

529/668

Saturday, January 11, 2025

11:24 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 741 दिनांक: 11/01/2025

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-668-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विकी प्रमोद सुतार --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11:42 AM ह्या वेळेस मिळेल.

Joint Sub Registrar, Pavnal-2,

सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

बाजार मूल्य: रु.5543150.34/-

मोबदला रु.6500000/-

भरलेले मुद्रांक शुल्क : रु. 455000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125114101055 दिनांक: 11/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014164955202425E दिनांक: 11/01/2025

बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी

मुख्यदस्तावेज प्राप्त झाला.

सह दुय्यम निबंधक, पनवेल ५.(वर्ग-२)

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 668/2025

नोंदणी :

Regn:63m

11/01/2025

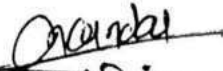
गावाचे नाव : खारघर

|   |  |
|---|--|
| (1) विलेखाचा प्रकार   | करारनामा   |
| (2) मोबदला  | 6500000  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 5543150.34   |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र. 20/3,दर-रु.92,300/- प्रती चौ. मी. सदनिका क्र. 704,सातवा मजला,वैशणवी धाम सी. एच. एस. लि.,प्लॉट नं. ई-77,ई-78,सेक्टर नं. 3,खारघर,ता. पनवेल,जि. रायगड. क्षेत्र-45.65 चौ. मी. कारपेट(54.78 चौ. मी. बिल्टअप)+ 6.04 चौ. मी. टेरेस( ( Plot Number : ई-77, ई-78 ; SECTOR NUMBER : 3 ; ) ) |
| (5) क्षेत्रफळ   | 1) 45.65 चौ.मीटर   |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |  |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-सुषमा दास वार्डफ ऑफ ए. बी. दास - - वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी-2/9, आर. बी. आय. कॉलोनी, सी.बी.डी., बेलापूर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ABYPD7120R  |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-विकी प्रमोद सुतार - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शंकर मंदीराजवळ, नागाव, रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पिन कोड:-402301 पॅन नं:-DBFPS8584G   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 11/01/2025   |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 11/01/2025   |
| (11) अनुक्रमांक, खंड व पृष्ठ  | 668/2025   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 455000   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000  |
| (14) शेरा   |  |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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

CHALLAN  
MTR Form Number-6



|                      |                                   |               |                           |   |   |         |
|----------------------|-----------------------------------|---------------|---------------------------|---|---|---------|
| GRV                  | MH014164955202425E                | BARCODE       | Date 10/01/2025-20:11:48  |   | Form ID                                   | 25.2    |
| Department           | Inspector General Of Registration |               | Payer Details             |   |   |         |
| Type of Payment      | Stamp Duty                        |               | TAX ID / TAN (If Any)     |   |   |         |
| Office Name          | PNL5_PANVEL NO 5 SUB REGISTRAR    |               | PAN No.(If Applicable)    | DBFPS8584G  |   |         |
| Location             | RAIGAD                            |               | Full Name                 | VIKI PRAMOD SUTAR                                     |   |         |
| Year                 | 2024-2025 One Time                |               | Flat/Block No.            | FLAT NO. 704, 7TH FLOOR, VAISHANAVI DHAM              |   |         |
| Account Head Details |                                   |               | Premises/Building         | CHS LTD.,   |   |         |
|                      |                                   | Amount In Rs. | Road/Street               | PLOT NO. E-77, E-78, SECTOR NO. 3, KHARGHAR, BELPADA, |   |         |
| 0030046401           | Stamp Duty                        | 455000.00     | Area/Locality             | TAL. PANVEL, DIST. RAIGAD                             |   |         |
| 0030063301           | Registration Fee                  | 30000.00      | Town/City/District        |   |   |         |
|                      |                                   |               | PIN                       | 4   | 1   | 0 2 1 0 |
|                      |                                   |               | Remarks (If Any)          | PAN2=ABYPD7120R~SecondPartyName=SUSHMA DAS~CA=6500000 |   |         |
|                      |                                   |               | Amount In                 | Four Lakh Eighty Five Thousand Rupees Only            |   |         |
|                      |                                   |               | Words                     | ४ / ४०  |   |         |
| Total                |                                   |               | 4,85,000.00               |   |   |         |
| Payment Details      |                                   |               | FOR USE IN RECEIVING BANK |   |   |         |
| BANK OF MAHARASHTRA  |                                   |               |                           |   |   |         |
| Cheque-DD Details    |                                   |               | Bank CIN                  | Ref. No.  | 0230004202501051184031469628              |         |
| Cheque/DD No.        |                                   |               | Bank Date                 | RBI Date  | 10/01/2025-20:00:00 Not Verified with RBI |         |
| Name of Bank         |                                   |               | Bank-Branch               |   | BANK OF MAHARASHTRA                       |         |
| Name of Branch       |                                   |               | Scroll No. , Date         |   | Not Verified with Scroll                  |         |

पवल - ५  
६६६ २०२५  
४ / ४०



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी चलान लागू नाही.

*Sushma*

*Prane*

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE AND ENTERED INTO AT KHARGHAR, NAVI MUMBAI, ON THIS 11<sup>TH</sup> DAY OF JANUARY 2025.

BETWEEN

**SMT. SUSHMA DAS W/O.A. B. DAS (PAN NO.ABYPD7120R)**, an adult, Indian Inhabitant and having residing at D-2/9, RBI Colony, C.B.D. Belapur, Navi Mumbai -400 614, Tal.Thane, Dist.Thane, (hereinafter referred as '**THE TRANSFEROR / SELLER**' which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators, attorney and assigns) of the **FIRSTPART**.

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| EEL       | २०२५ |
| ६ / ३०    |      |

AND

**MR. VIKI PRAMOD SUTAR (PAN NO.DBFPS8584G)** an adult, Indian Inhabitant and having address at Near Shankar Mandir, Nagaon, Raigad, Maharashtra Pin-402 301, hereinafter referred as "**THE TRANSFEREE / PURCHASER**" which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.



**WHEREAS:**

A) The City & Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) is a Government undertaking (hereinafter referred to as "THE CORPORATION"). The Corporation is a new town development authority declared for the area designated as the Site for the new town of Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional And Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act"). The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021.

*(Signature)*  
V.P. Sutar

*(Signature)*  
Sushma

B) The State Government has acquired lands within the designated area of Belpada, Kharghar and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act.

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

D) AND WHEREAS the corporation by its letter of allotment has allotted a piece and parcels of land bearing Plot No.E-77, admeasuring about 974.41 sq. mtrs, situated at Sector-3, Kharghar (Belpada), Navi Mumbai, Tal. Panvel Dist. Raigad (under 12.5% G. E. S. scheme) to 1.Shri. Devram Kalya Barse, 2.Shri.avalaram Kalya Barse, 3.Smt.Jayvantibai Devram Barse, 4.Smt.Parvatibai Savalaram Barse (therein referred to as the allottees).

E) And whereas thereafter upon payment of lease premium in full to the corporation, the corporation has entered into the Agreement to Lease dated 25<sup>th</sup> January 2005 (hereinafter referred to as the said Agreement) with the 1.Shri. Devram Kalya Barse, 2.Shri.avalaram Kalya Barse, 3.Smt.Jayvantibai Devram Barse, 4.Smt.Parvatibai Savalaram Barse, (therein & hereinafter referred to as the Original Licensee) the corporation has leased the above described Plot of land to the original licensees on terms and conditions and upon covenants mentioned therein for a period of 60 years with a right to enter the plot premises and to develop (for the purpose of erecting residential buildings) as permissible

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under General Development Control Regulations for Navi Mumbai 1975, a more particular description of the said plot is given in the schedule hereunder written. And the said Agreement to Lease is registered at Sub-Registrar office Panvel/Uran vide Document no.URAN-02980/2005 dated 23/03/2005.

F) By Development Agreement and Power of Attorney both dated 23.8.2005 executed by the said Original Licensee therein the Confirming Party of the One Part and M/s. Ekvira Construction a Partnership Firm, therein the Party of the First Part in favour of the M/s. SMT ENTERPRISES, a partnership firm duly registered under the Indian Partnership Act 1932 (hereinafter referred to as the said Builder / Developer)



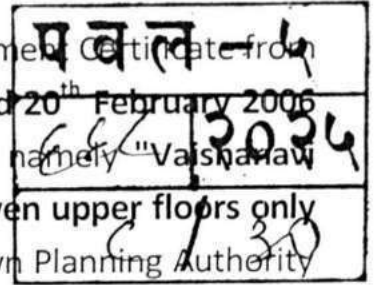
*Sushma*

*[Signature]*

Developers herein the Party of the Other Part, the said Original Licensee and the said Party of the First Part thereby granted, assigned and transferred in favour of the Developers herein the development rights and selling rights pertaining thereto, subject to the terms and conditions as contained therein, in consideration whereof the Developers shall handover to the Party of the First Part and the Confirming Party.

G) By virtue of the aforesaid Development Agreements and Power of Attorney the builders/ developers are absolutely seized and possessed of and well and sufficiently entitled to the said plots of land.

H) And whereas the developers obtained the Commencement Certificate from CIDCO Ltd vide its letter bearing No. **CIDCO/ATPO/194** dated 20<sup>th</sup> February 2006 and commenced the construction of the building thereon namely "Vaishanavi Dham" by constructing building consist of **Ground plus seven upper floors only** as per the plan and specifications duly approved by the Town Planning Authority of CIDCO Ltd.



I) And whereas the developer after completion of construction upon the same plot has obtained **Occupancy Certificate from CIDCO Ltd** vide letter bearing No. **CIDCO/ATPO/51** dated 07/11/2007.



J) And whereas the developer alone have the sole and exclusive right to sell & dispose off the residential flat/s on ownership basis in the said building constructed on the said plots and to enter into separate agreements with several other Purchasers/transferees/s of the said flat/s etc. and to receive the sale price in respect thereof.

K) And whereas by Agreement for Sale dated 5<sup>th</sup> September 2007 executed between M/S. SMIT ENTERPRISES, (Developer) of the One Part and MR. ARUN BABAURAO GITE AND MRS. SUREKHA ARUN GITE (FIRST AND ORIGINAL OWNER) of the other part, which is registered with the assurance of sub-registrar office Panvel-1 on 11/09/2007 under document No.PVL1/7229/2007, the developer have sold, transferred and assigned all its right, title and interest in respect of Flat No.704 situated on Seventh Floor of the building known as "Vaishanavi Dham" constructed on Plot No.E-77, E-78 situated at Sector-3, Kharghar-(Belpada), Navi

*Sushma*

*Arun*