहदुय्यम निबंधक, वर्ग
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

353/6086

पावती

Original/Duplicate

Wednesday, July 22, 2015

नोंदणी क्रं. :39म

5:45 PM

Regn.:39M

पावती क्रं.: 6631

दिनांक: 22/07/2015

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल2-6086-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मिलिंद हनमंत शेडगे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 940.00

पृष्ठांची संख्या: 47

एकूण:

रु. 30940.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे

6:04 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

बाजार मूल्य: रु.2719000 /-

मोबदला: रु.3400000/-

भरलेले मुद्रांक शुल्क : रु. 170000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002372453201516R दिनांक: 20/07/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 940/-

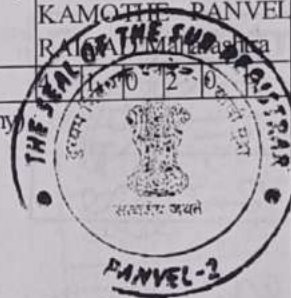
Shyju

Hot Payment Successful. Your Payment Confirmation Number is 56591218



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH002372453201516R	BARCODE	Form ID : Date: 20-07-2015
Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IGR146-PNLI_PANVEL NO 1 SUB REGISTRAR Location	PAN No. (If Applicable)	PAN-BSEPS2694A
Year	Period: From : 20/07/2015 To : 31/03/2099	Full Name	MILIND HANAMANT SHEDAGE AND OTHER ONE
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 905 9 TH FLOOR
0030046401-75	170000.00	Road/Street, Area /Locality	SHREE SHANKAR HEIGHTS SECTOR
0030063301-70	30000.00	Town/ City	36 PLOT 56
	0.00	District	KAMOTHE PANVEL RAJGIRI
	0.00	PIN	
	0.00	Remarks (If Any)	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	200000.00	Amount in words	Rupees Two Lakhs Only
Payment Details: IDBI NetBanking Payment ID : 67828687		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332015072050450	
Cheque- DD No.		Date	20-07-2015
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

पवल-२
२०१६ २०१५
५/१०



P. B. Shedge

Shyju

P. M. Shedge

Sl. No.	Name of the Debtor	Address	Amount	Particulars	Date
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पवल-२
 २०१४
 २/१०



Data of Bank Receipt for GRN MH002372453201516R
Bank - IDBI BANK

Bank/Branch :
Pmt Txn Id : 67828687
Pmt DtTime : 20/07/2015 12:38:31
ChallanIdNo : 69103332015072050450
District : 1301 / RAIGAD
Simple Receipt
Print DtTime :
GRAS GRN : MH002372453201516R
Office Name : IGR146 / PNL1_PANVEL NO 1 SUB REGISTRAR

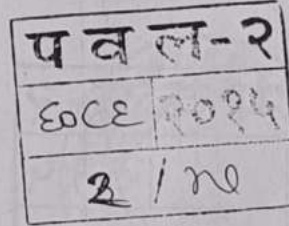
StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 1,70,000.00/- (Rs One Lakh Seventy Thousand Rupees Only)

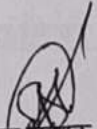
RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25
Prop Mvblty : Immovable
Prop Descr : FLAT NO 9059 TH FLOORSHREE SHANKARHEIGHTS SECTOR , 36PLOT 56 KAMOTHEPANVEL RAIGAD
Maharashtra
410209
Consideration : 34,00,000.00/-
Duty Payer : PAN-BSFPS2694A MILIND HANAMANT SHEDAGE AND OTHER ONE
Other Party : PAN-AAAFY7448J MESSERS YUG DEVELOPERS

Bank Scroll No : 100
Bank Scroll Date : 21/07/2015
RBI Credit Date : 21/07/2015
Mobile Number : 919702898989

Only for verification-not to be printed and used




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Only for verification not to be printed and used

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AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Navi Mumbai on this 22 day of JULY 2015, between **M/S YUG DEVELOPERS, PAN No. AAIFY7448J**, a partnership firm, through its Partner Mr. Prashant B Bhadra, having office at 24, Sholapur Street, Dana Bandar, Mumbai 400 009, hereinafter referred to as "**THE BUILDERS**" (which expression shall unless repugnant to the context or meaning there of shall include their heirs, representatives, administrators, successors and assigns) of the **ONE PART.**

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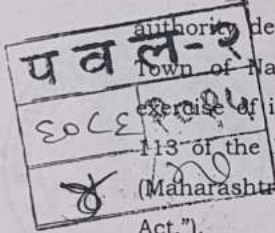
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AND

P-B. Bhat
MILIND. HANAMANT. SHEDAGE &
PRAMILA. MILIND. SHEDAGE Residing
at GREENS CAPE ROYALE, PLOT No 25,
SECTOR - 7, FLAT No. 201, I - Wing,
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, hereinafter called
"THE PURCHASER/S" (which the expression shall unless
repugnant to the context or meaning thereof shall mean and
include his heirs, executors, administrators and assigns) of the
OTHER PART.

WHEREAS The Corporation is the New Town Development
authority declared for the area designated as a site for the New
Town of Navi 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 to as "MRTP
Act.").



AND WHEREAS The State Government is pursuant to Section
113(A) of the said Act acquiring lands described therein and
lands in corporation for development and disposal.



AND WHEREAS by an Agreement to Lease dated 21.8.2007 CIDCO
OF MAHARASHTRA LTD.. agreed to lease a piece of land bearing
plot no. 56, Sector- 36, Kamothe II, Navi Mumbai, Tal. Panvel,
Dist. Thane, Admeasuring about 2047.11 sq.mtrs. under 12.5%
(G.E.S.) scheme to 1) SHRI. SHYAM MADHUKAR JALE 2) SHRI.
SHRIPAT MADHUKAR JALE 3) SHRI. BABURAO MADHUKAR
JALE 4) SHRI. CHANDRAKANT MADHUKAR JALE 5)
YASHWANT MADHUKAR JALE 6) SHRI. SHRAWAN TUKARAM
JALE 7) SHRI. JANARDHAN TUKARAM JALE 8) SHRI.
KASHINATH TUKARAM JALE 9) SHRI. RAJESH TUKARAM
JALE 10) SMT. SHANTIBAI GOVIND MHATRE 11) SHRI.
PANDURANG LILYA TEMBE 12) KRISHNA LILYA TEMBE 13)

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SHRI. TRIMBAK AMBO TEMBE 14) SHRI. NATHURAM SITRARM TEMBE 15) SHRI. SHASHIKANT LAXMAN TEMBE 16) SMT. CHARUBAI LAXMAN TEMBE 17) SHRI. LAXMIKANT VISANJI SOMAYA 18) SHRI. GIRDHARILAL VISANJI SOMAYA 19) SHRI. CHANDRAKANT VISANJI SOMAYA (therein referred to as the Original licensees) for the purpose of construction of building/s thereon. The said Agreement to Lease executed between the parties is duly registered with the sub- Registrar Uran (Panvel-2), on 23.08.2007 under document sr. no. 05787/2007 and receipt no. 5854.

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AND WHEREAS pursuant to the said Agreement to Lease the CIDCO LTD. has handed over the quiet, peaceful and vacant possession of the said plot to the original licensee.

AND WHEREAS original licensees thereafter sold and transferred all their right, title and interest in respect of the said plot to **SHRI. SURESH CHANCHALDAS ASRANI** proprietor of **CHANCHALDAS SONS** builders and Developers by obtaining required permission from CIDCO of Maharashtra Ltd., and accordingly the Tripartite Agreement dated 19.09.2007 has been made and entered in to between CIDCO Ltd. On one part, the original licensees on the Second part and **SURESH CHANCHALDAS ASRANI** proprietor of **M/S CHANCHALDAS SONS**, the new licensee on the third part.



AND WHEREAS the said Tripartite Agreement dated 19.09.2007 executed between the parties is duly registered before Sub - Registrar Panvel on 19.09.2007 under document serial no. PVL1-07491/2007 and receipt no.7490 and accordingly the name of **SURESH CHANCHALDAS ASRANI** proprietor of **M/S CHANCHALDAS SONS** is recorded as the New Licensee in the records of right of CIDCO LTD in respect of the aforesaid plot.

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PATEL DEVELOPERS, a partnership firm, through its partners
1) SHRI. NARENDRABHAI RAVJIBHAI PATEL 2) SMT. INDUBEN
NARENDRABHAI PATEL 3) SHRI. PRAKASH GOVINDABHAI
PATEL 4) SMT. DIPTI PRAKASH PATEL 5) MS. ISHA
NARENDRABHAI PATEL on the Second part and **M/S YUG
DEVELOPERS**, a partnership firm, through its partners 1) SHRI.
BHAVANJI SHANKARLAL BHADRA 2) SHRI. HARGOVIND
SHANKARLAL BHADRA 3) SHRI. PRASHANT BHAVANJI
BHADRA the Subsequent new licensee on the third part.

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AND WHEREAS the said Tripartite Agreement dated 25.07.2008
executed between the parties is duly registered before
Registrar Panvel-3 on 29.07.2008 under document serial no.
PVL3-07102/2008 and receipt no.7282 and accordingly the name
of **M/S YUG DEVELOPERS**, a partnership firm, through its
partners 1) SHRI. BHAVANJI SHANKARLAL BHADRA 2) SHRI.
HARGOVIND SHANKARLAL BHADRA 3) SHRI. PRASHANT
BHAVANJI BHADRA the Subsequent new licensee is recorded as
the Subsequent New Licensees in the records of right of CIDCO
LTD in respect of the aforesaid plot vide its letter dated 04
bearing reference no. CIDCO/ VASAHAAT /12.59 SCHEME/
KAMOTHE/100/2008.



AND WHEREAS **M/S YUG DEVELOPERS** are the lawful owners
and in lawful possession of the aforesaid plot.

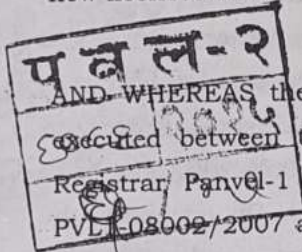
AND WHEREAS **M/S YUG DEVELOPERS** i.e. the builders herein
has obtained the Development permission and Commencement
Certificate from CITY INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED for construction of
the residential building/s on the aforesaid plot of land under the
Ref. No. CIDCO/BP/ATPO/861 dated 24.08.2009.

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AND WHEREAS **SURESH CHANCHALDAS ASRANI** proprietor of **M/S CHANCHALDAS SONS** thereafter sold and transferred all his right, title and interest in respect of the said plot to **M/S PATEL DEVELOPERS** by obtaining required permission from CIDCO of Maharashtra Ltd., and accordingly the Tripartite Agreement dated 12.10.2007 has been made and entered in to between CIDCO Ltd. On one part, **SHRI. SURESH CHANCHALDAS ASRANI** proprietor of **M/S CHANCHALDAS SONS** builders and Developers on the Second part and **M/S PATEL DEVELOPERS**, a partnership firm, through its partners 1) **SHRI. NARENDRABHAI RAVJIBHAI PATEL** 2. **SMT. INDUBEN NARENDRABHAI PATEL** 3) **SHRI. PRAKASH GOVINDABHAI PATEL** 4) **SMT. DIPTI PRAKASH PATEL** 5) **MS. ISHA NARENDRABHAI PATEL** the Subsequent new licensee on the third part.



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WHEREAS THE BUILDERS commenced the construction of the Residential building thereon namely "**SHREE SHANKAR HEIGHTS**" consisting of Ground plus 13 upper floors as per the plans and specification duly approved by the TOWN PLANNING Authority of CIDCO Ltd.

AND WHEREAS THE BUILDERS are entitled to sell the Flat/s to be constructed on the said plot.

AND WHEREAS the BUILDERS have right to sell the Flat/s in the said building to be constructed by the BUILDERS on the said plot and to enter into Agreements individually with the Purchaser/s of the said Flat/s and to receive the sale price in respect thereof.

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AND WHEREAS the BUILDERS are the lawful owner of the Flat bearing No. 905, on 9 th Floor, admeasuring about 354 sq. Ft. of Carpet area in the " SHREE SHANKAR HEIGHTS " building to be constructed on the said plot no. 56, Sector- 36, Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad (hereinafter referred to as the said Flat) and are in lawful possession of the same.

AND WHEREAS the BUILDERS are the lawful owner of the Flat bearing No. 905, on 9th Floor, admeasuring about 354 sq. Ft. of Carpet area in the "**SHREE SHANKAR HEIGHTS**" building to be constructed on the said plot no. 56, Sector- 36, Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad (hereinafter referred to as the said Flat) and are in lawful possession of the same.

AND WHEREAS the Purchaser/s demanded from the BUILDERS and the BUILDERS has given inspection to the Purchaser/s of all the documents of title relating to the said plot and plans, designs and specifications prepared by the ARCHITECTS and of such other documents as the specified under the Maharashtra Ownership Flats Act 1962 (hereinafter referred to as "THE SAID ACT") and the rules made there under.

AND WHEREAS the PURCHASER/S have approached to the BUILDERS to acquire from the BUILDERS Flat No. 905, on 9th floor, admeasuring about 354 sq. ft. carpet area in the "**SHREE SHANKAR HEIGHTS**" building to be constructed on the said

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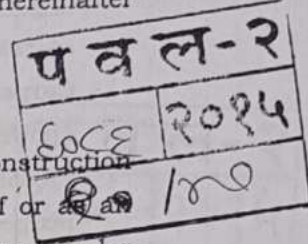
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plot and BUILDERS agreed to assign all their rights, title and interest in the said flat for a total consideration of Rs.

3400000 /- (Rupees THIRTY FOUR LAKHS
ONLY - 2 only)

exclusive of the price of development charges, M.S.E.D.C and Water deposits, and the common areas and facilities appurtenant to the said flat and on the terms and condition hereinafter appearing.

AND WHEREAS the Builders shall carry out the construction activity on their own account not for and on behalf of or as an agent of the Flat Purchaser(s) and the conveyance of land under construction in favor of the housing society, limited company and/or common organization shall take place only after the building is ready for occupation and the transfer of interest in the Flat under construction shall take effect only after the building is ready for occupation.



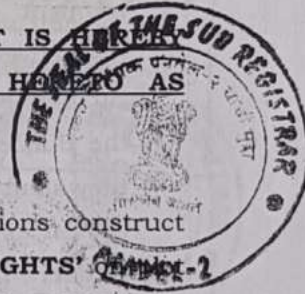
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS:-**

- 1) The Builders shall under the normal conditions construct building(s) known as 'SHREE SHANKAR HEIGHTS' no. 56, Sector- 36, Kamothe , Navi Mumbai, Tal. Panvel, Dist. Raigad, as per the plans, designs and specifications inspected and approved by the Purchaser(s) with such variations and modifications as the Builders may consider necessary or as may be required by any public authority to be made in any of the Premises. The Purchaser(s) hereby consent to such variations. The Purchaser(s) has / have prior to the execution of this Agreement satisfied himself/ herself/themselves about the title of the Builders to the said Plot and no requisition or objection shall be raised upon the Builders in any matter relating thereto.

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2) The Purchaser(s) hereby agree to acquire the said **Flat No.** 905 on the 9th **floor** of the building known as "**SHREE SHANKAR HEIGHTS**" admeasuring 354 Sq. Ft. Carpet area inclusive of Enclosed Balcony and Cupboards as shown on the plan (hereinafter called "THE SAID PREMISES") for the lump sum price of Rs. 34,00,000/- (Rupees Thirty four lakhs only Only).

3) The Purchaser(s) agree to pay to the Builders the purchase price of Rs. 34,00,000/- (Rupees Thirty four lakhs only Only) as per the payment schedule set out in the Second Schedule

hereunder written. If the Purchaser(s) commit default in payment of any of the installments aforesaid on their respective dates (time being essence of the contract), the Builders shall be at liberty to terminate this Agreement. On the Builders terminating this Agreement under this clause, they shall be at liberty to sell the said Premises to any other person as the Builders may deem fit at such price as the Builders may determine and the Purchaser(s) shall not be entitled to question such sale or to claim any amount whatsoever from the Builders. The amount received till the date of termination of the Agreement will be refunded to the Purchaser(s) after deducting 20% (Twenty Percent) of the total Agreement value of the Premises and the total interest payable due to delayed payments of the previous installments till the date of cancellation by the Builders to the Purchaser(s) only after the Builders have disposed off/sold the said premises to any other Purchaser(s).

4) **The above purchase price does not include the following charges:**

a) Stamp duty, registration and other charges payable to the concerned authorities.

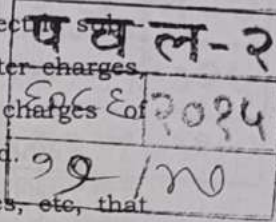
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- b) Water connection charges, electricity connection charges, infrastructure development charges and drainage charges.
- c) Electric cable laying charges.
- d) Land and development building charges.
- e) Legal charges for documentation.
- f) Transfer fees payable to CIDCO Ltd.
- g) Water Resource Development Charges.
- h) Service charges of electric connection/ electric station, water connection deposit and meter charges development charges and any other charges deposits payable to any authority concerned.
- i) Service Tax, VAT, any other taxes, cesses, etc, that shall be levied or become leviable by CIDCO or any other Government Authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.



5) The Builders shall in respect of any amount unpaid by the Purchaser(s) under this Agreement have a first lien and/or charge on the said Premises agreed to be paid by the Purchaser(s).



6) Any delay or indulgence by the Builders in enforcing the terms of this Agreement or forbearance on their part or giving extensions of time by the Builders to the Purchaser(s) for payment of purchase price in installments or otherwise, shall not be construed as a waiver on the part of the Builders of any breach of this Agreement by the Purchaser(s) nor shall the same in any manner prejudice the rights of the Builders. Without prejudice to the Builders rights under this Agreement and/or in law, the Purchaser(s) shall be liable to pay delay payments charges at the rate of 24% (Twenty Four Percent) per annum on all amounts due and payable by the

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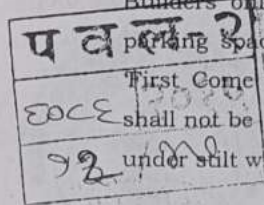
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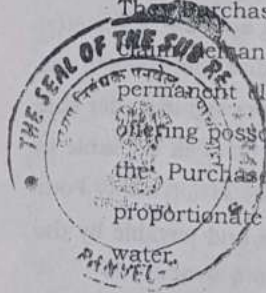
Purchaser(s) under this Agreement. (If such amount remains unpaid for 10 (Ten) days after its due date/demand).

7) The Builders shall not be liable for any loss, damage or delay due to M.S.E.D. Co. Ltd. causing delay in sanctioning and supplying electricity or due to the Corporation/Local authority concerned causing delay in giving/supplying permanent water connection/drainage connection or such other service connections necessary for issuance of occupancy certificate and for using/occupying the said premises.

8) The Purchaser(s) is/are aware and the Purchaser(s) expressly agree that the parking space in the compound of the said Building(s) and under the stilts in the compound shall belong to and be at the complete disposal of the Builders only. The Builders shall be entitled to allot the parking space to the Purchaser(s) of the said Premises on 'First Come First Serve' basis and the Purchaser(s) herein shall not be entitled to car parking space whether open or under stilt without allotment letter for the same.



9) On getting the Occupancy Certificate the Builders shall be at liberty to hand over possession of the said Premises to the Purchaser(s) even though permanent electricity and water connections are not sanctioned by the respective authorities. The Purchaser(s) shall not be entitled to make any claim against and on the Builders for the delay in getting the permanent electric and water connections. On the Builders offering possession of the said Premises to the Purchaser(s), the Purchaser(s) shall be liable to bear and pay their proportionate share in the consumption of electricity and water.



10) Possession of the said Premises shall be delivered by the Builders to the Purchaser(s) by 15th August 2015. The Builders shall not incur any liability if they are unable to deliver possession of the said Premises by the date aforesaid

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if the completion of the Building is delayed by reasons of non-availability of steel or cement or such other materials or also in event of non receipt of funds from the client holders as per the schedules of payment or by reasons of war, civil commotion or any act of God or if non-delivery of possession is a result of any Notice, Order, Rules, Notification of the Government, Court of Law and/or any other public authority or for non availability of water and/or electricity connection from the concerned authorities or for any reasons unforeseen or beyond the control of the Builders or due to force majeure.

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- 11) Upon possession of the said Premises being delivered to the Purchaser(s) he/she/they shall be entitled to the occupation of the said Premises. The Purchaser(s) shall have no claim against the Builders in respect of any items of work in the said Premises commencing a week after notice is given by the Builders to the Purchaser(s) that the said Premises is ready for use and occupation. The Purchaser(s) shall then be liable to bear and pay all taxes and charges for electricity and other services and outgoings payable in respect of the said Premises from the date from which the Builders obtain the Occupancy Certificate from the Corporation.
- 12) The Purchaser(s) shall have no claim, say and effect in respect of the particular Premises hereby agreed to be acquired i.e. to any open spaces, etc. which will remain the property of the Builders until the whole property is transferred to the proposed Co-operative Society or a Limited Company or any other legal body as the case may be subject however to such conditions and covenants as the Builders may impose.
- 13) If there is any increase in F.S.I. or any other benefits then such benefits shall go to the Builders. The Purchaser(s) or the members of the proposed Co-operative Society, Limited Company or legal body shall not raise any objections to the Builders utilizing such increased FSI and/or using/appropriating such benefits.



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14) The Purchaser(s) agree(s) and binds himself /herself /themselves to pay regularly every month by the 5th (Fifth) of each month to the Builders until the Lease or the transfer of the property is executed in favor of the Co-operative Society or Limited Company or Other Legal Body as the case may be the proportionate share that may be decided by the Builders or co-operative society or limited company or legal body as the case may be in the following outgoing:

a) Insurance Premium.

b) All Municipal assessment bills and taxes and outgoing that may from time to time be levied against the said plot and/or building, water taxes and other charges.

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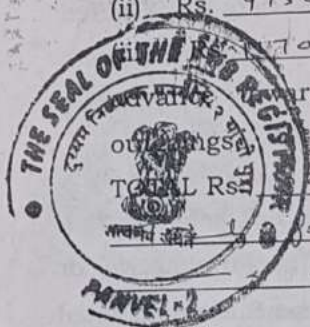
c) Outgoings for the maintenance and management of the Building, common light and other out goings and collection charges incurred in connection with the said plot.

d) The Purchaser(s) shall initially deposit with the Builders before taking possession of the said Premises

(i) Rs. 15000/- for share money and membership fee.

(ii) Rs. 97500/- Development Charges.

700/- provisional outgoings for 12 months in regards proportionate share of taxes and other



outgoings
TOTAL Rs. 24200/- (Rupees One Lakh
Four Thousand Two Hundred
Only/-).

e) It is agreed that in the event the Corporation levies any additional charges or cusses over and above the lease premium from the Builders by way of Deposits, Water Resources Development Charges and/or Land and Building Development Charges, Transfer Charges, infrastructure development charges etc. the Purchaser(s) shall pay the proportionate of such

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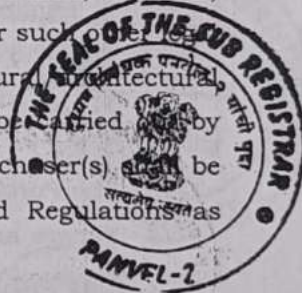
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charges, cesses, deposits as may be demanded by the Builders from time to time.

15) The Builders shall maintain separate account in respect of the sums received from the Purchaser(s) as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Limited Company or any Other Legal Body to be formed or towards the out goings and shall utilize the amounts only for the purpose for which they have been received.

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16) It is agreed that if one or more of such Flats/Shops are not taken/purchased or occupied by any person other than the Builders at the time the Building is ready for part occupation/occupations, the Builders will be deemed to be the Owners thereof until such Flat/Shop are agreed to be sold by the Builders. The Purchaser(s) shall from the date of possession maintain the said Flat/Shop at his/her/their own cost in a good and tenantable condition and shall not do or suffer to be done anything to the said building or the said Flat/Shop, staircase and common passages which may be against the rules or bye-laws of the Corporation, Builders, Co-operative Society or Limited Company or such body as the case may be. No structural or architectural alteration/ modification or changes shall be carried out by the Purchaser(s) to the Flat/Shop. The Purchaser(s) shall be responsible for breach of any Rules and Regulations as aforesaid.



17) So long as each Purchaser(s) in the said building shall not be separately assessed, the Purchaser(s) shall pay proportionate part of the assessments, taxes, cesses etc. to the Co-operative Society or Limited Company or the Legal Body, as the case may be whose decision shall be final and binding upon the Purchaser(s).

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18) The Purchaser(s) shall not at any time demolish or cause to be demolished the said Premises or any part thereof agreed to be taken by him/her/them nor shall he/she/they at any time make or cause to be made any additions or alterations of whatsoever nature to the said Premises. The Purchaser(s) shall not permit the closing of verandah or lounges or balconies or terrace or make any alteration in the elevation and outside colour scheme of the Flat/Shop to be acquired by him/her/ them.

19) The Purchaser(s) shall not store in the said Premises any goods of hazardous or combustible nature or which tend to effect the construction or the structure of the said building or cause damage to the occupants of the building.

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The said building shall always be known as "SHREE SHANKAR HEIGHTS". The name of the Co-operative Society or Limited Company or Other Legal Body to be formed, may bear the same name. The name of the building however shall not be changed under any circumstances.

21) The Purchaser(s) shall be bound from time to time to sign all papers and documents with regard to the formation of the Co-operative Society or Limited Company and/or Legal Body and to do all the other things as the Builders may require him/her/them to do from time to time for safeguarding the interest of the Builders and of other Purchaser(s) of the other Premises in the said building. Failure to comply with the provisions of this clause will render this Agreement ipso facto null and void.

22) Upon formation of the Co-operative Society, Limited Company or Legal Body and on completion of the Buildings on the said plot of land, the Builders shall execute the necessary Assignments/Transfers in favour of such Co-operative Society, Limited Company or Legal Body. The

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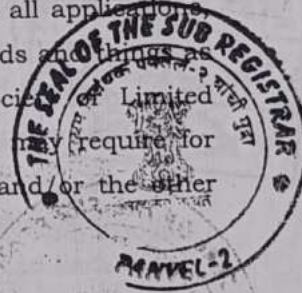
stamp duty, registration fee and legal charges shall be borne and paid by the Purchaser(s) proportionately.

23) Provided it does not in any way effect or prejudice the rights of the said Premises, the Builders shall be at liberty to sell, assign, transfer or otherwise deal with their rights and interest in the said plot and in the building to be constructed thereon.

24) Nothing contained in these presents is intended to be nor shall be construed to be a grant, demise or assignment of the said plot or any part thereof or of the said building or any part thereof.

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25) The Purchaser(s) shall not let, sub-let, transfer or assign or part with possession of the said Flat/Shop without the prior consent in writing of the Builders until all the dues payable by him/her/them to the Builders under this Agreement are fully paid. The Purchaser(s) and the persons to whom the said Premises is let, sub-let, transferred, assigned or given possession of, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Builders and/or the Co-operative Society Limited Company and/or Legal Body as the case may require for safeguarding the interest of the Builders and/or the other Purchaser(s) in the said building.



26) The Purchaser(s) and the person to whom the said Premises is let, Sublet, transferred, assigned or given possession of, shall observe and perform all the Bye-laws, rules and regulations which the co-operative society or limited company at the time of registration may adopt and all the provisions of the Memorandum and Articles of Association of the limited company when incorporated and all the additions, alterations or amendments thereof for protection and maintenance of the said building and the said Premises and all the rules and regulations and the bye-laws for the

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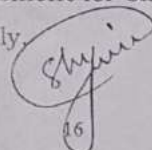
time being of the Corporation or local authority or Government or other public bodies. The Purchaser(s) and the persons to whom the said Premises is let, sub-let, transferred, assigned or given possession of shall observe and perform and stipulate conditions laid down by such Co-operative Society or Limited Company or Legal Body as the case may be regarding the occupation and use of the building and/or the said Premises and shall pay and contribute regularly and punctually towards the taxes or expenses or other outgoings in accordance with the terms and conditions of this Agreement.

27) Subject to what is mentioned in Clause Nos.-22 and 23, the Builders will form a Co-operative Society or Limited Company or Legal Body after having sold all the Premises to the Purchaser(s). All the Purchaser(s) shall extend their necessary Co-operation in the formation of the Co-Operative Society or the Limited Company. On the co-operative society or legal body being registered or the Limited Company being incorporated, the right of the Purchaser(s) will be recognized by the said Co-operative Society or Limited Company or Legal Body and the rules and regulations framed by them shall be binding on the Purchaser(s).

28) The Builder's Advocate shall prepare and/or approve the documents to be executed in pursuance of this Agreement and also the bye-Laws of the Co-operative Society or the Memorandum and Articles of Association of the Limited Company or of the Legal Body in connection with the formation and registration of the co-operative society or incorporation for the limited company or legal body. His costs shall be borne and paid by the Purchaser(s) proportionately.

29) The stamp duty and registration charges and other charges incidental to this Agreement for sale shall be borne and paid by the Purchaser(s) only.

P. B. Bhatnagar



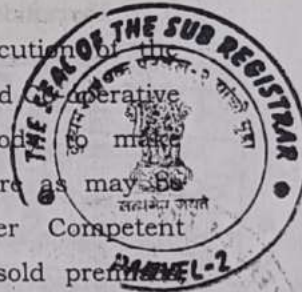
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30) In case any security deposit or any other charges are demanded by any Authority for the purpose of giving water, electricity, sewerage, drainage and/or any other appropriate connection to the said building the same shall be payable by all the Purchaser(s) in proportionate share and the Purchaser(s) agrees to pay on demand to the his/her/their share of such deposits/charges.

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31) If at any time, any development and/or betterment charges and/or any other levy is demanded or sought to be recovered by the Corporation, Government and/or any other public authority in respect of the said plot and/or building the same shall be the responsibility of the Purchaser(s) of the said building and the same shall be borne and paid or reimbursed and recovered from all the Purchaser(s) in proportionate share.

32) The Builders shall have a right until execution of the Transfer/ Assignment in favour of the proposed Cooperative Society or Limited Company or Legal Body to make additions, alterations put additional structure as may be permitted by the Corporation and Other Competent Authorities. Such addition, alterations, unsold pre-erected structures will be the sole property of the Builders who will be entitled to dispose off the same in any way they choose and the Purchaser(s) hereby consent to the same.



33) The unsold terrace of the building including the parapet wall shall always remain the property of the Builders and the Builders shall also be entitled to display advertisement on the walls or the water tanks standing on the terrace and the Builders shall be exclusively entitled to the income that may be derived by display of the said advertisement(s). The agreement with the Purchaser(s) of the other Flat/Shop in the said building shall be subject to the aforesaid right of the Builders who shall be entitled to use the unsold terrace

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Signature 17

P. M. Shedge

including parapet wall and the walls and the water tank therein for any purpose including the display of advertisement and signboards.

34) It is expressly agreed and confirmed by the Purchaser(s) that the terraces which are attached to the respective Flats/Shops will be in exclusive possession of the said Purchaser(s) of the said Flat and other Purchaser(s) will not in any manner object to the Builders selling the Flat/Shop with an attached terrace with exclusive rights of the said Purchaser(s) to use the said terraces.

35) The Purchaser(s) shall maintain at his/her/their own cost the said Flat agreed to be purchased by him/her/them in the same condition, state and order in which it is delivered to him/her/ them and shall abide by all bye-laws, rules and regulations of the Government of Maharashtra, Maharashtra State Electricity Distribution Co. Ltd., Corporation, and any other Authorities and local bodies and shall attend to; answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.

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All notices to be served on the Purchaser(s) as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser(s) by registered post or under certificate of posting at his/her/their address specified below:

GREENSCAPE ROYALE PLOT NO. 25
SECTOR 7, FLAT NO. 201
"I" WING, KAMOTHE

37) The Purchaser(s) shall lodge this Agreement with Sub-Registrar of Assurances at Panvel, Dist.-Raigad and intimate well in advance to the Builders the number under which the

P. B. Blakhe

Shyju

P. M. S. Reddy

BUILDERS & DEVELOPERS

24, Sholapur Street, Dana Bunder, Mumbai - 400 009. Tel. No. 98694 73578



DEVELOPERS

Date: 1/8/2015

To,

**Mr. Milind H. Shedage &
Mrs. Pramila M. Shedage**
Flat No. 905, 9th Floor,
Shree Shankar Heights,
Plot No. 56, Sector - 36,
Kamothe II, Navi Mumbai,
Tal. Panvel, Dist. Raigad

Sub: Possession Letter.

We hereby give physical, vacant and peaceful possession to **Mr. Milind H. Shedage & Mrs. Pramila M. Shedage** of Flat No. 905 on 9th floor of Shree Shankar Heights, Plot No. 56, Sector - 36, Kamothe II, Navi Mumbai, Tal. Panvel, Dist. Raigad; subsequent to receiving the consideration amount of the above said flat.

As agreed upon the Terms & Conditions of the Sale Agreement, all the bye law and rules of society will be binding upon you.

At the time of handing over possession, we have handed over the Flat finished with all amenities as agreed and as per terms and conditions provided in the agreement and there is no work balance and you have verified the same. Please acknowledge.

For YUG DEVELOPERS

P. B. Shinde
PARTNER

We, **Mr. Milind H. Shedage & Mrs. Pramila M. Shedage** have received the physical possession of the Flat No. 905, on 9th floor, in Shree Shankar Heights. We have inspected the flat and the amenities and we are satisfied about the flat and have no complaints. We agree to abide by the terms and regulations of the Sale Agreement, pay all taxes, maintenance charges and co-operate with the existing Society members.

Shinde
Mr. Milind H. Shedage

P. M. Shedage
Mrs. Pramila M. Shedage

BUILDERS & DEVELOPERS

24, Sholapur Street, Dana Bunder, Mumbai - 400 009. Tel.:No. 98694 73578



DEVELOPERS

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Shijun
Mr. Milind H. Shedage

P. M. Shedage
Mrs. Pramila M. Shedage



BUILDERS & DEVELOPERS

24, Sholapur Street, Dana Bunder, Mumbai - 400 009. Tel.:No. 98694 73578

DEVELOPERS

Date: 27/2/2016

To,
Mr. Milind H. Shedage & Pramila M. Shedage
Flat No. 905, 9th Floor, "Shree Shankar Heights",
Plot No. 56, Sector-36, Kamothe, Navi Mumbai.

Sub:- Allotment of Parking.

Ref:- Request letter for allotment of Parking.

Dear Sir,

We are pleased to record that Pursuant to your request letter dated 24/1/2016. We have agreed to allot you one car Park in the Stilt ie: Stilt Parking No. 12 in the Building Known as "Shree Shankar Heights", Plot No. 56, Sector-36, Kamothe, Navi Mumbai.

Thanking You,
Yours Faithfully,

For YUG DEVELOPERS

P. S. Shedage
PARTNER

We hereby accept this allotment.

Mr. Milind H. Shedage

P. M. Shedage

Pramila M. Shedage

BUILDERS & DEVELOPERS

24, Sholapur Street, Dana Bunder, Mumbai - 400 009. Tel: No. 98694 73578



DEVELOPERS

Date: 27/2/2016

To,

Mr. Milind H. Shedage & Pramila M. Shedage
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Thanking You,

Yours Faithfully,

For YUG DEVELOPERS

P. M. Shedage
PARTNER

We hereby accept this allotment.

Mr. Milind H. Shedage

P. M. Shedage
Pramila M. Shedage

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Date : 24 AUG 2009

Ref. No. CIDCO/BP/ATPO 861

To,
M/s Yag Developers
24, Solapur Street, Dana Bunder Mumbai
Mumbai.

Sub:- Development Permission for Residential Building on Plot no. 56, Sector-36
at Kamothe (12.5% scheme), Navi Mumbai.

- REF:-1) Your architect's application dated 29/09/2008 & 20/08/2009.
2) Final Transfer order has been issued by M(TS) vide letter dtd.04/08/2008
3) Delay condonation NOC issued by MTS(II) vide letter dtd. 15/10/2008
4) 50% IDC paid vide Challan no. 120900, dtd. 31/07/2009 Rs. 10,24000/-
5) Fire NOC has been issued by Fire Officer vide letter No. dtd.15/04/2009

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot no.56, Sector -36 at Kamothe (12.5% scheme), Navi Mumbai.

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

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

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

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

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before occupancy certificate.

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

Since you have paid 50% IDC amounting Rs.10,24000/- vide challan no.120900, dtd.31/17/2009, you may approach to the Office of Executive Engineer (Kamothe) to get the sewerage connection to your plot.

Thanking you,



Yours faithfully,
V. Venu Gopal
(V. Venu Gopal)
Sr. Planner (BP)

24 AUG 2009

CITY & 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 XXIV) of 1966 to

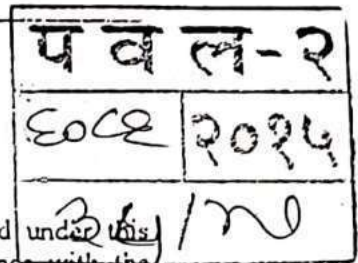
M/s. Yug Developers.

Plot No 56 Road No. - Sector 36 Node Kamothe (12-57 Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bldg. (Gr. floor + 13th floor.)

Total Resi. B.V.A. = 3067.371 sq. mtrs.

(Nos. of Residential Units 91 Nos. of Commercial units NIL)



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

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.



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

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 10,500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the lighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
11. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the construction site indicating following details :-

a]	Name and address of the owner/developer, Architect and Contractor.
b]	Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference along with description of its boundaries.
	Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.

- d] Number of Residential Flats/Commercial Units with areas
- e] Address where copies of detailed approved plans shall be available for inspection.
- ii] In form of an advertisement, giving all the detailed mentioned in (i) shall be published in two widely circulated newspapers one of which shall be in regional language



11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. F/AR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

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

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

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

Handwritten signature
24/12/15

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C. TO: ARCHITECT
m/s. Dimensions
Vashi.

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KIIR/PNI/KLM/DRON)
4. EE(Ws)

