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Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000024151

Project: **Building No.3, Uptown Avenue Plot Bearing / CTS / Survey / Final Plot No.: Survey no.743/2,3A,4,5,8P at Panvel, Panvel, Raigarh, 410206;**

1. **Simran Enterprises** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400020**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, and the society may be of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **23/01/2020** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:04-05-2022 17:46:49

Dated: 23/01/2020
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

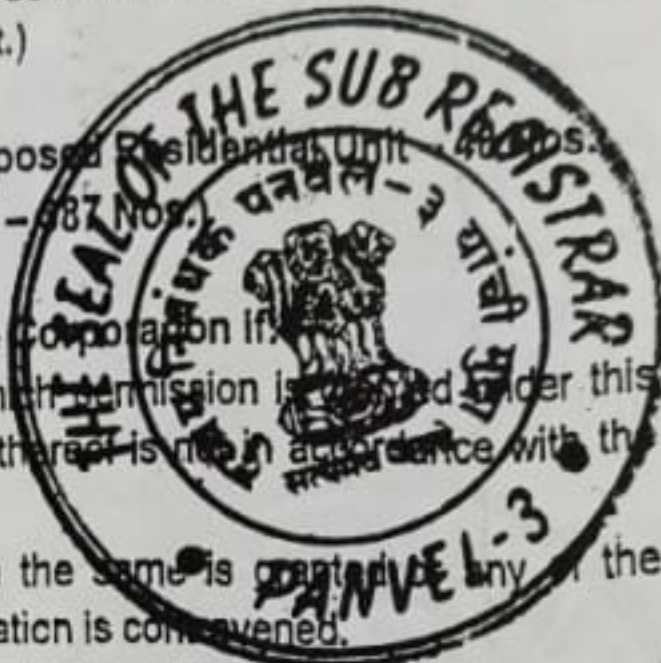
पंचल - ३	
7/2022	Date १६/०२/२०२२
AMENDED COMMENCEMENT CERTIFICATE	
2023	

No PMC/TP/Panvel/743/2, 743/3A, 743/4 & other/21-22/16316/3/3

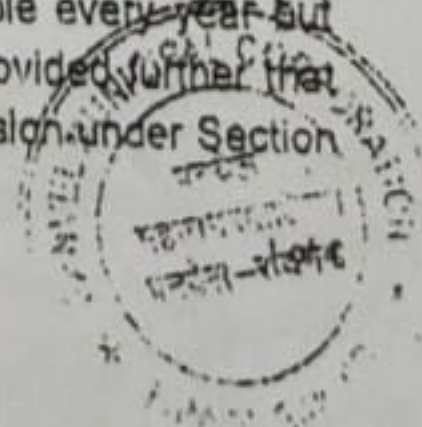
AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, M/s. Sigra Enterprises, Partner Mr. Akash Sachin Agarwal. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building no. 03 (Ground + 12th, 13th & 14th Floor) on Survey No.- 743/2, 743/3A, 743/4, 743/5, 743/8(P), At.- Panvel, Tal.- Panvel, Dist.- Raigad. (Plot Area = 10190.00 Sq.mt., Existing Residential Built Up Area = 14171.41 sq.mt., Proposed Residential Built Up Area = 3673.96 sq.mt., Total Built Up Area = 17845.37 sq.mt.)

(No. of Existing Residential Unit - 339 Nos. & Proposed Residential Unit - 400 Nos.)
 No. of Total Residential Unit - 739 Nos.



- This Certificate is liable to be revoked by the Corporation if:
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
- The applicant shall:-
 - The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UD CPR 2020 after the completion of work up to plinth level.
 - Give written notice to the Corporation regarding completion of the work.
 - Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - Obtain Occupancy Certificate from the Corporation.
- The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
- The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.- 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.



(Signature)

The execution of this Agreement shall be complete only upon its execution by the Promoter himself/himself or through his/his/its authorized signatory at the Promoter's Office or at some other place, which may be mutually agreed between the Promoters and the Purchaser(s). After the Agreement is duly executed by the Purchaser(s) and the Promoters the said Agreement shall be registered at the office of the appropriate Sub-Registrar of Assurances. Hence this Agreement shall be deemed to have been executed at Panvel/ Navi Mumbai

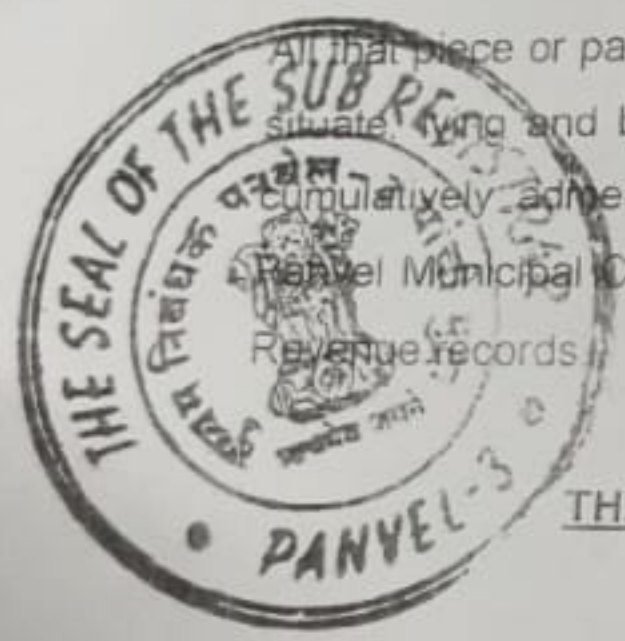
41. DISPUTE RESOLUTION:

All or any disputes arising out of or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.

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IN WITNESS WHEREOF, THE PARTIES HERETO HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINAFORE WRITTEN.

THE FIRST SCHEDULE ABOVE REFERRED TO
(said entire land)



All that piece or parcel of land bearing Survey No. 743, Hissa No. 2, 3A, 4, 5 and 8/P, situate, lying and being at Village Kasbe- Panvel, Taluka Panvel, District - Raigad, cumulatively admeasuring 11754 Square meters or thereabouts and situate within Panvel Municipal Corporation Limits and Sub Registrar, Panvel and bounded as per Revenue records.

THE SECOND SCHEDULE ABOVE REFERRED TO
(said Premises)

Flat No. 1405 on the Fourteenth Floor, in B Wing, in Building no. 3, in the Project known as "UPTOWN AVENUE", admeasuring 33.8 Sq. meters Carpet Area or thereabouts (the carpet area definition is as per mentioned above.) to be constructed on lands situate, lying and being at Kasbe - Panvel, Taluka Panvel, District - Raigad and which is more particularly described in the First Schedule hereinabove

SIGNED, SEALED AND DELIVERED BY

M/S SIMRAN ENTERPRISES

Through its authorized Partner

MR. SAGAR AGARWAL

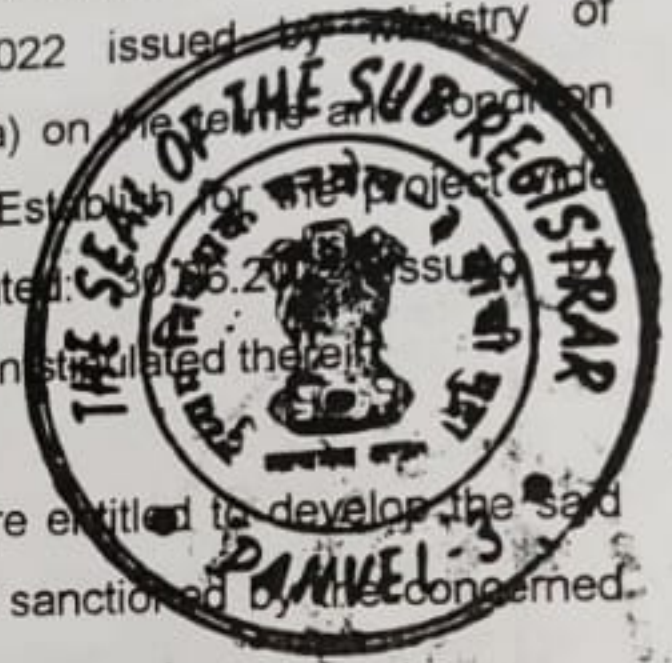
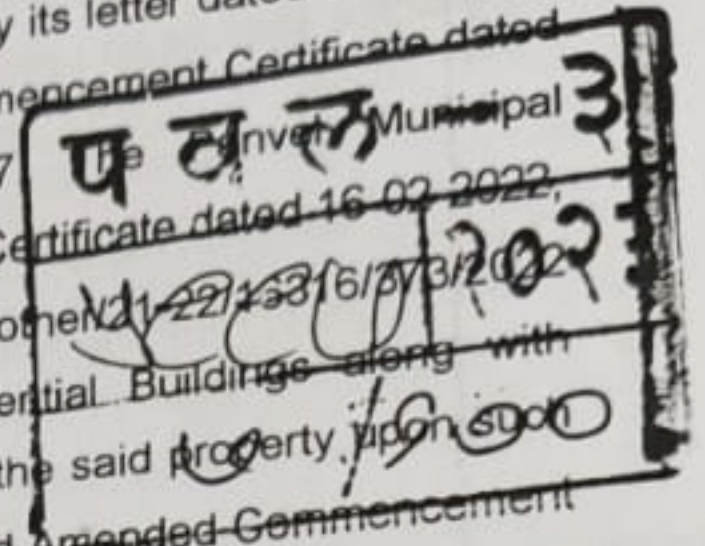
IN THE PRESENCE OF

1)

2)



8. The Architects for the above Project shall be "VASTUKALP" and the RCC Consultant shall be YATEESHTARE. The Panvel Municipal Council has granted the Building permission for constructing a Complex for residential purpose, by its letter dated 29-12-2014 bearing Ref. no. 2014/PNP/SABA./7695/14 and Amended Commencement Certificate dated 26-09-2017, having reference no. 2017/PMC/BP/8425/2017. The Panvel Municipal Corporation has further granted the Amended Commencement Certificate dated 16-02-2022, having reference no. PMC/TP/Panvel/ 743/2, 743/3A, 743/4 & others along with the said property upon such amenities (hereinafter referred to as the "entire layout") on the said property upon such terms and conditions as are mentioned therein. The copy of said Amended Commencement Certificate issued by the Panvel Municipal Corporation is annexed hereto & marked as **Annexure "B"**. The Promoter has obtained Environment Clearance for the project vide permission no. SIAMH/MIS/230198/2021 dated: 13.03.2022 issued by Ministry of Environment, Forest & Climate change (SEIAA, Maharashtra) on the terms and conditions stipulated therein. The Promoter has obtained Consent to Establish for the project vide permission no. UAN No.0000134469/CE/2206001659 dated: 30.06.2022 issued by Maharashtra Pollution Control Board on the terms and conditions stipulated therein.
9. In the above circumstances, the Promoters herein are entitled to develop the said property by constructing Buildings as per the building plans sanctioned by the concerned authority.
10. The Promoters had initially registered under RERA separate Projects for Building no. 2 and thereafter Building no.1 comprising the said Residential Complex Known as "UPTOWN AVENUE" on the said Property and had completed the construction of the said Projects i.e., Building No. 1 and Building No. 2 in accordance with the sanctioned plans and in accordance with the applicable Development Control Rules and Regulations. The Promoters had also obtained from the Panvel Municipal Corporation the Occupancy Certificates, vide their letter dated 09-10-2019 bearing reference no. 2019/PMC/TP/BP/3180/2019 and letter dated 06-04-2018 bearing reference no. 2018/PMC/BP/4017/2018 for the said Building No. 1 and Building no.2 together with the area earmarked for the development of Building No.3 on the said Property.
11. The said property is earmarked for the purpose of building a Residential Complex Known as "Uptown Avenue" comprising 3 (Three) Buildings and the aforesaid **Building No. 3** forming the part of the said Residential Complex shall be hereinafter referred to as "**the said Building**".
12. The Promoters have registered the said Building, i.e., Building no. 3, under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on **23/01/2020** under registration no. **P52000024151**. The copy of Registration Certificate of the said Building is annexed hereto and marked as **Annexure "C"**.
13. The said Building No. 3 consists of Ground + 14 Upper Floors in accordance with the sanctioned revised building plans or in accordance with such further revised plans that shall



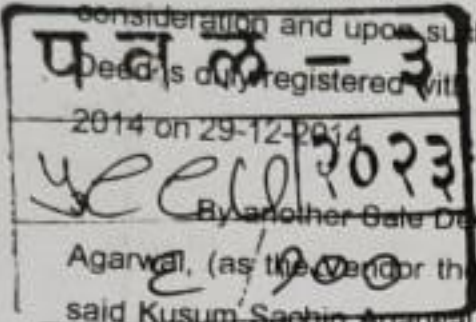
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2. By another Sale Deed dated 29th December, 2014 executed between Mr. Sachin Omprakash Agarwal (HUF) (as the Vendor therein) and the Promoters herein (as the Purchaser therein), the said Mr. Sachin Omprakash Agarwal (HUF) sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing (i) Survey no. 743, Hissa No. 3A, admeasuring 3760 Square meters and (ii) Survey no. 743, Hissa no. 5, admeasuring 1210 Square meters, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad, cumulatively admeasuring 4970 Square meters or thereabouts (hereinafter for brevity's sake to be referred to as the "said Second property") for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2 - 9739 - 2014 on 29-12-2014.



By another Sale Deed dated 29th December, 2014 executed between Kusum Sachin Agarwal, (as the Vendor therein) and the Promoters herein (as the Purchaser therein), the said Kusum Sachin Agarwal sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing (i) Survey no. 743, Hissa No. 4 (Part), admeasuring 1950 Square meters and (ii) Survey no. 743, Hissa no. 8 (Part), admeasuring 2124 Square meters, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad, cumulatively admeasuring 4074 Square meters or thereabouts (hereinafter for brevity's sake to be referred to as the "said Third property") for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2 - 9738 - 2014 on 29-12-2014.

4. By another Sale Deed dated 29th December, 2014 executed between the said Mr. Sagar Sachin Agarwal (as the Vendor therein) and the Promoters herein (as the Purchaser therein), the said Mr. Sagar Sachin Agarwal sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing Survey no. 743, Hissa No. 4 (P), admeasuring 2200 Square meters, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad (hereinafter for brevity's sake to be referred to as the "said Fourth property"), for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2 - 9736 - 2014 on 29-12-2014.

5. The said First Property, Second Property, Third Property and Fourth Property cumulatively admeasuring 11754 Square meters is hereinafter, for brevity's sake, to be collectively referred to as "the said Property".

6. The 7/12 Extracts in respect of the said property stands in the name of the Promoters herein. The copies of 7/12 Extracts in respect of the said Property are annexed hereto and marked **Annexure-A (Colly)**.

7. The Collector, Raigad has granted its Non Agricultural permission in respect of the said property, vide its three Orders namely, (i) Order dated 30-05-1997 in respect of Survey no. 743, Hissa no. 8, (ii) Order dated 22-02-2007 in respect of Survey no. 743, Hissa no. 4 and Survey no. 743, Hissa no. 5 and (iii) Order dated 13-03-2007 in respect of Survey no. 743, Hissa no. 3A and Survey No. 743, Hissa No. 2, upon such terms and conditions as are mentioned in the said Orders.

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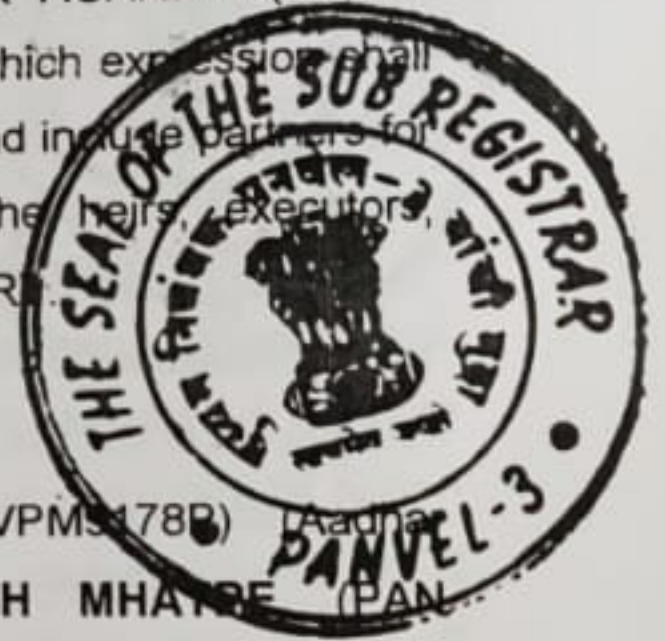
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AGREEMENT
ARTICLES OF AGREEMENT made at panvel this 30th day of March,
2023 BETWEEN,

[Handwritten Signature]

[Handwritten Signature]

M/S SIMRAN ENTERPRISES, having PAN No. ABFFS4183E, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932 and having their registered Office at Room no. 16, Third Floor, Daria Building, 375, Dr. Dadabhai Navroji Road, Flora Fountain, Mumbai - 23, represented by its authorized Partner MR. SAGAR AGARWAL (Aadhar No:243374772503), hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of the said Firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART.



AND

MR./MRS./M/S. SURESH SADASHIV MHATRE, (PAN NO:AJVPM5178B) (Aadhar No.962021948817) aged about 54 years, **SUREKHA SURESH MHATRE** (PAN NO:BVBPM0438B) (Aadhar No.934732869864) aged about 47 years Indian Inhabitant/s, residing at Sector-6, Type-3, Building No-201, Room No-2409, CGS Colony, Kane Nagar, Antop Hill, Sion East, Mumbai-400037, hereinafter referred to as "THE PURCHASER/S/ALLOTTEE/S" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns) of the OTHER PART:

WHEREAS:

1. By a Sale Deed dated 29th December, 2014 executed between Mr. Sachin Omprakash Agarwal, (as the Vendor therein) and the Promoters herein (as the Purchaser therein), the said Mr. Sachin Omprakash Agarwal sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing Survey No. 743, Hissa No.2, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad, admeasuring 510 Square Meters or thereabouts (hereinafter for brevity's sake to be referred to as the "said First property") for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2 - 9737 - 2014 on 29-12-2014.

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 5997/2023

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4084780.7
(4) भू-मापन,पोटाहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: , इतर माहिती: सदनिका क्र.1405 14 वा मजला बी-विंग,बिल्डिंग नं. 3,अपटाउन अवेन्यू सर्व्हे न 743 हिस्सा न 2,3 ए,4,5 आणि 8(पी),मौजे कसबे पनवेल ता. पनवेल जि. रायगड,क्षेत्र 33.8 चौ मी कारपेट((Survey Number : 743 ;))
(5) क्षेत्रफळ	1) 33.8 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे सिमरन इंटरप्रायजेस तर्फे भागिदार सागर एस अग्रवाल यांच्या तर्फे कु मु म्हणून दीपेनकुमार ठक्कर -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं 16 , तिसरा मजला , दरिया बिल्डींग , 375 , डॉ दादाभाई नवरोजी रोड, फ्लोरा फॉउंटन, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-ABFFS4183E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश सदाशिव म्हात्रे -- वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर ६ टाईप ३ बिल्डिंग न. २०१ रूम न. २४०९ सी जि एस कॉलनी काणे नगर अँटॉप हिल सायन पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-AJVPM9178P 2): नाव:-सुरेखा सुरेश म्हात्रे -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर ६ टाईप ३ बिल्डिंग न. २०१ रूम न. २४०९ सी जि एस कॉलनी काणे नगर अँटॉप हिल सायन पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-BVBPM0438B
9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2023
10) दस्त नोंदणी केल्याचा दिनांक	03/04/2023
1) अनुक्रमांक, खंड व पृष्ठ	5997/2023
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	308000
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेरा	

न्यांकनासाठी विचारात घेतलेला तपशील:-

तांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.



Date:06.04.2023

To,
The Manager,
State Bank of India,
CBD Belapur Branch.

Dear Sir/ Madam,

We, M/s. Simran Enterprises, hereby certify that:

- 1) We have transferable rights to the property described below, which has been allotted by us to MR./MRS./M/S. SURESH SADASHIV MHATRE & SUREKHA SURESH MHATRE herein after referred to as "The Purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Agreement dated 30.03.2023 (Herein after referred to as "Sale document")

Description of the property:

Flat No.B-1405 on Fourteenth floor in the building no.3, "Uptown Avenue" situated at Survey No.743/2, 743/3A, 743/4, 743/5, 743/8(P), Kasbe:Panvel, Tal:Panvel, Dist : Raigad.

- 2) That the total consideration for this transaction is Rs. 44,00,000/- (Rupees Forty Four Lacs only).
- 3) The title of the property described above is clear, marketable and free from all encumbrances and doubts.
- 4) We confirm that we 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 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 document by the said purchasers.
- 5) We have not borrowed from any Financial Institution for the purchase/ development of 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 sanctioned/ 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 document by the said purchasers.
- 6) After creation of proper charge/ mortgage and after receipt of the copies thereof and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchasers for the property described above and once the

Simran Enterprise

Room No. 16, 3rd Floor, 375, Daria Bldg., Dr. Dadabhai Navroji Road, Flora Fountain, Mum



HLST - NAVI MUMBAI

Saving A/C No. _____ RLMS REF. NO _____

CIF NO. _____ Tie up no (if applicable) _____

LOS Reference No. _____ PAL / Take Over / New / REsale/ Top up / LAP _____

Applicant Name MR. SURESH MHAIRE

Co-Applicant Name MRS. SUREKHA MHAIRE

Co-Applicant Name _____

Co-Applicant Name _____

Contract (Resi) _____ Mobile 7208043413

Loan Amount 30.00000 Tenure 15 YEARS

Interest Rate _____ EMI _____

Loan Type _____ SBI LIFE _____

Moratorium Require Yes/No _____ Moratorium Period _____

Property Location - B-1405, BUILD NO.03, UPTOWN AVENUE PANNEL

Property Cost ₹ 4400000

Name of Developer / Vendor SIMRAN ENTERPRISES

RBO - NAVI MUMBAI ZONE - THANE Branch _____ (Code No) _____

Contact Person _____ Mobile No. _____

Name of RACPC Co-ordinator along with Mob No. _____

	DATE		DATE
SEARCH - 1	<u>Swipamangale</u>	ITR VERIFICATION	
SEARCH - 2	<u>18/04/2023</u>	RESIDENCE VERIFICATION	
VALUATION - 1	<u>Vastukala</u>	OFFICE VERIFICATION	
VALUATION - 2	<u>18/04/2023</u>	SITE INSPECTION	

HLST / BST / BM / ALOMG WITH Mob No. _____

A/C NO : _____

SBI LIFE A/C NO. _____

NAME : 1. _____

2. _____

3. _____

CERSAI NO. : ASSET ID : _____

SI ID : _____

FILE NO. : _____ COMPACTOR NO. : _____



सी.ए. कुलदीप परुलेकर
मुख्य प्रबंधक

CA Kuldeep Parulekar
Chief Manager

Mid Corporate Centre

123, 1st Floor, Soham Plaza, Manpada Junction,
Ghodbunder Road, Thane (W) - 400 610.

Tel.: 022-2584 1683 • Fax: 022-2584 1673 • Mobile : 9004777640

Email : kuldeep3@pnb.co.in www.pnbindia.in

पंजाब नैशनल बैंक  punjab national bank



/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 4409/2023

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

वलेखाचा प्रकार	करारनामा
बदला	5500000
बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार रणी देतो की पट्टेदार ते नमुद करावे)	5968154.896
भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र. 15अ/36,दर 1,00,100 प्रति चौ.मी.,सदनिका क्र. 1106,अकरावा मजला,"श्री साहेबा को.ऑप.हौसिंग सोसायटी लि.",प्लॉट नं. 14,सेक्टर नं. 36,मौजे कामोठे,फेज 2,ता.पनवेल,जि.रायगड,क्षेत्र 33.14 चौ.मी. कारपेट + बाल्कनी क्षेत्र 4.995 चौ.मी. + सी.बी. क्षेत्र 4.943 चौ.मी. + एफ.बी. क्षेत्र 2.88 चौ.मी. + टेरेस क्षेत्र 4.494 चौ.मी. + एस.एस. क्षेत्र 1.08 चौ.मी.,या मिळकतीचे.((Plot Number : 14 ; SECTOR NUMBER : 36 ;))
क्षेत्रफळ	1) 33.14 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करुन देणा-या/लिहून ठेवणा-या आराचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश असल्यास,प्रतिवादिचे पत्ता.	1): नाव:-श्री. रविचंद्रन सोमासुंदरम पिल्लई . . वय:-63; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: बी-10-6, फ्लॉट नं. 6 बी ब्लॉक, दहावा मजला, रुबी लॅण्डमार्क, वंडलूर वालजाबाद रोड, वरधराजपुरम, मुदिचूर, मन्निवक्कम, कांचीपुरम, तामिळनाडू, टाईळ णाडू, कांचीपुरम. पिन कोड:-600048 पॅन नं:-AJXPP7992G 2): नाव:-श्री. विजयबालाजी रविचंद्रन पिल्लई . . वय:-32; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: बी-10-6, फ्लॉट नं. 6 बी ब्लॉक, दहावा मजला, रुबी लॅण्डमार्क, वंडलूर वालजाबाद रोड, वरधराजपुरम, मुदिचूर, मन्निवक्कम, कांचीपुरम, तामिळनाडू, टाईळ णाडू, कांचीपुरम. पिन कोड:-600048 पॅन नं:-AOYPR2428H
दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा जी न्यायालयाचा हुकुमनामा किंवा आदेश यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. नारायण गेनाराम घांची . . वय:-39; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: फ्लॉट नं. ए-705, गुरुप्रेम सोसायटी, प्लॉट नं. 53, सेक्टर नं. 10, कामोठे, पनवेल, रायगड, महाराष्ट्र, राईगार:(००). पिन कोड:-410206 पॅन नं:-ASPPG6727M 2): नाव:-मिसेस. कंचन नारायण घांची वाईफ ऑफ श्री. नारायण घांची . . वय:-33; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: फ्लॉट नं. ए-705, गुरुप्रेम सोसायटी, प्लॉट नं. 53, सेक्टर नं. 10, कामोठे, पनवेल, रायगड, महाराष्ट्र, RAIGAR(MH):. पिन कोड:-410206 पॅन नं:-BBNPG3837N
दस्तऐवज करुन दिल्याचा दिनांक	05/04/2023
दस्त नोंदणी केल्याचा दिनांक	05/04/2023
अनुक्रमांक,खंड व पृष्ठ	4409/2023
बाजारभावाप्रमाणे मुद्रांक शुल्क	418000
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	



दस्तावेजाची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,
पनवेल-४

कनासाठी विचारात घेतलेला तपशील:-

क शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



06/04/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर-२

दस्त क्रमांक : 3714/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) सोनिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1258000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	839000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन :, इतर माहिती: (विभाग क्रमांक 4/11) मीजे सोनिवली, ता-अंबरनाथ येथील 1) गट क्रमांक 22, हिस्सा क्रमांक 3ब, क्षेत्र 0 हेक्टर 84 आर 0 प्रती पैकी विकसनासाठी घेतलेले क्षेत्र 0 हेक्टर 77 आर 70 प्रती, व 2) गट क्रमांक 22, हिस्सा क्रमांक 1अ, क्षेत्र 0 हेक्टर 24 आर 78 प्रती यावरील गोल्डन व्हॅली एफ विंग, मधील सदनिका क्रमांक 501, पाचवा मजला, क्षेत्र 20.610 चौरस मीटर(कारपेट)+ 3.835 चौरस मीटर(कारपेट) टेरस एकुण क्षेत्र 24.445 चौरस मीटर(कारपेट) टेरससह ही मिळकत. ((GAT NUMBER : 22/3ब व 22/1अ ; HISSA NUMBER : - ;))
(5) क्षेत्रफळ	1) 24.445 चौ.मीटर
(6) आकारणी किंवा भुडी 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:- ए प्लस रिलॅटी तर्फे भागीदार श्री. प्रकाशकुमार आर. पटेल तर्फे कुलमुखत्यारपत्र व कबुली जबाब देणार श्री. रुपेश गुरुनाथ शेळके - - वय:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कार्या पत्ता गोल्डन व्हॅली, 22/3/ब, सोनिवली, बदलापूर पश्चिम, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:- AATFA9270D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कुमारी. स्वप्नाली ओरसकर - - वय:-31; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राहणार सदनिका क्रमांक 104, पहीला मजला, अश्वमेध अपार्टमेंट, वीर सावरकर रोड, लालचक्री, उल्हासनगर-4, ठाणे, 421004 , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-AARPO2631G
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2017
(10) दस्त नोंदणी केल्याचा दिनांक	06/04/2017
(11) अनुक्रमांक, खंड व पृष्ठ	3714/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	62900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	12580
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२,
उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



06/04/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर-२

दस्त क्रमांक : 3714/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) सोनिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1258000
(3) बाजारभाव (भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	839000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन :, इतर माहिती: (विभाग क्रमांक 4/11) मीजे सोनिवली, ता-अंबरनाथ येथील 1) गट क्रमांक 22, हिस्सा क्रमांक 3ब, क्षेत्र 0 हेक्टर 84 आर 0 प्रती पैकी विकसनासाठी घेतलेले क्षेत्र 0 हेक्टर 77 आर 70 प्रती, व 2) गट क्रमांक 22, हिस्सा क्रमांक 1अ, क्षेत्र 0 हेक्टर 24 आर 78 प्रती यावरील गोल्डन व्हॅली एफ विंग, मधील सदनिका क्रमांक 501, पाचवा मजला, क्षेत्र 20.610 चौरस मीटर (कारपेट) + 3.835 चौरस मीटर (कारपेट) टेरस एकुण क्षेत्र 24.445 चौरस मीटर (कारपेट) टेरससह ही मिळकत. ((GAT NUMBER : 22/3ब व 22/1अ ; HISSA NUMBER : - ;))
(5) क्षेत्रफळ	1) 24.445 चौ. मीटर
(6) आकारणी किंवा भुडी 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:- ए प्लस रिलॅटी तर्फे भागीदार श्री. प्रकाशकुमार आर. पटेल तर्फे कुलमुखत्यारपत्र व कबुली जबाब देणार श्री. रुपेश गुरुनाथ शेळके - - वय:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कार्या पत्ता गोल्डन व्हॅली, 22/3/ब, सोनिवली, बदलापूर पश्चिम, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:- AATFA9270D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कुमारी. स्वप्नाली ओरसकर - - वय:-31; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राहणार सदनिका क्रमांक 104, पहीला मजला, अश्वमेध अपार्टमेंट, वीर सावरकर रोड, लालचक्री, उल्हासनगर-4, ठाणे, 421004 , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:- AARPO2631G
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2017
(10) दस्त नोंदणी केल्याचा दिनांक	06/04/2017
(11) अनुक्रमांक, खंड व पृष्ठ	3714/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	62900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	12580
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२,
उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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