

SSL

12925 Wum
Kalyan Bazaropeth Road.

Saving A/c. No.		Branch FILE NO.	
CIF No. <u>85755143674</u>		Tie up on (If applicable)	
LOS Reference No. <u>50123022500557</u>		PAL/Take Over/NEW/Resale/Topup	
Applicant Name <u>Ravani Sanjay Ramraje</u>			
Co-Applicant Name <u>-</u>			
Contact (Resi) <u>9004413338</u>		Mobile No.	
Loan Amount <u>10,00,000/-</u>		Tenure <u>10 years</u>	
Interest Rate		EMI	
Loan Type <u>New Home Loan</u>		SBI LIFE <u>ye</u>	
Hsg. Loan		Maxgain	
Realty		Home Top up	
Property Location <u>Neral</u>			
Property Cost			
Name of Developer / Vendor			
RBO -	ZONE -	Branch <u>Bazaropeth</u>	(Code No.) <u>12925</u>
Contact Person <u>Pradeep Kumbhar (4198)</u>		Mobile No. <u>8286546070</u>	
Name of RACPC Co-ordinator along with Mob. No.			

	DATE		DATE
SEARCH - 1	<u>V. S legal.</u>	RESIDENCE VERIFICATION	<u>CRDX 21/02</u>
SEARCH - 2		OFFICE VERIFICATION	
VA			<u>PSS: GROUP: 22/02/2023</u>

AMT-III

Co-Ordination : SAHDCOP Dt. 21/02/2023

Processing : ABNIS/ER Dt. 22/02/2023

Sanction : _____ Dt. _____

Control : _____ Dt. _____

Documentation : _____ Dt. _____

A/c Open : _____ Dt. _____

Disbursement : _____ Dt. _____

HL TO BE PARKED AT **KALYAN MAIN BRANCH (00399)**

RM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Name **RAJANI SANJAY RAMRAJE** Gender M F T

Naturation Mr Mrs Ms Dr Other **RAJANI** Date of Birth **20 06 1977**

Marital Status Married Unmarried Other Name of Spouse **SANJAY N RAMRAJE**

No. of Dependents **01** No. of Children **01** Name of Father **SHIVRAM S MANOHAR**

Spouse's Maiden Name **SUMITRA S MANOHAR** Category SC ST OBC General

Nationality **INDIAN** Residential Status Resident NRI / PIO Religion **HINDU**

Date of Birth **AROLA** Photo Identification (ID) : Type **AADHAR**

Photo Identification (ID) : Number **803279209133** Photo ID: Valid Upto **dd mm yy yy**

Driving Licence No. Driving Licence Valid Upto

No./GIR No. **AFLYPM25T10E** Passport No. Passport Valid Upto **dd mm yy yy**

Highest Qualification Attained **DIPLOMA ENGG** Qualifying Year **1995**

Present Address: Staying at the present address for the past **3** Years and **6** Months. Type of Residence Owned Rented Alloted by employer other

Flat / Apartment No. or Name **BLDG NO2 FLAT NO 404**

Name & No. and Area/Location **SARODAYA HILL CHS CHOLEGAON**

Mark **THARURLI EAST**

Postcode **KALYAN** District **THANE** Pin Code **421201**

State **MAHARASHTRA** Country **INDIA**

Telephone (Landline) Mobile (Primary) **9004413338** Mobile (Secondary) **9321532927**

Personal Email **rajanirajte1977@gmail.com**

Permanent Address: Is permanent address same as present address ? Yes No (To be filled if permanent address is different from present address)

Flat / Apartment No. or Name **AS ABOVE**

Name & No. and Area/Location

Mark

Postcode District Pin Code

State Country

Telephone (Landline 1) Telephone (Landline 2)

Business Address: **Office / Business Address**

Organization/Dept. & Floor **✓ SENIOR DIVISIONAL ELECTRICAL DIVISION**

Name & No. and Area/Location **TRACTION DISTRIBUTION**

Mark **NEAR PLATFORM NO7**

Postcode **KALYAN** District **THANE** Pin Code **421304**

State **MAHARASHTRA** Country **INDIA**

Telephone (Landline) **025123778307** Fax Mobile (Secondary)

Personal Email **SSIEWKSTDKy@gmail.com**

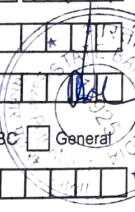
Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Tenure with the Bank Less than 1 year 1 - 3 years More than 3 years

(Names and addresses of two referees who are not related to you):

Name: **Kalpna Ganvir** Address: **Shrini Bagay, Kalsced, (E)** Email: Tel: **9004413320**

Name: **suresh punar** Address: **Mumamanchey, Badker (E)** Email: Tel: **9869443087**



SSL

Code No.

MUM99999

File

Ref No.

SP/02/50302059

RM

RSM

Pradeep Khongali 4198

LOS Number

LOS Branch Name

Branch Code

Source Type

Expected Disbursement Date

Kalyan Borospedh
12925
Self

Reference ID

Applicant Name

Co-Applicant Name

Date of Birth

pan Card Number

Bank Account Number

E-mail ID

Mobile No.

Loan Amount & Interest Rate

tenure

Connector Name & Code

Proposal Type

Property Final : Yes / No

ACPC

BO

MT NO.

LA-02137542.

Rajani Smjay Ramraj.

20/06/1977

AFYPMR510E

rajani.rajani1977@gmail.com

9004413338

11 lakh & 10 years

10 years

Self

New Home loan

Yes

Thane Kalyan
Thane

IDENTITY CARD

**Mumbai Division
Mumbai CSMT**



**GOVERNMENT OF INDIA
MINISTRY OF RAILWAY
CENTRAL RAILWAY**



प. पत्र क्रमांक / ID Card No. : 1206119
नाम / Name : RAJANI S. RAMRAJE
पदनाम / Design. : SR. SECTION ENGINEER
कार्यालय / Office : SR. DEE (TD) KYN
विभाग / Dept. : ELECTRIC TRACTION

धारक के हस्ताक्षर
(Signature of Holder)

धारक के हस्ताक्षर
Sign of Holder

मध्य रेल, कल्याण

सोसायटी

Shubhash
Chowk

ay Station 2A

**Kalyan
Maharashtra
India**



SAIKRI
COLO

2023-12-28 (Thu) 01:15 (PM)

32°C

90°F

OLSEWADI

Verified With Original
मूल प्रतिसं सत्युचित
श्री. भारतीय स्टेट बैंक / बैंक
FOR STATE BANK OF INDIA

शाखा प्रबंधक / Branch Manager
BAZARPETH ROAD, BRANCH (12925)

आयकर विभाग



भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

RAJANI SANJAY RAMRAJE

SHIVRAM SAKHARAM MANOHAR

20/06/1977

Permanent Account Number

AFYPM2510E



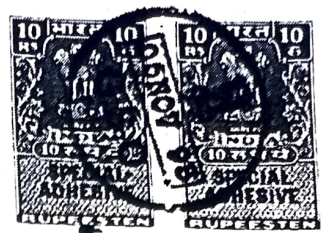
2403201

Signature

Verified With Original
श्री. भारतीय स्टेट बैंक / बैंक
FOR STATE BANK OF INDIA
शाखा प्रबंधक / Branch Manager
BAZARPETH ROAD, BRANCH (12925)

गावाचे नाव : नेरळ

(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	1965000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1504000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन :, इतर माहिती: दर-43500 प्रती चौ.मी.,सदनिका क्र. 202,दुसरा मजला,बी विंग,"प्लॅनेट हायलॅन्ड्स",सर्व्हे नं. 68,हिस्सा नं. 3ब,मौजे- नेरळ,ता. कर्जत,जि. रायगड,क्षेत्रफळ 31.43 चौ.मी. कारपेट((Survey Number : 68/3/ब ; Block Number : 202 ;))
(5) क्षेत्रफळ	31.43 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:-मेसर्स प्लॅनेट बिल्डर्स अँड डेव्हलपर्स तर्फे प्रो.प्रा. हबिब उमर खान यांच्या तर्फे कबुलीजबाब देणार म्हणून कुलमुखत्यारी मोहम्मद नाविद जे वुरेशी - वय:-24 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. 8ए/40, सागर सी.एच.एस. लिमिटेड, सेक्टर 10, कोपर खैरने, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AGVPK9504C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रजनी संजय रामराजे -- वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. बी/201, शिव पार्वती सी एच एस, रहेजा कॉम्प्लेक्स, हाजी मलंग रोड, पत्री पूल जवळ, कल्याण प., ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AFYPM2510E
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	891/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	117900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	19650
(14)शेरा	
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.



AGREEMENT FOR SALE

THIS AGREEMENT is made at Bombay this 5th day of Nov., 1993 BETWEEN M/S. B & H CONSTRUCTION COMPANY PRIVATE LIMITED having their office at 312, Raheja Centre, Nariman Point, Bombay 400 021, hereinafter referred to as "THE BUILDERS" of the One Part: AND MR. MRS. SANJAY NINARUTTI RAMRAJE of Bombay, Indian Inhabitant, hereinafter referred to as "THE PURCHASER" of the Other Part :

(i) By and under Agreement for Sale dated 27.11.1984 (1) SMT. HUMAYAN KHODAYAR IRANI, (2) SHRI BEHRAM KHODAYAR IRANI, (3) SHRI SHERIYAR KHODAYAR IRANI, (4) SHRI EZADYAR KHODAYAR IRANI, (5) SHRI TOBAN BEHRAM IRANI, (6) SMT. BANOO AFLATOON IRANI, (7) SHRI KHODAYAR AFLATOON IRANI, (8) SMT. PIROZA RUSTOMA YAZDGARDIAN (NEE MISS PIROZA AFLATOON IRANI) (9) SHRI FAROKH AFLATOON IRANI, (10) SMT. MAHNAZ SOHARAB YAZDGARDIAN (NEE MISS MAHNAZ AFLATOON IRANI), (11) SHRI NARIMAN KHODAYAR IRANI AND (12) SHRI FARHANG KHODAYAR IRANI, (herein referred to as "the Owners"), agreed to entrust development rights upto (1) MR. NARAINDAS SHIWANDAS BHARWANI (being Proprietor of M/S. N.C.C. INTERNATIONAL) and (2) MR. CHANDRU SHIWANDAS BHARWANI, (3) MRS. INDU NARAINDAS BHARWANI (4) MRS. NANKI R. BHARWANI, (being the Partners of M/S. NIPPON INDUSTRIES) in respect of pieces of land bearing Survey Nos. 26A/1/1(part), 26A/2, 26A/1/3, 26A/1/2, 26B, 29/1, 28 (part), 27/1 & 26 (Part) of Village Netivali in Thana District and more particularly described in the First Schedule hereunder written as also first, secondly and thirdly in the Second Schedule thereunder written from out of the pieces of land described in the First Schedule thereunder written. Ist

(ii) The said pieces of land in respect whereof the development rights as aforesaid are granted by the Owners to N.S. Bharwani as Proprietor of M/s. N.C.C. International and C.S. Bharwani, Mrs. I.N. Bharwani and Mrs. N.R. Bharwani, as Partners of M/s. Nippon Industries herein, are shown hatched and are delineated on the bigger plan hereto annexed and shown as Annexure 'A' (herein referred to hereto (herein referred to as "the said pieces of land"). Ann

(iii) The Dy. Collector and Competent Authority, Thana by his Order No. ULC/UIM/6 (1) /SR-24-NETIVALI dated 30.11.1983, made u/s. 8(4) of the Urban Land Ceiling & Regulation Act, 1976 (U.L.C. & R Act) revised by Order bearing even No. dated 18.10.1984), has declared the said lands as non vacant lands.



PLANET

BUILDERS & DEVELOPERS

To:
The Assistant General Manager
State Bank of India
RACPC Kalyan.

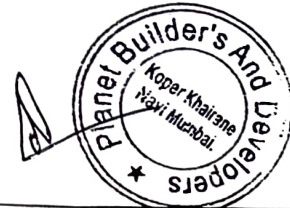
Dear Sir,

We Planet Builders and Developers, here by certify that:

1. We have transferable rights to the property described below, which has been allotted by me to **MRS. RAJANI SANJAY RAMRAJE** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Sale Agreement dated **16/02/2023** (herein after referred to as the "Sale document")

Description of the property	
Flat No./ House No.	B-202
Building No./Name	Planet Highlands
Survey No./Hissa No.	68/3B
Street No./Name	Near Matoshree Nagar
Locality Name	Neral
Taluka	Karjat
District	Raigad
Pin Code	410101

2. That the total consideration for this transaction is **Rs. 19,65,000/- (Rs. Nineteen Lac Sixty Five Thousand Only)** towards sale document.
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. I confirm that I have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
5. We have not borrowed from any financial institution for the development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.





PLANET

BUILDERS & DEVELOPERS

"PLANET HIGHLANDS", being constructed on Plot bearing Survey/Hissa No.-68/3B, situated at Village-Neral, Tal.-Karjat, Dist.-Raigad.

Flat No.202 B	
MRS. RAJANI SANJAY RAMRAJE	
Area	31.43 Sq.Mtrs
Basic Cost	1740000
Development Charges	150000
Club House	75000
Agreement Value	19,65,000/-
Total Flat Cost	19,65,000/-

FOR M/S PLANET BUILDERS & DEVELOPERS



AUTHORIZED SIGNATORY





16/02/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. कर्जत 2

दस्त क्रमांक : 891/2023

नोदणी :

Regnr:63m

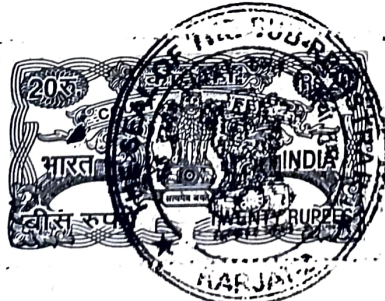
गावाचे नाव : नेरळ

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	1965000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1504000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: दर-43500 प्रति चौ.मी., सदन्तिका क्र. 202, दुसरा मजला, बी विंग, "प्लॅनेट हायलॅन्डस", सखे नं. 68, हिस्सा नं. 3ब, मौजे- नेरळ, ता. कर्जत, जि. रायगड, क्षेत्रफळ 31.43 चौ.मी. कारपेट (Survey Number : 68/3/ब ; Block Number : 202 ;)
(5) क्षेत्रफळ	1) 31.43 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:- मेसर्स प्लॅनेट विल्डर्स अँड डेव्हलपर्स तर्फे प्रो.प्रा. हबिब उमर खान यांच्या तर्फे कबुलीजबाब देणार म्हणून कुलमुखत्यारी मोहम्मद नाविद जे कुरेशी - वय:-24; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा. 8ए/40, सागर सी.एच.एस. लिमिटेड, सेक्टर 10, कोपर खैरने, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AGVPK9504C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रजनी संजय रामराजे - वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा. बी/201, शिव पार्वती सी एच एस, रत्नेजा कॉम्प्लेक्स, हाजी मलंग रोड, पन्नी पूल-जवळ, कल्याण प., ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AFYPM2510E
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	16/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	891/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	117900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19650
(14) शेर	

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.



सह दुय्यम निबंधक कर्जत क्र.२



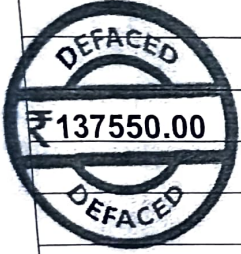
CHALLAN
MTR Form Number-6



GRN	MH015399405202223E	BARCODE		Date	16/02/2023-10:12:29	Form ID	25.2
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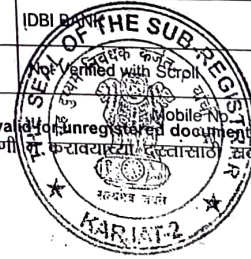
Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	KJT_KARJAT SUB REGISTRAR	PAN No.(If Applicable)	AFYPM2501E
Location	RAIGAD	Full Name	RAJANI SANJAY RAMRAJE
Year	2022-2023 One Time	Flat/Block No.	PLANET HIGHLANDS, B WING SECOND FLOOR, FLAT NO 202
		Premises/Building	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	117900.00	VILLAGE NERAL	KARJAT		4 1 0 1 0 1
0030063301 Registration Fee	19650.00				
Remarks (If Any)					
PAN2=AGVPK9504C--SecondPartyName=MS PLANET BUILDERS AND DEVELOPERS THROUGH PROP MR HABIB UMAR KHAN-					
Total	1,37,550.00	Amount In Words	One Lakh Thirty Seven Thousand Five Hunrec Fifty Rupees Only		



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023021611454	2793129830
Cheque/DD No.		Bank Date	RBI Date	16/02/2023-10:13:11	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scripl		

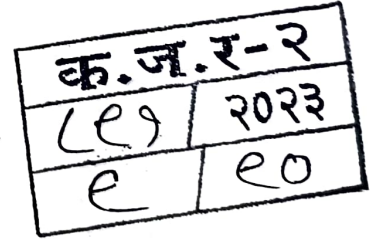
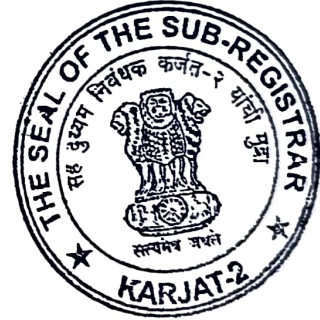
Department ID : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी केवळ चलन लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-543-891	0007674125202223	16/02/2023-15:32:54	19650.00

3/20
16/02/2023-15:32:54



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Karjat, Raigad on this 16th day of Feb, 2023 between M/S. PLANET BUILDERS & DEVELOPERS, through its Proprietor SHRI HABIB UMAR KHAN, having his office at 8/A/40, Sagar C.H.S. Ltd., Sector No.-10, Koparkhairne, Navi Mumbai-400 709, hereinafter referred to as "THE PROMOTER" (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 ONE PART

For PLANET BUILDERS AND DEVELOPERS


Proprietor



MRS. RAJANI SANJAY RAMRAJE having P.A.N.-AFYPM2510E having their address at B/201, SHIV PARVATI CHS ,RAHEJA COMPLEX,HAJI MALANG ROAD,NR. PATRI POOL,KALYAN WEST,THANE,MAHARASHTRA - 421301.hereinafter referred to as "THE ALLOTTEE " (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART;

WHEREAS the **PROMOTER** SHRI HABIB UMAR KHAN is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of vacant land or ground bearing Survey No.-68, Hissa No.-3B, admeasuring about 0-75-0 H.R.P., equivalent to 7500 Sq. Mts. situated, lying and being at Village-Neral within the jurisdiction of Sub-Registrar of Assurances at Karjat, Tal.-Karjat, Dist.-Raigad and more particularly described in the schedule hereunder written and hereafter referred to as "THE SAID PROPERTY/PLOT OF LAND". Hereto annexed and marked 'Annexure-A' is the copy of the 7/12 extract of the said plot of land;

AND WHEREAS the said **PROMOTER** SHRI HABIB UMAR KHAN had purchased the said property in joint with (1) SHRI MITESH C. PATEL (2) SHRI PANKAJ LAXMAN RATHOD & (3) SHRI CHETAN MOHANBHAI PATEL, as co-owners from (1) SHRI HARESH L. AHUJA & (2) RAJESH AMARLAL THAKUR vide **Indenture of Conveyance dated 13/04/2011** duly registered at Karjat under Receipt No.-3369, Doc. No.-KJR-03369-2011, dated 13/04/2011, for a proper consideration and as per the terms and conditions contained therein and pursuant to the said Indenture of Conveyance dated 13/04/2011, the said land admeasuring about 0-75-0 H.R.P. was mutated in the 7/12 Extracts of the revenue records of the concerned authority in favour of the (1) SHRI MITESH C. PATEL (2) SHRI PANKAJ LAXMAN RATHOD (3) SHRI HABIB UMAR KHAN & (4) SHRI CHETAN MOHANBHAI PATEL, vide Mutation Entry No.-5272, dated 03/08/2011;

AND WHEREAS by virtue of a **Release Deed dated 03/09/2013** the said SHRI (1) SHRI MITESH C. PATEL (2) SHRI PANKAJ LAXMAN RATHOD & (3) SHRI CHETAN MOHANBHAI PATEL, the co-owners of the aforesaid plot, have released their undivided rights, title, interest and benefits on the said plot of land in favour of the SHRI HABIB UMAR KHAN for a proper consideration and as per the terms and conditions contained therein and pursuant to the said Release Deed dated 03/09/2013, the said piece or parcel of land was mutated in favour of the said SHRI HABIB UMAR KHAN in the 7/12 extracts vide mutation entry bearing number 5272, dated 23/05/2013 in the revenue records of the concern authority.

AND WHEREAS the said (1) SHRI HARESH L. AHUJA & (2) RAJESH AMARLAL THAKUR, had purchased the aforesaid land admeasuring about 0-75-0 H.R.P. from SHRI

For PLANET BUILDERS AND DEVELOPERS

16/05/2023	Proprietor
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[Handwritten Signature]

BALU HIRU NAVALE vide **Sale Deed dated 14/05/2010** duly registered at Karjat under Doc. No.-KJR-03403-2010, dated 14/05/2010, for a proper consideration and as per the terms and conditions contained therein and pursuant to the said Sale Deed dated 14/05/2010 the said land admeasuring about 0-75-0 H.R.P. was mutated in the 7/12 Extracts of the revenue records of the concerned authority in favour of the said (1) SHRI HARESH L. AHUJA & (2) RAJESH AMARLAL THAKUR, vide Mutation Entry No.-5070, dated 20/05/2010;

AND WHEREAS the said SHRI BALU HIRU NAVALE had purchased the aforesaid land admeasuring about 0-75-0 H.R.P. from (1) SHRI NANDAKUMAR LAXMAN SONAWANE (2) SHRI RAJENDRA LAXMAN SONAWANE (3) SHRI DILIP LAXMAN SONAWANE (4) SMT. GEETA AMBADAS SONAWANE & (5) SHRI SHEKHAR AMBADAS SONAWANE, vide **Sale Deed dated 29/01/2009** duly registered at Karjat for a proper consideration and as per the terms and conditions contained therein and pursuant to the said Sale Deed dated 29/01/2009 the said land admeasuring about 0-75-0 H.R.P. was mutated in the 7/12 Extracts of the revenue records of the concerned authority in favour of SHRI BALU HIRU NAVALE, vide Mutation Entry No.-4871 dated 29/01/2009;

AND WHEREAS the **PROMOTER** has got necessary approvals for non-agricultural use of the aforesaid property vide its Order bearing reference number Kr.Masha/L.N.A.1(B)/Pr.Kr.104/2015, dated 09/12/2015 from the office of District Collector Raigad, Alibag and he has also procured all the requisite and the necessary permissions and sanctions of the plans, the specifications, elevations, sections and details of the buildings to be constructed on the said piece and parcel of land from the Asst. Director Town Planning Office vide its letter dated 15/03/2016;

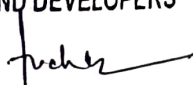
AND WHEREAS the **PROMOTER** has also obtained development permission for construction of the building on the said plot of land from the office of Raigad Jilha Parishad, Alibag, vide its Development Permission dated 15/01/2017.

AND WHEREAS the **PROMOTER** is entitled and enjoined upon to construct the residential buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the District Collector, Raigad and Raigad Jilha Parishad, Alibag, including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the N.A. order dated 09/12/2015 and development permission dated 09/01/2017 is annexed herewith as "**Annexure-B**";

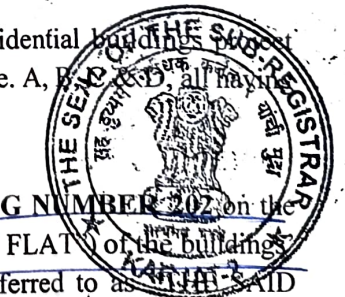
AND WHEREAS the **PROMOTER** has proposed to construct residential buildings on the said plot of land known as "**PLANET HIGHLANDS**" comprising of 4 (Four) wings i.e. A, B, C & D, all having Ground plus 7 (Seven) upper floors on the project land;

AND WHEREAS the **ALLOTTEE** are offered a **FLAT BEARING NUMBER 202** on the **SECOND FLOOR in B-Wing** (hereinafter referred to as "**THE SAID FLAT**") of the buildings project to be known as "**PLANET HIGHLANDS**" (hereinafter referred to as "**THE SAID BUILDING**") being constructed of the said project, by the **PROMOTER**;

For PLANET BUILDERS AND DEVELOPERS


Proprietor





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AND WHEREAS the PROMOTER has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the PROMOTER has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the PROMOTER accept the professional supervision of the Architect and the structural Engineer till the completion of the building(s).

AND WHEREAS by virtue of the aforesaid Agreements, the PROMOTER has sole and exclusive right to sell the Flats and Other Units in the proposed building to be constructed by the PROMOTER on the project land and to enter into Agreements with the ALLOTTEE of the said Flats and Other Units therein and to receive the sale price in respect thereof.

AND WHEREAS on demand from the ALLOTTEE, the PROMOTER has given inspection to the ALLOTTEE of all the documents of title relating to the project land and the plans, designs and specifications prepared by the PROMOTER's Architects M/S. PARDHY AND ASSOCIATES and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 ((hereinafter referred to as "the said Act") and the Rules and Regulations made there under.

AND WHEREAS the authenticated copy of Certificate of Title issued by the advocate of the PROMOTER, showing the nature of the title of the PROMOTER to the project land on which the Flats are to be constructed have been annexed hereto and marked as "Annexure-C".

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "Annexure-D".

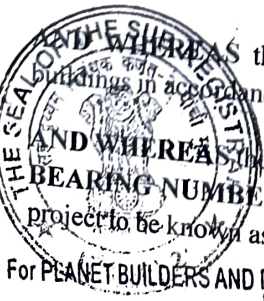
AND WHEREAS the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the ALLOTTEE, as sanctioned and approved by the local authority have been annexed and marked as "Annexure-E".

AND WHEREAS the PROMOTER has got the approvals from the concerned authority to the plans, the specifications, elevations, sections and of the said uilding/s so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the PROMOTER while developing the project land and the said building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said buildings shall be granted by the concerned authority.

AND WHEREAS the PROMOTER has accordingly commenced construction of the said buildings in accordance with the said proposed plans.

AND WHEREAS the ALLOTTEE have applied to the PROMOTER for allotment of a FLAT BEARING NUMBER 202 on the SECOND FLOOR in B-Wing of the proposed buildings' project to be known as "PLANET HIGHLANDS" being constructed of the said Project.



For PLANET BUILDERS AND DEVELOPERS

Handwritten text in a box: 2023-24, 2023

Proprietor

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45) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

46) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Karjat will have the jurisdiction for this Agreement.

FIRST SCHEDULE
Description of the Land

All that piece or parcel of vacant land or ground bearing Survey No.-68, Hissa No.-3B, admeasuring about 0-75-0 H.R.P., situated, lying and being at Village-Neral within the jurisdiction of Sub-Registrar of Assurances at Karjat, Tal.-Karjat, Dist.-Raigad and bounded as follows; i.e. to say:

On or towards the North by	:	Survey No.68/3A
On or towards the South by	:	9.15 mtr. Wide Road
On or towards the East by	:	15.25 mtr Wide Road
On or towards the West by	:	Survey No.62/ 9.15 mtr Wide Road

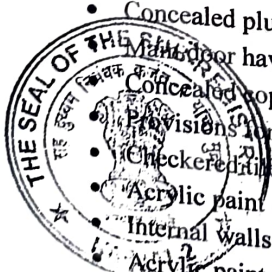
SECOND SCHEDULE
Description of the Flat

All that Residential Premises bearing **FLAT BEARING NUMBER 202** on the **SECOND FLOOR** in **B Wing**, admeasuring **31.43 Sq. Mts.** Carpet area of the buildings project to be known as '**PLANET HIGHLANDS**', being constructed on Plot bearing Survey No.-68, Hissa No.-3B, situated, lying and being at Village-Neral, Tal.-Karjat, Dist.-Raigad.

THIRD SCHEDULE
AMENITIES

**"Planet Highlands , Plot No.-68, Hissa No.-3B, Village-Neral,
Tal.-Karjat, Dist.-Raigad.**

- Vitrified flooring in living room, bedroom & kitchen.
- Powder coated aluminium sliding windows.
- Granite Kitchen platform with S. S. Sink in kitchen.
- Ceramics tiles dado above kitchen platform upto beam bottom
- Tiles & dado in bathroom upto beam bottom and 3 " height in Toilet.
- Concealed plumbing with sanitary & C. P. fittings.
- Main door having decorative shutters and all other doors would be flushed panel.
- Concealed copper wiring with modular switches, TV and telephone points.
- Provisions for internet & WIFI .
- Checkered tiles in building compound.
- Acrylic paint on building exterior.
- Internal walls finished with Putti.
- Acrylic paint on internal wall.
- 2 branded lifts in each wing.



FOR PLANET BUILDERS AND DEVELOPERS	
19	2023
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Proprietor

(Signature)

In witness whereof the parties hereto have executed this agreement on the day, month and year first above written.

SIGNED & DELIVERED)
BY THE WITHINNAMED PROMOTER)
M/S. PLANET BUILDERS & DEVELOPERS)
THROUGH ITS PROPRIETOR)
SHRI HABIB UMAR KHAN)
P.A.N.-AGVPK9504C)



For PLANET BUILDERS AND DEVELOPERS

Shri Habib Umar Khan
Proprietor

IN THE PRESENCE OF

- 1) S.S. Munn)
- 2) Tejus .P.)

SIGNED, SEALED & DELIVERED BY)
THE WITHINNAMED ALLOTTEE)

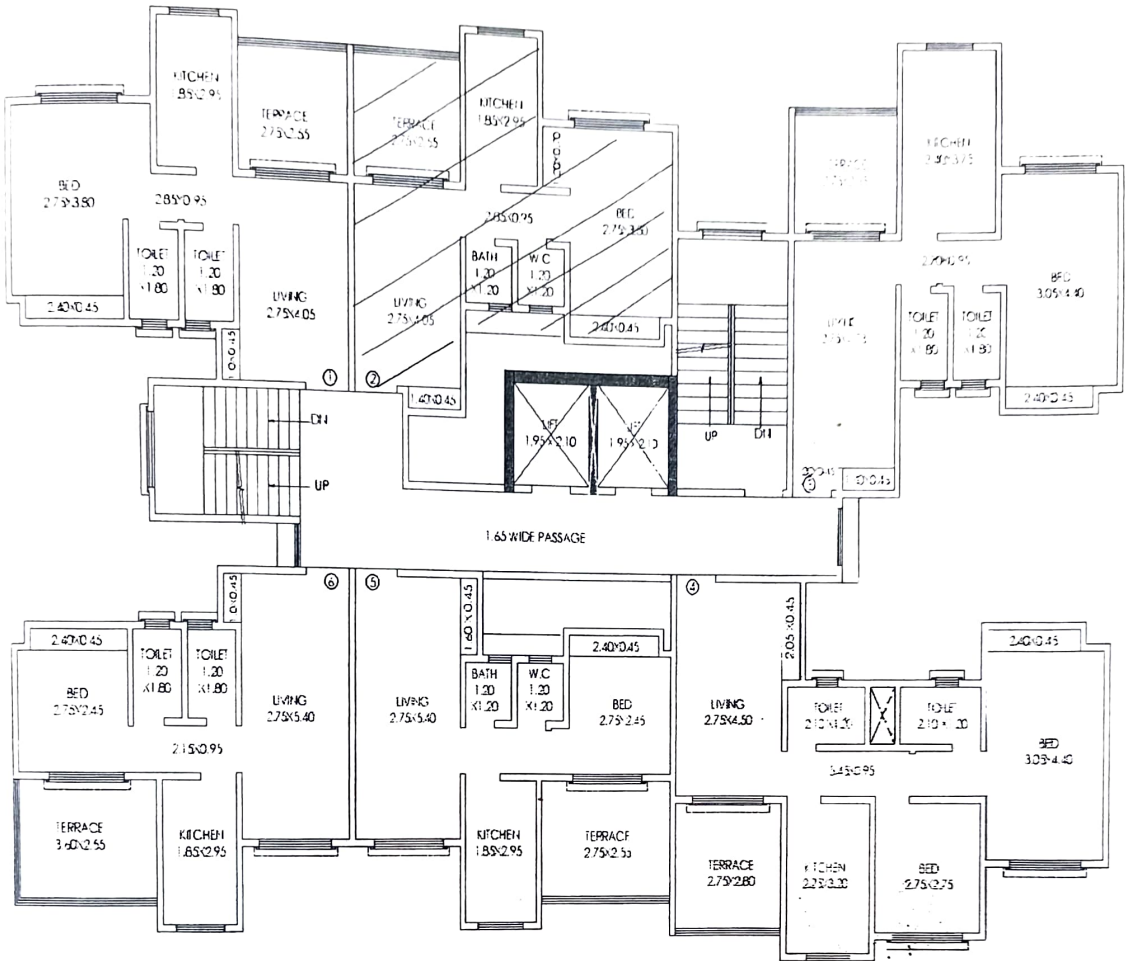
MRS. RAJANI SANJAY RAMRAJE

P.A.N.-AFYPM2510E

- 1) S.S. Munn)
- 2) Tejus .P.)



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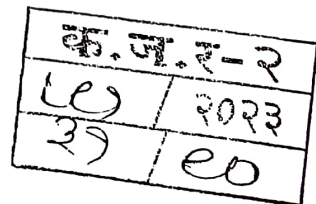


For PLANET BUILDERS AND DEVELOPERS

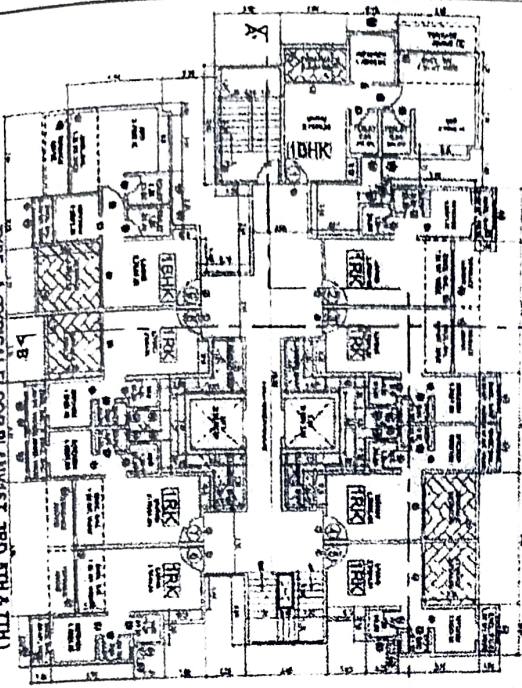
PLANET HIGHLANDS

RESIDENTIAL COMPLEX SITUATED,
AT: SURVEY NO.68/3B, NEAR MATOSHRI
NAGAR, NERAL-EAST, VILLAGE-NERAL,
TALUKA-KARJAT, DISTRICT-RAIGAD.

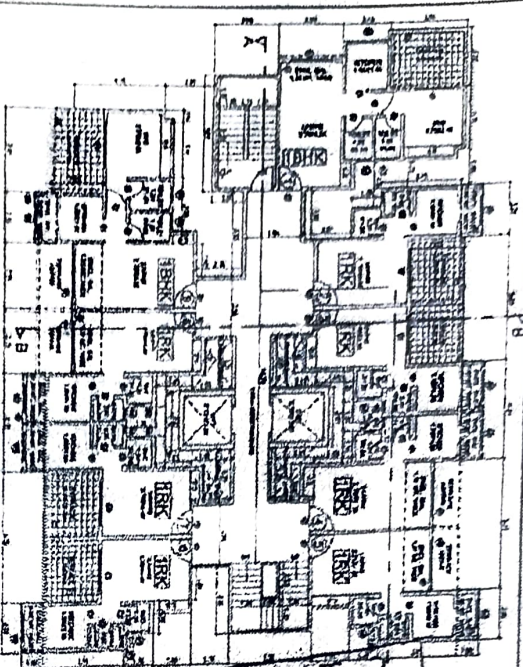
WING:-	B	SIGNATURE OF OWNER & DEVELOPER
FLOOR NO:-	SECOND	<i>peha</i> Proprietor
FLAT NO:-	202	SIGNATURE OF PURCHASER
RERA CARPET AREA:-	31.43 Sq Mtrs	<i>Abhi</i>



TYPE - A (TYPICAL FLOOR PLAN) 1ST, 3RD, 5TH & 7TH

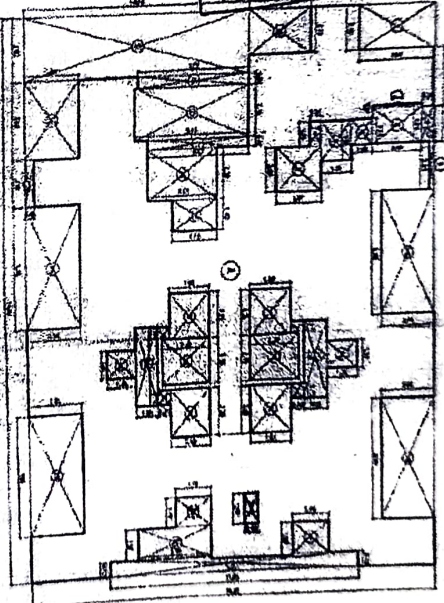


TYPE - A (TYPICAL FLOOR PLAN) 2ND, 4TH & 6TH



क.ज.र-3
30/06/2023
9:00/9:00

AREA LAYOUT DIAGRAM FOR TYPICAL FLOOR (1ST TO 7TH FLY)



NO.	DESCRIPTION	AREA (SQ. FT.)	NO. OF ROOMS	TOTAL AREA (SQ. FT.)
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NO.	DESCRIPTION	AREA (SQ. FT.)	NO. OF ROOMS	TOTAL AREA (SQ. FT.)
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NO.	DESCRIPTION	AREA (SQ. FT.)	NO. OF ROOMS	TOTAL AREA (SQ. FT.)
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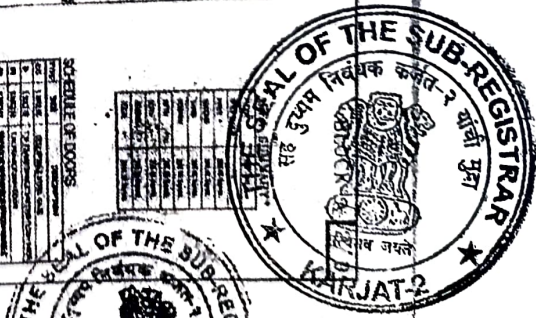
GENERAL NOTES:

1. All dimensions are in feet and inches.
2. The floor level is 10 feet above the ground level.
3. The ceiling height is 10 feet.
4. The walls are 12 inches thick.
5. The doors are 36 inches wide and 80 inches high.
6. The windows are 48 inches wide and 72 inches high.
7. The stairs are 36 inches wide.
8. The elevators are 48 inches wide.
9. The lift shaft is 48 inches wide.
10. The fire escape is 36 inches wide.
11. The fire alarm system is installed.
12. The fire extinguishers are provided.
13. The fire escape is 36 inches wide.
14. The fire alarm system is installed.
15. The fire extinguishers are provided.

PREPARED BY: [Signature]

CHECKED BY: [Signature]

DATE: 30/06/2023



क.ज.र-2
30/06/2023
9:00

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJANI SANJAY RAMRAJE

SHIVRAM SAKHARAM MANOHAR

20/06/1977

Permanent Account Number
AFYPM2510E

Signature



24/03/2011



भारत सरकार
GOVERNMENT OF INDIA

राजनी सखराम रामराजे
RAJANI SANJAY RAMRAJE
जन्म वर्ष / Year of Birth : '977
स्त्री / Female



8032 7920 0133

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता ब/२०१ शिव गर्वती
को.ओपही.सोसायटी न्हेंवा कोम्प्लेक्स,
हाजी मलंग रोड, पत्री पूल जवळ, कल्याण
पश्चिम, कल्याण ड.व.०, ठाणे, महाराष्ट्र,
421301

Address: B/201 SHIV PARVATI
CHS RAHEJA COMPLEX, HAJI
MALANG ROAD, NR PATRI
POOL, KALYAN WEST, Kalyan
D.C., Thane, Maharashtra,
421301

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



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