

Scan Sameer CIF No-81022050306
 SADHANA CIF-88261306334

Please Tick

Saving A/C No :	Branch FILE No.:
CIF NO. :	Tie up no. (if applicable)
LOS Reference No. :	PAL/Take Over/NEW/Resale/Top up

Applicant Name : SAMEER PATIL
 Co-Applicant Name : SADHANA PATIL

Contract (Resi.): Mobile : 9989216076

Loan Amount : 44,00,000/- Tenure : 15 years

Interest Rate : 8.50% EMI :

Loan Type : Takeover SBI LIFE :

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : Khanda colony

Property Cost :

Name of Developer / vendor :

RBO - ZONE - Branch : (Code No)

Contact Person : Mobile No.

Name of RACPC Co-ordinator along with Mob No:

	DATE	JTR-213	DATE
SEARCH - 1	Chondekar (3/2)	RESIDENCE VERIFICATION	Samarth
SEARCH - 2		OFFICE VERIFICATION	2/3
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. :



Home Loan Centre - Panvel (21117)
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH

SSL

Code No. File Ref No. MUM999999

03105889

ASE	Subhash Daware Suresh Kambale		
ASM			RO-
ACH			TIR-
QPM			Valuation-
			SITE-

RLMS/LOS Number	
RLMS/LOS Branch Name	
Branch Code	
Source Type	
CIF NUMBER- Applicant	
CIF NUMBER- Co-Applicant	
CIF NUMBER- Co-Applicant	

6216285

Applicant Name	Sameer Patil
Co-Applicant Name	Sadhana Patil
Co-Applicant Name	2
Date of Birth	27/04/1975
Pan Card Number	ARAPP3482A
Bank Account Number	460010100071840
E-mail ID	mirdhana23@rediffmail.com
Mobile No.	9904210076
Loan Amount & Interest Rate	44.00000 & 8.50%
Tenure	15 years
Connector Name & Code	Ratendra girdhar / MUM03491336 G
Proposal Type	Takeover
Ready to Move / Under Construction	Ready to move
Moratorium Period	NA
RACPC	Panvel
RBO	

4

528/11315

Friday, September 02, 2022

6:13 PM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn.: 39M

पावती क्र.: 12027 दिनांक 02/09/2022

गावाचे नाव: पनवेल

दम्नगेवजाचा अनुक्रमांक: पबल4-11315-2022

दम्नगेवजाचा प्रकार: अभिहस्तांतरणपत्र

मादर कर्णान्याचे नाव: समीर मारुती पाटील - -

नोंदणी फी

₹. 100.00

दम्न हाताळणी फी

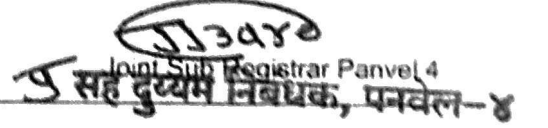
₹. 600.00

पृष्ठांची संख्या: 30

एकूण:

₹. 700.00

आपणाम मूळ दम्न, पनवेल प्रिंट, मूची-२ अंदाजे
6:28 PM ह्या वेळेस मिळेल.


Joint Sub Registrar Panvel 4
सह दुय्यम निबंधक, पनवेल-४

बाजार मूल्य: ₹.4850280.844 /-

संबंधिता ₹.4990000/-

भरलेले मुद्रांक शुल्क: ₹. 100/-

1) देयकाचा प्रकार: DHC रकम: ₹.600/-

ईटी/घनादेश/पे ऑर्डर क्रमांक: 0109202202820 दिनांक: 02/09/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

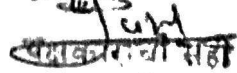
ईटी/घनादेश/पे ऑर्डर क्रमांक: MH007163943202223E दिनांक: 02/09/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अगल्याम तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मुळ दस्तावेजास परत मिळाले





निदेशक



06/09/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

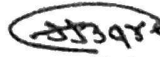
दस्ता क्रमांक : 11315/2022

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1)बिलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	4990000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4850280.844
(4) भू-मापन,पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: सदनिका क्र 11 तिसरा मजला सी-विंग रायगड को.ऑप.हो.सो.लि. प्लॉट नं 7 सेक्टर नं 13 नवीन पनवेल पश्चिम ता पनवेल जि रायगड क्षेत्र 615.70 चौ फुट बिल्टअप दस्त नं पवेल- 10129/2022 दि 29/08/2022 अन्वये मु शु 349300 नो फी 30000 वसूल करण्यात आली. ((Plot Number : 7 ; SECTOR NUMBER : 13 ;))
(5) क्षेत्रफळ	1) 615.70 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/यांमिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनिषा बसंत सांडव - - बय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र 11 तिसरा मजला सी-विंग रायगड को.ऑप.हो.सो.लि.प्लॉट नं 7 सेक्टर नं 13 नवीन पनवेल पश्चिम ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००); पिन कोड:-410206 पॅन नं:-BMBPS2503L 2): नाव:-राहुल बसंत सांडव - - बय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र 11 तिसरा मजला सी-विंग रायगड को.ऑप.हो.सो.लि.प्लॉट नं 7 सेक्टर नं 13 नवीन पनवेल पश्चिम ता.पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००); पिन कोड:-410206 पॅन नं:-BHHPS2040H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-समीर मारुती पाटील - - बय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाऊस नं 192-बी मंगलमूर्ती माळेवाडी सुकापुर साक्षी पार्क जवळ नवीन पनवेल ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००); पिन कोड:-410206 पॅन नं:-ARAPP3482A 2): नाव:-साधना समीर पाटील - - बय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाऊस नं 192-बी मंगलमूर्ती माळेवाडी सुकापुर साक्षी पार्क जवळ नवीन पनवेल ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००); पिन कोड:-410206 पॅन नं:-BQXPP7291J
(9) दस्तऐवज करून दिल्याचा दिनांक	02/09/2022
(10)दस्त नोंदणी केल्याचा दिनांक	02/09/2022
(11)अनुक्रमांक,घड व पृष्ठ	11315/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	


 सह दुय्यम निबंधक, पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

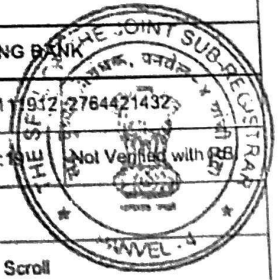
मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :-:

(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.

CHALLAN
MTR Form Number-6



GRN	MH007163943202223E	BARCODE	[Barcode]		Date	01/09/2022-11:55:44	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR			PAN No.(If Applicable)	ARAPP3482A				
Location	RAIGAD			Full Name	SAMEER MARUTI PATIL				
Year	2022-2023 One Time			Flat/Block No.	FLAT NO C 11 RAIGAD CHS LTD				
Account Head Details		Amount in Rs.		Premises/Building					
0030046401	Stamp Duty	100.00		Road/Street	PLOT NO 7 SECTOR NO 13 NEW PANVEL WEST				
0030063301	Registration Fee	100.00		Area/Locality	NEW PANVEL WEST				
				Town/City/District					
				PIN	4 1 0 2 0 6				
				Remarks (If Any)	PAN2=BMBPS2503L-SecondPartyName=MANISHA VASANT SANDAV-CA=4990000				
				Amount In	Two Hundred Rupees Only		प व ल - ४ ९९३९५ / २०२२ २ / ३०		
Total				200.00	Words				
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332022090119122784421432			
Cheque/DD No.				Bank Date	RBI Date	01/09/2022-11:56:31			
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन कोसळ दुय्यम निबंधक कार्यालयात नोंदणी करायलायच्या दस्तावाठी लागू आहे. नोंदणी न करायलायच्या दस्तावाठी सदर घालन लागू नाही.

Manish
Patil

Sameer
Patil

1

DEED OF ASSIGNMENT
(Full and Final Payment)

५५३९५ - ४	
९९३९५	००२२
E / 30	

Stamp Duty of Rs.3,49,300/- paid on
Market Value of Rs.48,50,280.844 &
Consideration amount of Rs. 49,90,000/-
Registration fee of Rs. 30,840/-
by Vide Document No. PVL1-10129-2022 dt. 29/08/2022



This Deed of Assignment made and executed at Panvel this 2nd day of the month of August in the Christian Year Two Thousand Twenty Two (2022)

BETWEEN

1) SMT.MANISHA VASANT SANDAV, (PAN NO. BMBPS2503L) Age 56 years, (2) MR. RAHUL VASANT SANDAV (PAN NO. BHHP2040H) Age 34 years, Indian inhabitant Residing at: C-11, RAIGAD CHS LTD., PLOT NO 7, SECTOR-13, NEW PANVEL (W), TAL. PANVEL, DIST. RAIGAD, hereinafter called and referred to as "THE ASSIGNORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the FIRST PART.

AND

1) MR. SAMEER MARUTI PATIL (Pan No. ARAPP3482A) Age 47 years, 2) MRS SADHANA SAMEER PATIL (Pan No. BQXPP7291J) Age 44 years are Indian inhabitants Residing at house no. 192-B, MANGALMURTI, MALEWADI, SUKAPUR, NEAR SAKSHI PARK, SHILOTTAR RAICHUR, NEW PANVEL, TAL. PANVEL, DIST. RAIGAD-410 206, hereinafter called and referred to as "THE ASSIGNEES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her executors, administrators and assigns) of the SECOND PART.

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "The Corporation/CIDCO") having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai 400021. 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 has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provision of section 113 of the said Act.

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

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३०

AND WHEREAS the Corporation allotted Plot No. 7, Sector-13, New Panvel (W) Navi Mumbai, Tal. Panvel, Dist Raigad, admeasuring 1000 Sq. Mtrs. (hereinafter referred to as the said property) to M/S. RAIGAD CHS LTD., Registered under the Maharashtra Societies Act 1960, bearing Regn. No. NBOM/CIDCO/HSG (OH)/733/JTR year 1998-99 (hereinafter referred to as the said Society) and accordingly executed Agreement to Lease dated 24/03/1999 more particularly described In The First Schedule hereunder Written to The SOCIETY /LICENSEE at or for the Consideration as Mentioned In The said Agreement To Lease And On The SOCIETY/LICENSEE, Performing And Complying With All Terms And Conditions Of The Said Agreement For Lease.

AND WHEREAS the Corporation had issued Allotment letter in respect of Plot No. 7, Sector-13, New Panvel (W) Navi Mumbai, Tal. Panvel, Dist Raigad, admeasuring 1000 Sq. Mtrs. In favour of the Secretary, Shri. Dnyanoba Tukaram Gholap, of M/S. RAIGAD CHS LTD.

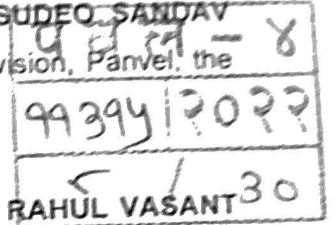
WHEREAS by a Development Agreement between M/S. RAIGAD CHS LTD., therein referred to as Owners and M/S. HAWARE ENGINEERS & BUILDERS PVT. LTD., therein referred to as "Developers".

AND WHEREAS The Said Corporation has approved the plans and granted its permission to the Developers, to commence construction on the said land on the terms and conditions set out therein.

AND WHEREAS by an Agreement for Sale dtd. 27/07/1999 SHRI. VASANT V. SANDAV had purchased, FLAT NO.11, 3rd floor, C-WING, RAIGAD CHS LTD., PLOT NO.- 7, SECTOR NO- 13, NEW PANVEL(W) Tal. PANVEL, Dist. RAIGAD-410206 Admeasuring 615.70 Sq. ft. built-up area from M/S. HAWARE ENGINEERS & BUILDERS PVT. LTD.

M. K. Kulkarni *D. Kulkarni* *J. M. S. S. S. S.*

AND WHEREAS SHRI. VASANT VASUDEO SANDAV, the owner of FLAT NO.11, 3rd floor, C-WING, RAIGAD CHS LTD., PLOT NO.- 7, SECTOR NO- 13, NEW PANVEL(W) Tal. PANVEL, Dist. RAIGAD-410206 Admeasuring 615.70 Sq. ft. built-up area expired on 01/06/2005 (1) SMT.MANISHA VASANT SANDAV, (2) MR. RAHUL VASANT SANDAV, wife and son of late VASANT VASUDEO SANDAV obtained heirship Certificate from the Honorable Civil Judge, Sr. Division, Panvel, the copy of the same is attached herewith as annexure.



AND WHEREAS (1) SMT. MANISHA VASANT SANDAV, (2) MR. RAHUL VASANT SANDAV, party of First Part herein is legally, lawfully Owner, exclusively seized, possessed and occupied the said FLAT NO.11, 3rd floor, C-WING, RAIGAD CHS LTD., PLOT NO.- 7, SECTOR NO- 13, NEW PANVEL(W) Tal. PANVEL, Dist. RAIGAD-410206 Admeasuring 615.70 Sq. ft. built-up area.



AND WHEREAS The party of First Part herein is the member & share holder of the RAIGAD CHS LTD., registered under Maharashtra Co-operative Societies Act, 1960 having Registration No. NBOM/CIDCO/HSG(OH)/733/JTR year 1998-99 and the Vendor is holding 5 Shares member registration No. 37 of Rs. 50/- each having Nos. from 181 to 185.

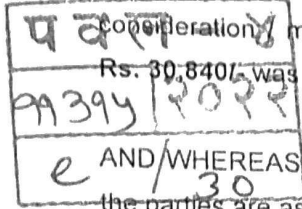
AND WHEREAS The Vendors have desired to sale, transfer the said flat in favour of any prospective PURCHASERS and the 'PURCHASERS' have hereinafter taking inspection of relevant papers and documents have approached to the Vendors and shown their keen interest, desire in purchasing, acquiring the said Flat and the Vendors agreed to sell, transfer all their right, title, interest and ownership in the said flat against the payment of total agreed consideration amount of is Rs.49,90,000/- (Rupees FORTY NINE LAKHS NINETY THOUSAND ONLY).

AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing all amenities and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from their own funds and therefore it is self-acquired property nobody else have any right, title and interest in the said property. In spite of this, if anybody takes any objection or claim in the right of the said property, the party of the First Part shall clear the same with their own funds and shall see that the second part remains intact and unaffected. The party of the first part have got full right and absolute authority to sell/disposed off and transfer all their right, title and interest in the said flat as their self-acquired property.

Manisha
Rahul

Subhash S. Patil

AND WHEREAS the Part Payment agreement was registered between the ASSIGNORS and ASSIGNEES dated 29/08/2022 by Registered Document No. PVL1-10129-2022 registered before the Sub-Registrar Office, Panvel and total consideration is of Rs.49,90,000/- & Market Value of Rs.48,50,280.844 and on the said amount of consideration, market value the stamp duty of Rs.3,49,300/- and Registration fee of Rs. 30,840/- was paid.



AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below:



NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

The Assignors hereby agrees to sell and the ASSIGNEES hereby agrees to purchase said FLAT NO.11, 3rd floor, C-WING, RAIGAD CHS LTD., PLOT NO.- 7, SECTOR NO- 13, NEW PANVEL(W) Tal. PANVEL, Dist. RAIGAD-410206 Admeasuring 615.70 Sq. ft. built-up area and within the limits CIDCO Ltd. and more particularly described in the First Schedule written hereunder:

2. The area of the FLAT hereby agreed to be sold is having **615.70 Sq. ft. built-up area** and it is shown by red boundary line on the plan attached herewith.

3. The consideration for the said transfer is settled and agreed between the parties is **Rs.49,90,000/- (Rupees FORTY NINE LAKHS NINETY THOUSAND ONLY)** is paid as under: -

Rs.1,00,000/- Paid by Cheque No. 777101 dated 24/08/2022 Drawn on Axis Bank Ltd, Panvel Branch.

Rs. 46,00,000/- Paid by Cheque No. 531342 dated 30/08/2022 Drawn on ICICI Bank, MUMBAI Branch.

Rs.1,90,000/- Paid by NEFT No. AXMB222438701496 dated 31/08/2022 Drawn on Axis Bank Ltd, Panvel Branch.

Rs.1,00,000/- Paid by NEFT No. AXMB222449363773 dated 01/09/2022 Drawn on Axis Bank Ltd, Panvel Branch.

Rs. 49,90,000/- (Rupees FORTY NINE LAKHS NINETY THOUSAND ONLY)

M. S. S. S.
P. S. S.

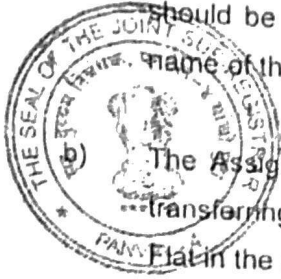
S. S. S.

13. It is understood by and between the parties that the ASSIGNEES shall not be entitled to get a conveyance of Flat in their name. The conveyance of the entire property shall be executed in favour of the Society and which may be formed of the various Flat ASSIGNEES in the building.

प व ल - 8	
ASSIGNEES:	
99394	2022
a) 99	30

14. The Assignors herein have produced the following documents before the ASSIGNEES:

a) The Assignors have submitted his application to the Society to the effect that his name as member of the said Society be deleted and name of the ASSIGNEES should be taken as members in his place and also transfers the shares in the name of the ASSIGNEES.



b) The Assignors will sign the Transfer form and submit the same to society for transferring the above said Flat to the said Society for transferring the above said Flat in the name of ASSIGNEES when the balance money is paid.

15. The Assignors hereby undertakes to make out a clear and marketable title to the property agreed to be sold.
16. The ASSIGNEES hereby undertakes to become members of such society and undertakes to sign all papers necessary for that purpose.
17. The expenses for conveying the said Flat such as Stamp Duty and Registration fees shall be borne and paid by the ASSIGNEES alone.
18. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.
19. All the terms and conditions of the builder's agreement will be applicable to this agreement.
19. The CIDCO Ltd. had issued amended Occupancy Certificate No. CIDCO/BP/ATPO/2432 dated 02/08/2000.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Land comprised and known as Plot No. 7, Sector -13, New Panvel, Navi Mumbai, Dist Raigad, admeasuring 1000 Sq. Mtrs. and Bounded as under: -

On the North by : PLOT NO.8
 On the East by : PLOT NO.14
 On the South by : 11 sq.mtrs Road
 On the West by : 20 sq.mtrs Road

M. K. Kulkarni

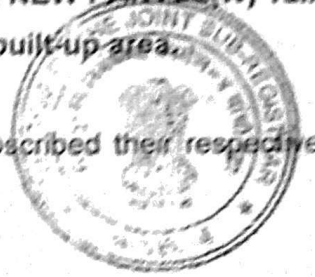
Chh. K. Kulkarni

J. K. Kulkarni *S. P. Kulkarni*

पवल - ४
११३१५ / २०२२
२^२ NO. 11, 3^२ floor

SECOND SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Land comprised and known as C-WING, RAIGAD CHS LTD., PLOT NO.- 7, SECTOR NO- 13, NEW PANVEL(W) Tal. PANVEL, Dist. RAIGAD-410206 Admeasuring 615.70 Sq. ft. built-up area.



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "THE ASSIGNORS"

1) SMT.MANISHA VASANT SANDAV

Manisha



(2) MR. RAHUL VASANT SANDAV
IN THE PRESENCE OF

1.Mr. Santosh Shiravle

Santosh Shiravle

Rahul



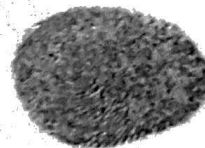
2.Mr. Vilas Kadam

V.N.Kadam

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "THE ASSIGNEES"

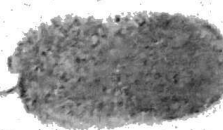
1) MR. SAMEER MARUTI PATIL

Sameer



2) MRS SADHANA SAMEER PATIL

Sadhana



IN THE PRESENCE OF.....

1.Mr. Santosh Shiravle

Santosh Shiravle

2.Mr. Vilas Kadam

V.N.Kadam

:: RECEIPT ::

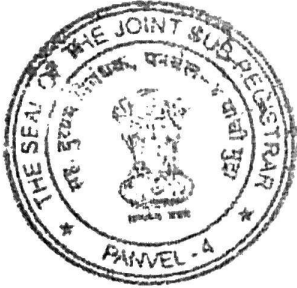
Received from 1) MR. SAMEER MARUTI PATIL 2) MRS SADHANA SAMEER PATIL, the ASSIGNEES a sum of Rs.49,90,000/- (Rupees FORTY NINE LAKHS NINETY THOUSAND ONLY) paid by cheque /RTGS as Full and Final Payment against the purchase of being FLAT NO.11, 3rd floor, C-WING, RAIGAD CHS LTD., PLOT NO.- 7, SECTOR NO- 13, NEW PANVEL(W) Tal. PANVEL, Dist. RAIGAD-410206 Admeasuring 615.70 Sq. ft. built-up area and within the limits CIDCO Ltd.

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I /WE SAY RECEIVED.

Rs.49,90,000/-

(RUPEES FORTY NINE LAKHS NINETY THOUSAND ONLY)



Manisha Sandav
(1) SMT.MANISHA VASANT SANDAV

Rahul Sandav
(2) MR. RAHUL VASANT SANDAV
THE ASSIGNORS

पंचल - ४	
११३१५	२०२२
१४	३०

POSSESSION LETTER



I/WE, 1) SMT.MANISHA VASANT SANDAV (2) MR. RAHUL VASANT SANDAV, have sold and transferred FLAT NO.11, 3rd floor, C-WING, RAIGAD CHS LTD., PLOT NO.- 7, SECTOR NO- 13, NEW PANVEL(W) Tal. PANVEL, Dist. RAIGAD-410206 Admeasuring 615.70 Sq. ft. built-up area and within the limits CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad, for the total consideration Rs.49,90,000/- (Rupees FORTY NINE LAKHS NINETY THOUSAND ONLY) being Full & Final Payment to 1) MR. SAMEER MARUTI PATIL 2) MRS SADHANA SAMEER PATIL, going to be register in the Office of Sub-Registrar, Panvel and I/we handover the physical vacant, peaceful possession of the above said Premises on today 1) MR. SAMEER MARUTI PATIL 2) MRS SADHANA SAMEER PATIL.

HANDING OVER PEACEFUL POSSESSION

Signature

1) SMT.MANISHA VASANT SANDAV

M. Manisha

(2) MR. RAHUL VASANT SANDAV,
ASSIGNORS

R. Rahul

TAKING OVER PEACEFUL POSSESSION

Signature

(1) MR. SAMEER MARUTI PATIL

S. Sameer

2) MRS SADHANA SAMEER PATIL
ASSIGNEES

S. Sadhana

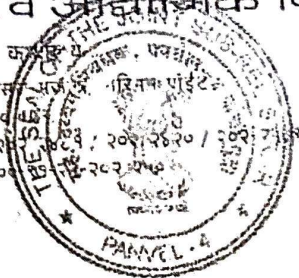
प व ल - ४	
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१६	३०

शिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

भाटणीकर कार्यालय
 पत्राचार, पत्रवाहक, पत्रवाहक
 मुंबई - ३००००१
 दूरधनी ०२२-२६२००००
 फॅक्स ०२२-२६२००००

संदर्भ क्र.:



मुख्य कार्यालय
 शिडको भवन २०० बी डी गेलव्हर
 नवी मुंबई - ४०० ६९४
 दूरधनी ०२२-२६२००००
 फॅक्स ००-२२-२२-७५७ १०६६

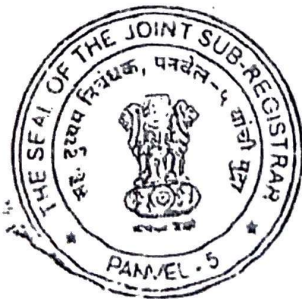
दिनांक: १६/०८/२०२०

REF NO: EE(BP)ATPO 2032

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential building (BIA 998,93) on Plot No. 2 Sector No.13, at New Parnvel(W) of Navi Mumbai completed under the supervision of Mr. Satish Haware has been inspected on 22/11/20 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 19/5/99 and that the development is fit for the use for which it has been carried out.

प व ल - ५	
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१६	३०



(S.V.JOSHI)
 EXECUTIVE ENGINEER (BLDG PER.)
 ADDEL TOWN PLANNING OFFICER

Shriharshkar Anindhar P.C. Chaudhary G. M. Khand

AGREEMENT FOR SALE

पत्र - ४
११३१५ / २०२२
१५ / ३०

THIS AGREEMENT is made and entered at Vashi Navi Mumbai on this 27th day of July 1999. BETWEEN M/S HAWARE ENGINEERS & BUILDERS PVT. LTD. duly registered under the companies Act 1956, carrying on business at 416, Vardhaman Market, Vashi, Navi Mumbai 400 705 hereinafter referred to as 'THE DEVELOPERS' (Which expression shall unless it be repugnant to the context or meaning there of shall mean and include its Director or Directors for the time being of the said Company, the survivor or survivors of them, the heirs, executors, administrators of the last surviving Directors, their or his or her assigns) of the ONE PART, AND



SHRI VASANT VASUDEO SANDAY hereinafter called 'THE PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the OTHER PART

The City and Industrial Development Corporation of Maharashtra Ltd. a development authority under the Maharashtra Regional Town Planning Act, hereinafter referred to as "THE CORPORATION" agreed to grant the Lease for 60 Years, of Plot No 7, in Sector No 13, Node: New parcel Navi Mumbai admeasuring 1000.0 Sq m or thereabouts hereinafter referred to as "THE SITE" and more particularly described in the schedule written hereunder to M/s Raigad Co-op. Housing Society, hereinafter referred to as the "THE OWNERS" therein referred to as "the Licensee" on the terms and condition as set in the agreement. Under the aforesaid agreement the said OWNER is entitled to develop the said SITE on the terms and condition set out in the said agreement. In pursuance of the said agreement the Corporation handed over possession of the said plot to the owners on enabling them to construct a building thereat as per the terms and conditions in the said agreement. The owners have agreed to entrust the work of development of the site and construction of the building on the said plot to the Developers upon certain terms and conditions to which the developers have agreed to. Under the said agreement the Developers are entitled to develop the said Plot of land on terms and conditions as set out in the agreement quoted. The developers shall construct the building on the said land in accordance with the plans and specifications approved by the NMMC, CIDCO Ltd., or the competent authority subject to such modification, or modifications and variations as may be required to be made by the Developers, Architects. The Purchaser has taken inspection of the said agreement and has apprised himself / herself / themselves of all terms and conditions on which the CIDCO has agreed to grant lease as also the terms and conditions on which the owners have entrusted the work of construction of the building to the Developers. The Purchaser has also taken inspection of all the relevant papers pertaining thereto and the plans and fully satisfied himself / herself / themselves about the same as also the title of the said property. The Purchaser has agreed to purchase a flat/shop bearing No. stated hereinafter in the building to be known as Raigad coop Hsg. Stry. B/D (hereinafter described as the said premises) on the terms and condition hereinafter contained.

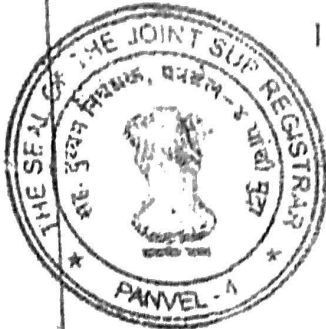
NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1 The Developers shall construct the said building on the said piece or parcel of land more particularly described in the schedule hereinafter written in accordance with the plans with such variations alterations or additions as the Developers, Architects may consider necessary or deem fit or as may be required by any public authority to be made in it subject to the developers not affecting the said premises agreed to be purchased by the purchaser and the purchaser shall not object to any such variations or alterations

For HAWARE ENGINEERS & BUILDERS PVT. LTD.
Managing Director

Handwritten signature

प व ल - ४	
११३१५	२०२२
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Without prejudice to the developers other rights under this agreement and / or in law the purchaser shall be liable to pay to the developers a delay payment charge at the rate of 36% per annum on all amounts due and payable by the purchaser under this agreement on any such amount remains unpaid for 7 days or more after becoming due

Possession of the said premises shall be delivered by the developers only after the building is ready for use and provided all the amounts due by the purchaser under this agreement are paid within 7 days of the developers giving notice in writing to the purchaser intimating that the said premises are ready for use and occupation.

11. Subject to the availability of cement steel and other building materials, electrical, water and drainage connections and subject to the Act of God, drought, flood and any other natural calamity and / or war restrictions by the government/CIDCO/ or other public authorities or any other acts beyond the control of developers, the developers agree to hand over possession of the said premises to the purchaser on or before 18 months. The Developers shall not incur any liability if the developers are unable to deliver possession of the said premises by the aforesaid date or if the completion of the said building is delayed by reasons of non availability of steel and/or cement or other building materials and/or water supply or electric power or by reasons of war, civil commotion or any other act of God, strike, lockout, layoff whether of the labour of the developers or any of the labour at the work manufacture of steel cement or other building materials or other natural calamity or if non delivery of possession is as a result of any notice order rule or notifications of the government and/or any other cause or reasons beyond the control of the developers and in any of the aforesaid events the developers shall be entitled to reasonable extension of time for delivery of the possession of the said premises.
12. The "General Premises" under purchase include the right to common area and facilities available in the building and also the Purchaser's undivided interest in the restricted common area and facilities for the use of the said premises. The areas under garden parking places (open/covered) attached terrace, stilts etc. attached to the specific flats as shown in the plans are excluded from the "General Premises". The purchaser hereby consents to the specific allotment by the Developers of private parking (open/covered) private stilt areas, private terrace area, private garden spaces/grounds to individual specific purchasers. The purchaser has no objection to such exclusive/ private allotment by the developers. The developers have allotted to the purchasers open/covered parking/stilt /terrace/ open ground for garden as marked on the plan annexed hereto. The purchaser agrees that he shall use such areas only for the purpose for which allotted and shall not cover/build either permanently or temporarily whatsoever.
13. The Purchaser has verified and has accepted that the carpet area of the said Flat is 430.99 sq. ft. with attached terrace of _____ sq.ft./garden of area _____ sq. ft. attached parking of area _____ sq. ft. and super covered area (i.e. carpet area plus proportionate share in common passages, staircase, walls, liftwells, and recessed space below window cills etc.) of the flat as 615.70 sq. ft. W/Chandra
14. As soon as the building is notified by the developers as complete, the purchaser herein shall pay the arrears of the price payable by them within 7 days of such notice served individually or to be put in any prominent place in the said building. If the purchaser fails to pay arrears inspite of the notice the developers shall be entitled to terminate the agreement with the purchaser. The moneys becoming refundable as per para eight above only after developers shall have sold and/or disposed off the premises in respect of which the agreement shall have rescinded under this clause
15. The purchaser shall have no claim save and except in respect of the particular premises hereby agreed to be acquired and the entire property including all open space walls parking place lobbies compound walls stair case terrace unsold tenements etc. shall remain with and be the property of the developers who shall be entitled to deal with or dispose off the same in any manner they deem fit subject to the rights of the developers hereinafter stated.
16. Nothing contained in this agreement shall be construed so as to confer upon the purchaser any right title or interest of any kind whatsoever into and over the said property or building or any part thereof of the said premises. Such conferment shall take

FOR HANWARE ENGINEERS & BUILDERS PVT. LTD.

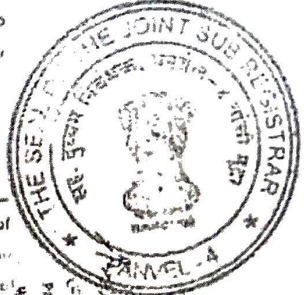
Managing Director

**CITY INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED
FOR RESIDENTIAL PURPOSES
LEASE DEED**

AN AGREEMENT made at CBD, Delapur the 18 day of September 2003 by and between City Industrial Development Corporation of Maharashtra Limited a Company incorporated under the Companies Act, 1956 of India and having its registered Office at Narmal, 2nd floor, Narmal Point, Bombay - 400 021 (hereinafter referred to as "The Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns) of the One Part and Rajesh a Co-operative society registered under the Maharashtra Co-operative Societies Act, 1960 under the Certificate of registration (CPDC) No. 333/1978 granted by St. Xavier's and having its principal place of business at Narmal, 3rd 10 Narmal (hereinafter referred to as "The Lessee" which expression shall where the context so admits, be deemed to include its successor or successors and permitted assign or assigns) of the OTHER PART

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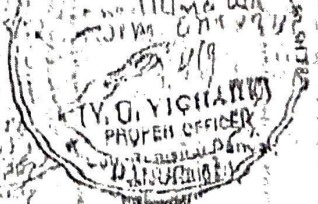
WHEREAS by an Agreement dated the 24-8-1999 of 2003 and made between the Lessor of the One Part and the Lessee of the Other Part and agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement, a lease of the whole or a part of the land and premises hereinafter described AND WHEREAS the Lessee has constructed a structure/building in accordance with the said Agreement and the completion thereof contemplated has been granted



INDEX
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Prasad Officer
CIDCO Ltd CIDCO Bhavn,
Nail Point - 400 014

W.A.Y. 611
ESTATE OFFICER
CIDCO (Pal & K) (D.)



Handwritten notes and signatures in the right margin, including '29/80' and other illegible text.

पवल - ४	
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२८ / ३०	



We are pleased to handover possession of the
House No. C-11 on 3rd floor
In
Raigad Co-op Housing Society Ltd.
On Plot No. 7, Sector-13, New Panvel, Navi Mumbai

**We wish him healthy, happy and
prosperous stay in the new house.**

Date : 13th February 2000



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

NOC for Transfer

Ref. No. CIDCO/ESTATE-3/2024/8000287174

Date : 10.01.2025

To,
MANISHA VASANT SANDAV
C-11, RAIGAD CHS LTD.,
NEW PANVEL (W) 410206

Subject : Your Request for Transfer of Soc. Builtup Premises

Reference : Application number 8000287174 (NMPW0130000007000C030011)

In respect of property Flat No.C-11 Admeasuring carpet area 40.0500 sqmt. RAIGAD CHS LTD/C, Plot No. 7,Road No. 00, Sector 13,New Panvel (W), Navi Mumbai

Sir/Madam,

Since you have paid a sum of Rs.148,750.80 /- (including GST Rs.22,690.80 /-) being the transfer charges our Corporation is pleased to permit you to transfer and assign the rights and benefits you derive in respect of Flat No. C-11, RAIGAD CHS LTD/C, Plot No.7 ,Road No. 00 , Sector 13,New Panvel (W) from the Transferor 1) MANISHA VASANT SANDAV , 2) RAHUL VASANT SANDAV to the Transferee 1) SAMEER MARUTI PATIL , 2) SADHANA SAMEER PATIL subject to the following terms and conditions:-

a. You shall execute the Deed of Assignment/Sale Deed and register the same with the Sub-Registrar of Assurances on or before 10.04.2025.

b. Certified true copy of the registered Deed of Assignment/Sale Deed shall be deposited with the Estate Officer of the Corporation within the period of seven days from the date of its registration.

c. You shall obtain any other permission, as may be required by any other statutory authorities.

d. The Conveyance Deed / Deed of Assignment shall contain the following covenant -
The Transferee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except will the previous written permission of the Corporation. Which permission shall not be refused if the Transferee performs or is willing to perform the following conditions, that is to say -

- 1) The Transferee pays to the Corporation, the necessary Transfer Charges.
- 2) In the instrument by which the Transferee shall subsequently transfer the said premises, the Transferee binds the subsequent transferee not to sell, assign, mortgage, underlet to, otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.

e. The permission hereby granted shall lapse and shall be of no effect if the Conveyance Deed / Deed of Assignment in respect of the said property is not executed and lodged for registration with the Sub Registrar of Assurance on or before 10.04.2025 and true certified copy with its registration No. and date is not deposited with the undersigned within 7 days thereafter for effecting consequent changes in our record.



f. You shall quote the reference no 8000287174 for issue of final order after complying with the above conditions.

Thanking You

Yours Sincerely,
AJAY ANAND Digitally signed by AJAY
ANAND DUBAL
DUBAL Date: 2025.01.10
19:22:10 +05'30'
Asst. Estate Officer/Estate Officer



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Ref. No. CIDCO/ESTATE-3/2024/8000287174

Date : 13.01.2025

To,-
The Secretary/Chairman

Final Order for Transfer

Sub: Grant of permission to transfer of member(s) from above society, Flat No.C-11, RAIGAD CHS LTD/C Constructed on Plot No.7, Sector No.13, Node New Panvel (W), Navi Mumbai

Ref.:(1) NOC number 8000287174 dated 10.01.2025.
(2) Copy of Deed of Assignment dated Registered under Sr. No.PVL4-11315/2022 on 02.09.2022 with Sub-Registrar & Assurance JOINT SUB REGISTRAT PANVEL-4.

Sir/Madam,

You are requested to refer your application for transfer of share of members from aforesaid society plot. We are pleased to inform you that, the Corporation has accepted your transfer applications and permit you to transfer the share in the name of following incoming member(s):

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Flat No.	Carpet Area in Sq.mt.
1	1) MANISHA VASANT SANDAV , 2) RAHUL VASANT SANDAV	1) SAMEER MARUTI PATIL , 2) SADHANA SAMEER PATIL	C-11	40.0500

Thank You

Yours Sincerely
AJAY ANAND Digitally signed by
AJAY ANAND DUBAL
DUBAL Date: 2025.01.13
18:45:42 +05'30'
Asst. Estate Officer

CC to:

- 1) SAMEER MARUTI PATIL , 2) SADHANA SAMEER PATIL
- 1) MANISHA VASANT SANDAV , 2) RAHUL VASANT SANDAV
- MSEDCL
- AAO(EMS)