

Chaitanya Co. of Hsg. Sta. Ltd.

SCHEDULE - II

TYPE SS-1C

Area - 32 /M²

NO. Kharghar

B-66.

Sheet 12

Marketing Officer

SECRET

SECRET

Sr. No.	Name of Allottee	Plot No.	Amount of Lease Premium	Amount of Lease Premium paid	Monthly equated instalment towards Lease Premium	Monthly instalment towards payment of Service charges	Total amount to be paid of every month Column (6+7)	Rate of interest payable in case of payment made after due date
1	2	3	4	5	6	7	8	9
01.	V. R. Dabholkar	1						
02.	A. R. Nalawade	2	32,720/-	3,042/-	328/-	20/-	348/-	18% per annum
03.	K. A. Pawar	3	"	"	"	"	"	if it is delayed
04.	S. M. Yelve	4	"	"	"	"	"	upto 6 months
05.	P. B. Kusle	5	"	"	"	"	"	from the date of
06.	H. V. Lobo	6	"	"	"	"	"	its due and 21%
07.	M. G. Joshi	7	"	"	"	"	"	per annum in
08.	Z. I. Mullai	8	"	"	"	"	"	other cases or
09.	M. A. Haram	9	"	"	"	"	"	any other higher
10.	D. T. Ganjave	10	"	"	"	"	"	rate as may be
11.	J. B. Salunke	11	"	"	"	"	"	decided by the
12.	D. S. Tambe	12	"	"	"	"	"	corporation from
13.	V. G. Shirsekar	13	"	"	"	"	"	time to time
14.	S. M. Dhoke	14	"	"	"	"	"	
15.	S. S. Chawhan	15	"	"	"	"	"	
16.	P. A. Ranate	16	"	"	"	"	"	
17.	G. D. Hinde	17	"	"	"	"	"	
18.	G. N. Parkar	18	"	"	"	"	"	
19.	A. S. Mayekar	19	"	"	"	"	"	
20.	K. P. Hande	20	"	"	"	"	"	

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

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

सिडको

संदर्भ क्र. सिडको/बी.यु.डी.पी./वप्रसअ/ 54514

दिनांक : 21/9/6

प्रति,

श्री/श्रीमती. सरवाम शांताराम - १८६१४

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

महाशय,

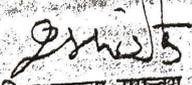
करील प्रकल्पांतर्गत सोडतीत आपला अर्ज यशस्वी ठरला असून आपण मशावत्याची रक्कम ही सिडकोकडे परतलेली आहे. सिडकोने आपणांस या पत्राद्वारे साली नमूद केलेला भूसंड साली नमूद केलेल्या अटीवर देणेचे मंजूर केले आहे.

- १) समुच्चय भूसंड नंबर B-66 सेक्टर नंबर व नमूद नं. सेक्टर २-१२, २५१४२
- २) तुम्हास दिलेला भूसंड नंबर १५
- ३) भूसंडाचे क्षेत्र ३२ चौ.मी.
- ४) भूसंडाची किंमत रु. ३२,७२०.००
- ५) प्राथमिक अदायगी रु. ३,०४२.००
- ६) कर्जाची रक्कम रु. २९,६७८.००
- ७) मासिक हप्ता रु. ३२८.००
- ८) कर्ज फेडीचा कालावधी २० वर्षे
- ९) सेवा आकार रु. २०.०० प्रत्येक महिन्यास

अटी :

- १) समुच्चया मधील सर्व भूसंड धारकांनी वेगवेगळ्या महिन्यांत सहकारी गृह निर्माण संस्था निर्माण करून विवेक फंजीकृत करणेचे आहे.
- २) तुम्हास सदर संस्थेचे सभासद व्हावे लागेल.
- ३) संस्था फंजीकृत झाले नंतर संस्थेबरोबर भूसंड समुच्चयासालील जमीनीचा भाडे पट्टा करून भूसंड समुच्चयाचा तबा सहकारी गृह निर्माण संस्थेस देण्यात येईल.
- ४) सिडको व सहकारी गृह निर्माण संस्था यांचे दरम्यान करणेत येण-या करारपत्रातील सर्व अटी तुमचेवर बंधनकारक राहातील.
- ५) तुम्ही प्रत्येक महिन्याच्या ५ तारखेपूर्वी स्वतः किंवा संस्थेमार्फत कर्जफेडीचा मासिक हप्ता व सेवा आकार सिडकोकडे भरणा करणेचा आहे.
- ६) सिडको व तसेच स्थापन करणेत यावयाच्या आपल्या सहकारी गृह निर्माण संस्थेच्या लेखी व पूर्व परवानगी शिवाय तुम्हास भूसंडाचे हस्तांतरण करून देणार नाही. महामंडळ प्रचलित नियमांस अधिन राहून महामंडळाने वेळोवेळी ठरविलेल्या कराने हस्तांतर शुल्क घेवून परवानगी देईल.
- ७) भूसंडाचे उपयोग स्वतःच्या कुटुंबाच्या व्हाणेसाठीच करणेचा आहे.
- ८) वटई निर्देशांक एक असेल महामंडळाच्या नगर रचना अधिकारी यांनी भूसंडावर नियोजित घरांचे नकाशे तयार केले असून त्या नकाशाप्रमाणेच बांधकाम करावे लागेल. सदरचे नकाशे नवी मुंबई जनरल डेव्हलपमेंट कंट्रोल रेग्युलेशन १९७५ च्या अस्तित्वात असलेल्या तरतुदीप्रमाणे तयार केले असून त्यास अतिरिक्त नगर रचना अधिकारी यांनी मान्यता दिली आहे. त्यामुळे बांधकाम सुरु करताना पुनः परवानगी घेणेची गरज नाही. सहकारी गृह निर्माण संस्थेबरोबर करारपत्र केल्यानंतर सदर नकाशाच्या प्रती संस्थेस देणेत येतील. बांधकाम भूसंडाचा तबा घेतल्यानंतर ३ वर्षांत पूर्ण करणेचे आहे. व नगर रचना अधिकारी यांचेकडून भोगवटा प्रमाणपत्र घेणेचे आहे. भोगवटा प्रमाणपत्र घेतले नंतर सदर घराचा उपयोग सहाय्यसाठीच करणेचा आहे.
- ९) भूसंड अविभाज्य असून त्याचे विभाजन करता येणार नाही. तुम्ही वर नमूद केलेल्या कोणत्याही एका वा अनेक अटींचा भंग केलेस वरील भूसंड त्यावरील बांधकामासह कोणत्याही प्रकारचा मोबदला वा भरपाई न देता ताबेत घेण्याचा हक्क महामंडळास राहिल.

आपला विश्वासू


वरिष्ठ प्रकल्प समुच्चय अधिकारी
(बी.यु.डी.पी.)

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरिमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९-२२-२०२ २५०९ • ग्राम: सिआयटीडब्ल्यूआयएन

टेलेक्स : ०९९-८३२९८ सिआयडीसी आयएन

संदर्भ क्र:

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ०९९२

७५७ २६३९ / ७५७ ९०६९

फॅक्स : ००-९९-२२-७५७ ९०६६

दिनांक:

२४/९/२०११

REF NO: EE(BP)/ATPO / 631

OCCUPANCY CERTIFICATE

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

चैतन्य कॉ-ऑ. हौ. सोलापटी लो.

रजि. नं. एच वी जो एम / सिडको एच एम वी
(जो एम) ३०२ / जे वी थार / खन १२२० / २३
प्लॉट नं. वी-६६, सेक्टर-१२, खारघार, नवी मुंबई

(S.V.JOSHI)

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

प्रत:- श्री. सखाराम शांताराम चव्हाण, ज्योती रु. १५, यांता-
माहितीसारी

चैतन्य कॉ. ऑप. हौ. सोलापटी लो. करिता

प्रमुख

सोलापटी

अधिकारी

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्यालय

'निर्मल', दुसरा मजला, नरिमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९-२२-२०२ २५०९ • ग्राम: सिआय्टीडब्लूआयएन

टेलिक्स : ०९९-८३२९८ सिआय्डीसी आयएन

संदर्भ क्र:

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ०९९२

७५७ २६३९ / ७५७ ९०६९

फॅक्स : ००-९९-२२-७५७ ९०६६

दिनांक:

२४/९/०४

CIDCO/EE(BP)/ATPO/ 631

To,

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

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

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

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

Dear Sir,

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

Thanking you,

Yours faithfully,

(S. V. JOSHI)

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

AREA CALCULATIONS FOR BLOCK 3

AREA OF BLOCK ABCD = $3.40 \times 6.90 = 23.46 \text{ M}^2$

DEDUCT $D_1 = 2.475 \times 1.24 = 3.07 \text{ M}^2$
 BUILT UP AREA = 20.39 SQ.M.
 (INCLD. STAIRCASE)

15% BALCONY PERMISSIBLE = $\frac{15}{100} \times 20.39$
 = 3.07 SQ.M.

BALCONY PROPOSED = $2.475 \times 1.24 = 3.07 \text{ M}^2$

AREA OF STAIRCASE = $0.925 \times 4.75 = 4.40 \text{ M}^2$

NET BUILT UP AREA = $20.39 - 4.40$

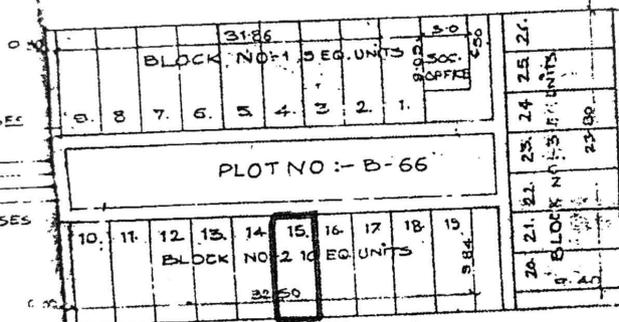
(EXCLD. STAIRCASE) = 15.99 SQ.M.

NET BUA OF 1ST FLOOR = 15.99 SQ.M.

TOTAL NET BUA OF 1 UNIT = 31.98 SQ.M.

TOTAL BUILT UP AREA OF 7 UNITS OF BLOCK 3
 = $7 \times 31.980 = 223.86 \text{ SQ.M.}$

TOTAL NET BUILT UP AREA
 OF BLOCK 3 = 223.86 SQ.M.



LAYOUT PLAN (N.T.S.)

TOTAL BUILT UP AREA

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

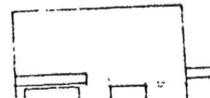
BOUNDARY OF CORE UNIT NO 15

YAK ARCHITECTS
 Architects, Surveyors & Engineers,
 V. H. Khedkar

ASSOCIATION OFFICE DETAILS

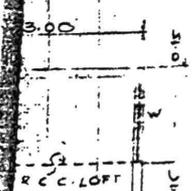


AREA CALCULATION FOR ASSOCIATION OFFICE
 = 3.0×6.50
 = 19.50 SQ.M.



AREA OF STILT LIGHT AND VENT	
DESCRIPTION	CARPET AREA IN M ²
M. ROOM	14.57
V.C.	1.08
BED SPACE	6.34
M. ROOM (1ST FL)	10.00
BUILT UP AREA	
SR.NO	
BALCONY AREA	
FLOOR	STAIR CASE
1 ST FLOOR	
2 ND FLOOR	
TOTAL HEIGHT	

3.40M²
 3.50 SQ.M.
 3.05M²
 = 4.99M²
 3.9
 1.92 SQ.M
 = BLOCK 2
 319.20 SQ.M.



SEC 1 X X

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

निर्मल, दुसरा मजला, नरिमन पॉईंट,

मुंबई ४०० ०२१.

दूरध्वनी: २०२ २४ ८१/२०२ २४ २०/२०२ २५ ७९

फॅक्स: २०२ २५ ०९ • ग्राम: सिआयटीडब्ल्यूआयएन्

टेलेक्स: ०११-८३२१८ सिआयडीसी आयएन्

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर, पोस्ट: कोकण भवन,

नवी मुंबई-४०० ६१४.

दूरध्वनी: ७५७ १२ ४१/४२/४४/७५७ ०९ १६/

७५७ २६ ३१/७५७ १० ६९ • फॅक्स: ७५७ १० ६६

टेलेक्स: ०१३-११२१६ सिडीसीओ आयएन्

संदर्भ क्र: **EE(BP) | ATPO | 468**

दिनांक: 12-8-96

To,
THE CHAIRMAN | SECRETARY,
CHAITANYA CO-OP HSG SOCIETY LTD,
PLOT NO.B-66 SECTOR:12
BUDP KHARGHAR NAVI MUMBAI

ASSESSMENT ORDER NO:-87/96-97 Register No.1 Page No:-87

SUB:Payment of development charges for plot No.B-66 Sector:12
at BUDP KHARGHAR NAVI MUMBAI.

REF:-Your architects application dated 8.8.96.

Sir,

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(OFFICE ORDER NO CIDCO | ADM | 2449 / DATED 18/11/92)

1. Name of assessee :-THE CHAIRMAN | SECRETARY
CHAITANYA CO-OP HSG SOCIETY LTD.
2. Location :-Plot No.B-66 Sector:-12 at BUDP KHARGHAR
NAVI MUMBAI.
3. Land use :RESIDENTIAL
4. Plot area :CLUSTER AREA: 1243.38M²
RESIDENTIAL PLOT AREA:-832 M²
5. Permissible FSI :ONE
6. AREA FOR ASSESSMENT:-
a) PLOT AREA: 830.772 M² SAY 831 M²
b) BUILT UP AREA: 830.772 M² SAY 831 M²
7. DEVELOPMENT CHARGES:
a) ON PLOT AREA:- 831 M² X Rs.30/-=Rs.24930/-
b) ON BUA AREA:-831 M² X Rs.40/-=Rs.33240/-
8. TOTAL DEVELOPMENT CHARGES:(7.a + 7.b)=Rs.58170/-
9. Date of Assessment:9.8.96.
10. Due date for completion from 12.2.96 to 11.2.99
Total Assessed development charges Rs. 58170/-
Development charges paid of Rs. 58240/-vide ch No 78153
dated 7.8.96.

Yours faithfully,

(S.V.JOSHI)

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

COMMENCEMENT CERTIFICATE

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

on unit No/Plot No: B-66 Road No: --- Sector No: 12 Sub sector: BUDP at Chanchor New Bombay, Navi Mumbai as per the approved plans and subject to the following conditions for the development work of the proposed: Residential Building

Nos. of core units - 26 Nos. Total net BUA = 830.772m² G+1 structure

This certificate is eligible to be revoked by the corporation if:--

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

2) THE APPLICANT SHALL:-

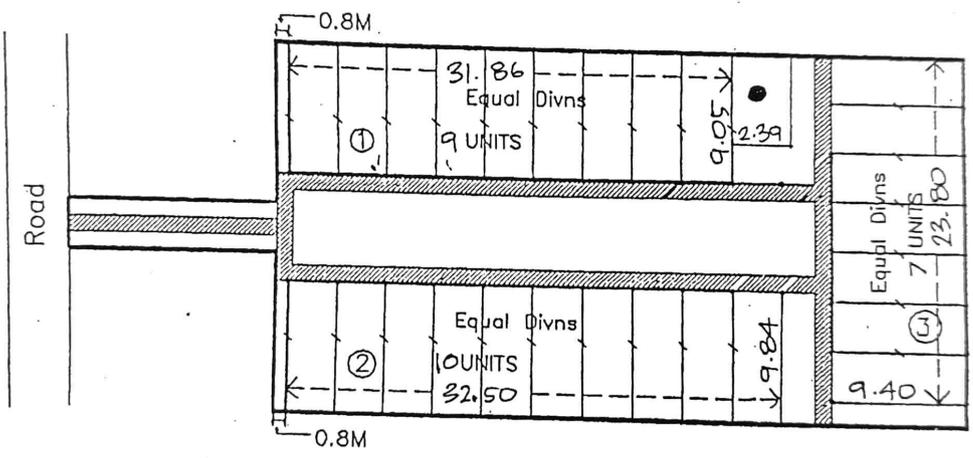
- a) Give a notice to the corporation completion upto the plinth level and 7days before the commencement of the further work.
- b) Give written notice to the corporation regarding completion of work.
- c) Obtain an occupancy certificate from the Corporation.
- d) Permit authorised officers of the corporation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

CIDCO CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
 CIDCO BHAVAN, CBD, BELAPUR, NEW BOMBAY

CLUSTER DRAWING		Senior Planner	↑ NORTH
Cluster No. - B/66	Sr. Proj. Co-ordinator		
Sector No - 12	Date : 4th December, 1995		
Scheme - BUDP KHARGHAR	Scale : Not to scale		
Area of Block No.1: 288.00 M ²	LAND-USE STATEMENT		
Area of Block No.2: 320.00 M ²	Area under open-space	411.37	M ²
Area of Block No.3: 224.00 M ²	Area under residential(1+2+3):	832.00	M ²
Type of unit - 32 M ²	TOTAL AREA OF CLUSTER:		
No. of units - 26			1243.38 M ²
(Including society office)			

LEGEND

- Cluster boundary ————
- Plot boundary ————
- Condominium office ●



- NOTE:**
- * F.S.I of 1.0 is permitted on residential plots 1,2 & 3 separately.
 - * The location, dimensions and areas of the residential plots within the clusters, as indicated above are mandatory.
 - * Eccentric foundation is mandatory for all columns and walls abutting the plot boundary.
 - * For any R.C.C. structure proposed (incl. society office) it is mandatory to get the building plans approved by the Executive Engineer (Building Permission) prior to commencement of work.
 - * In case of only ground floor structure without R.C.C. the building permission need not be obtained if the enclosed suggested architectural plan is followed, however at the time of occupancy certificate shall be obtained from the competent authority after fulfilling the formalities.

Asstt. Marketing Officer

[BUDP]

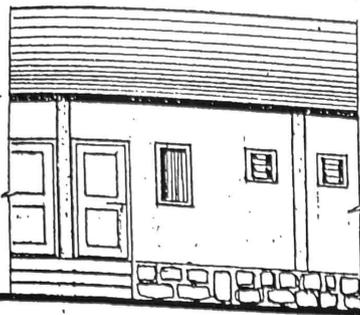
Society office : Minimum clear width shall be 2.1m and maximum permissible built-up area shall be 20 M².
 One wall of the society office shall be common to the adjacent end unit and the plinth of society office shall not encroach upon the un-served services.

[BUDP]

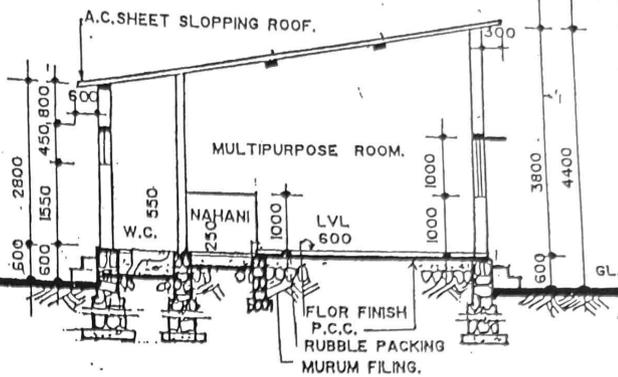
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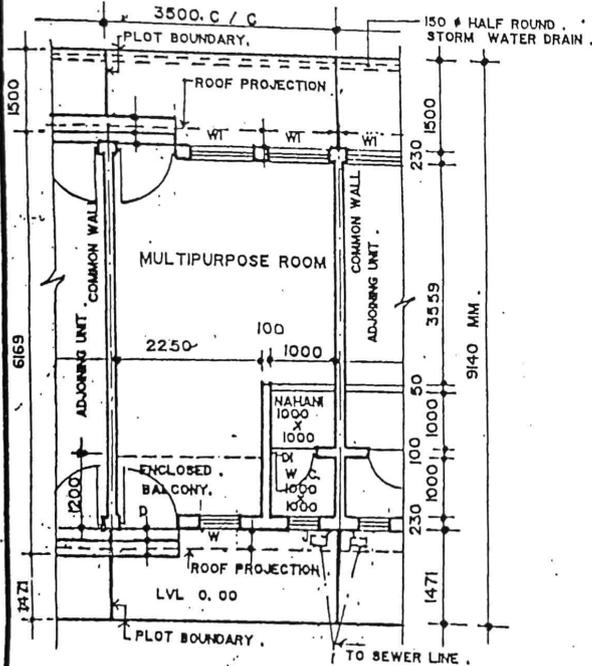
Handwritten signatures and official stamps in Marathi, including 'सोसायटी म्युनिसिपल (राज.)' and 'वैतन्य'.



FRONT ELEVATION



SECTION A-A



GROUND FLOOR PLAN

PLOT AREA	32.00 sqm.
BUILT UP AREA	21.60 sqm.
CARPET AREA	18.73 sqm.

THE ABOVE AREAS ARE APPROXIMATE.

NOTES

- * ALL DIMENSIONS ARE IN MM.
- * EXTERNAL WALLS AND COMMON WALLS SHALL BE 230 MM THICK BRICK WALL OR 150MM THICK SOLID CONCRETE BLOCK.
- * ECCENTRIC FOUNDATION IS MANDATORY FOR ALL COLUMNS AND WALLS ABUTTING THE BLOCK BOUNDARY.
- * FOR ANY VARIATION IN THE ARCHITECTURAL DESIGN, IT IS MANDATORY TO OBTAIN CIDCO'S APPROVAL PRIOR TO COMMENCEMENT OF THE WORK.
- * FOR R.C.C. FRAME STRUCTURE OR GR.+1 STRUCTURE, IT IS MANDATORY TO OBTAIN CIDCO'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- * PLOT DIMENSIONS SHALL BE AS PER CLUSTER DRAWING.
- * THE DESIGN OF THE GROUND FLOOR PLAN IS BASED ON THE PLOT HAVING STANDARD DIMENSIONS. HOWEVER, IN EVERY INDIVIDUAL CASE, ALTHOUGH THE PLOT AREA REMAINS SAME, PLOT DIMENSIONS MAY VARY AS SPECIFIED IN THE CLUSTER DRAWING.
- * IN ALL CASES, THE MINIMUM WIDTHS OF FRONT AND REAR OPEN SPACES SHALL BE 1.0 M. AND 1.5 M. RESPECTIVELY.

SCHEDULE OF DOORS AND WINDOWS	
DOOR	WINDOW
D - 900 X 1900	W - 500 X 1000
D1 - 700 X 1900	W2 - 1000 X 1000
	J - 450 X 450

CIDCO
NAVI MUMBAI

ARCHITECTURAL DESIGN OF 32 SQ. M.
CORE UNIT IN B.U.D.P. SCHEME AT
KHARGHAR, KALAMBOLI & NEAR PANVEL
NAVI MUMBAI

Asstt. Marketing Officer
[BUDP]

Asstt. Marketing
[BUDP]

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महाराष्ट्र MAHARASHTRA

2024

27 DEC 2024

30AB 637893

शिवर काकाबाबा अर्चनालय, ठणे

Annexure-II

Serial No: 198438

Date:

MOU

Nature of document/Article No.:

Whether it is to be Registered? : _____ if registrable Name of SRO: _____

Property Description in brief:

Cons. Amount: Rs. _____

Stamp Purchaser's Name:

Sakharam S. Chavan

Name of the other party:

Amritlal M. Yadha

through other person then Name & add. _____

Pranav

Stamp Duty Amount Rs. 100/-

Stamp Vendor Signature

Mr. Ravindra Vishnu Shingade

Stamp purchaser's sign

License No. 1201043, Shingade Services, Shop No. 47, Gr. Floor,

Prabhat Centre, Sector-1A, CBD Belapur, Navi Mumbai-400614.

Mo.: 09324704124

या कारणासाठी प्रत्येक मुद्रांक खरेदी केला त्याची त्याच कारणासाठी मुद्रांक खरेदी

फेरिवापातून व नविनगत कायदा अन्वयेत आह



6 DEC 2024

S.S. Chavan-

MEMORANDUM OF UNDERSTANDING

This **MEMORANDUM OF UNDERSTANDING** is made and entered into at Kharghar, Navi Mumbai on this 28th day of December, 2024 BETWEEN **MR. SAKHARAM SHANTARAM CHAVAN**, aged 65 years, (I. T. PAN: **ABQPC4763K**), Indian Inhabitant, residing at Residential Unit No.15, Chaitanya Co-op. Housing Society Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad, hereinafter referred to as "**THE VENDOR/TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators and assigns) of the **ONE PART**.

AND

1) **MR. AMRITLAL MALIKRAM YADAV**, aged 40 years, (I. T. PAN-**AEEPY2185C**), 2) **MRS. SARASWATI AMRITLAL YADAV**, aged 33 years, (I. T. PAN-**APXPY1015K**), an Indian Inhabitant, residing at Near Acharya College, Subhash Nagar Chembur Govandi Road, Behind Bldg No. 52, Chembur, Mumbai-400071, hereinafter collectively referred to as "**THE PURCHASERS /TRANSFEEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART**.

AND WHEREAS:

The **VENDOR** is the absolute owner of the residential unit being at **Residential Unit No.15, Chaitanya Co-op. Housing Society Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad, area admeasuring 32 Sq. Mtr. Built up** and he is in sole and exclusive, use, occupation, possession and enjoyment of the said unit and he has decided to sell, dispose of and transfer the said unit on as is where is basis for the total consideration of **Rs.57,50,000/- (Rupees Fifty Seven Lakhs Fifty Thousand Only)** to any prospective **PURCHASERS/S** and on coming to know the intention of the **VENDOR** regarding sale of the said unit, the **PURCHASERS** approached to the **VENDOR** and negotiated for sale and transfer of the said unit in favor of the **PURCHASERS** and the **VENDOR** made following representations to the **PURCHASERS** in respect of the said unit i.e.

- a) The **VENDOR** is the absolute owner of the said unit and entitled to occupy, use and enjoy the said unit.



S. S. Chavan-

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

Relying upon the aforesaid representations made by the VENDOR, the PURCHASERS have agreed to purchase the said unit for the consideration of **Rs.57,50,000/- (Rupees Fifty Seven Lakhs Fifty Thousand Only)** and on the terms and conditions appearing hereinafter.

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AND IT IS HEREBY UNDERSTOOD BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The PURCHASERS hereby agree/s to purchase and the VENDOR hereby agree/s to sell all his rights, title and interest in respect of the **Residential Unit No.15, Chaitanya Co-op. Housing Society Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad, area admeasuring 32 Sq. Mtr. Built up** for the total consideration amounting **Rs.57,50,000/- (Rupees Fifty Seven Lakhs Fifty Thousand Only).**



S. S. Chavan-

2. On or before execution of these presents the PURCHASERS have paid to the VENDOR the sum of **Rs.8,00,000/- (Rupees Eight Lakhs Only)** as part payment towards the total agreed payment of consideration amount to be paid by the PURCHASERS to the VENDOR, in anticipation of the sale/transfer of his rights, title and interest in respect of the said unit to the PURCHASERS. The receipt whereof the VENDOR hereby has admitted and acknowledged.
3. The PURCHASERS do hereby agree/s to pay balance amount of consideration **Rs.49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only)** as follows:
 - a) **Rs.7,00,000/- (Rupees Seven Lakhs Only)** shall be paid by cash on or before at the time of registration of an Agreement for Sale in favour of the PURCHASERS.
 - b) **Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)** shall be paid by cash at the time of handing over peaceful and vacant possession of the said unit to the SAID PURCHASERS
 - c) **Rs.40,00,000/- (Rupees Forty Lakhs Only)** shall be paid within 60 (Sixty) working days from the date of registration of an Agreement for Sale by raising housing loan from any bank or financial institution (subject to getting the said unit transfer and mortgage NOC from the Society).
4. The VENDOR hereby declare/s and represent/s that the VENDOR has right, power and absolute authority to sell and transfer the said unit and the VENDOR shall indemnify and keep indemnified the PURCHASERS of or against all actions, suits, proceedings, claims, demands, fines, penalties, expenses or other liabilities of whatsoever nature including demand for payment of Stamp Duty, Property Tax up to this date of execution made. The VENDOR further agree/s that the VENDOR shall be liable and responsible for the undisclosed liabilities that may arise pertaining to the said unit for any period prior to the date of handing over possession of the said unit to the PURCHASERS.
5. The VENDOR agree/s that if there is any discrepancy in the title documents of the said unit, the VENDOR shall be solely responsible for such discrepancy and the VENDOR undertake to clear such discrepancy in the title of documents of the said unit and all expenses for the same shall be borne and paid by the VENDOR.



S.S. Chavan -

6. The PURCHASERS have entered into this arrangement on the faith of the said representations and believing the same to be true and the PURCHASERS agree/s and admit/s that the PURCHASERS have received the copies of title documents of the said unit and they have satisfied with the title of the VENDOR to the said unit.
7. The VENDOR further agree/s to clear all the outstanding bills pertaining to the service charges, electric bills, water bills, maintenance charges, Property Tax or any other bills payable by the said unit owner to the concerned authority until handing over of the possession of the said unit.
8. It is agreed and understood between the parties that upon payment of the aforesaid entire consideration as mentioned hereinabove the VENDOR will transfer his right, title, interest or claim on the said unit, in favor of the PURCHASERS and the PURCHASERS have full rights, authority to enter into any act or any sorts of dealings in respect of the said unit. The VENDOR also agree/s to Indemnify the PURCHASERS against any damages as may be caused to the PURCHASERS from any adverse claim as may arise from any undisclosed Liabilities of the VENDOR pertaining to the said unit. *till (key handover) unit S.S. Chavan*
9. The stamp-duty, registration charges and said unit transfer charges of the said unit payable to the CIDCO or any other concerned authority shall be borne and paid by the PURCHASERS. And it is agreed that the Society NOC charges shall be borne and paid by the VENDOR and PURCHASERS equally.
10. The VENDOR has agreed that on receiving full and final payment as stated hereinabove the VENDOR shall execute and register a Deed of Assignment/Sale Deed in respect of the said unit in favour of the PURCHASERS and transfer all his right, title and interest in the said unit and shall hand over vacant possession of the said unit to the PURCHASERS.



S.S. Chavan-

SCHEDULE OF THE PROPERTY(UNIT) ABOVE REFERRED:

Residential Unit No.15, Chaitanya Co-op. Housing Society Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad, area admeasuring 32 Sq. Mtr. Built up.

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

SIGNED AND DELIVERED by the)

withinnamed **VENDOR/TRANSFEROR)**

MR. SAKHARAM SHANTARAM CHAVAN)

S.S. Chavan-

In the presence of

1. Mr. Aviraj Santosh Bomble. Bomble

2. Mr. Sachin S. Chavan S.S. Chavan
28/12/2024

SIGNED AND DELIVERED by the)

withinnamed **PURCHASERS/TRANSFEREES)**

1) **MR. AMRITLAL MALIKRAM YADAV)**



2) **MRS. SARASWATI AMRITLAL YADAV)**

In the presence of

1. Mr. Madhukar Patil : Patil

2. Mr. Anar Yadav : Anar

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RECEIPT

I, **SAKHARAM SHANTARAM CHAVAN** (The VENDOR) received the total sum of **Rs.8,00,000/- (Rupees Eight Lakhs Only)** being **PART AND ADVANCE PAYMENT** from **MR. AMRITLAL MALIKRAM YADAV & MRS. SARASWATI AMRITLAL YADAV** (The PURCHASERS) in respect of sale consideration of the **Residential Unit No.15, Chaitanya Co-op. Housing Society Ltd., Plot No. B-66, Sector-12, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad., area admeasuring 32 Sq. Mtr. Built up, as follows:**

Mode of Payment:

- 1) **Rs.1,00,000/- (Rupees One Lakh Only)** by cheque bearing No.000082, dt.14/12/2024, drawn on HDFC Bank, having branch at Fort, Navi Mumbai.
- 2) **Rs.4,00,000/- (Rupees Four Lakhs Only)** by cheque bearing No.000083, dt.28/12/2024, drawn on HDFC Bank, having branch at Fort, Navi Mumbai.
- 3) **Rs.3,00,000/- (Rupees Two Lakh Fifty Thousand Only)** has been paid by cash.

I say received **Rs.8,00,000/-**

S.S. Chavan-

MR. SAKHARAM SHANTARAM CHAVAN

(THE VENDOR)

Witness:

1. Mr. Avinaj Santosh Bomble. *Bomble*
2. Mr. Sachin S. Chavan *S.S. Chavan*