

525

Please Tick

Saving A/C No : 20251225281	Branch FILE No.:
CIF NO.	PAL/Take Over/NEW/Resale/Top up
RLMS / LOS Reference No.	Tie Up No. <small>(if applicable)</small>

Applicant Name : SUCHITRA GARG

Co-Applicant Name : CHANDRAKUMAR GARG.

Contact (Resi.) : Mobile : 9730671719.

Loan Amount : 57,00,000/. Tenure : 20 YEAR

Interest Rate : EMI :

Loan Type : B.T. SBI LIFE : NO.

Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_

Realty \_\_\_\_\_ Home Top up \_\_\_\_\_

Property Location : ROADPALI

Property Cost : 90,00,000/.

Name of Developer / Vendor :

RBO - ZONE - Branch : KOKAN BHAV (Code No) 06240.

Contact Person : NARAYAN PADAVE Mobile No: 9833054840.

Name of RACPC Co-ordinator along with Mob No.

DATE	DATE
SEARCH - 1	RESIDENCE VERIFICATION OFFICE VERIFICATION SITE INSPECTION
SEARCH - 2	
VALUATION - 1	
VALUATION - 2	

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



HL TO BE PARKED AT \_\_\_\_\_ BRANCH

525

# 525

Please Tick

Saving A/C No : 20251225281

Branch FILE No.:

CIF NO.

PAL/Take Over/NEW/Resale/Top up

RLMS / LOS Reference No.

Tie Up No.  
(if applicable)

Applicant Name : **SUCHITRA GARG**

Co-Applicant Name : **CHANDRAKUMAR GARG.**

Contact (Resi.) :

Mobile : **9730671719.**

Loan Amount : **57,00,000/-**

Tenure : **20 YEAR**

Interest Rate :

EMI :

Loan Type : **B.T.**

SBI LIFE : **NO.**

Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_

Realty \_\_\_\_\_ Home Top up \_\_\_\_\_

Property Location : **ROADPALI**

Property Cost : **90,00,000/-**

Name of Developer / Vendor :

RBO - ZONE - Branch : **KORAN BHAV** (Code No) **06240**

Contact Person : **NARAYAN PADAVE** Mobile No: **9833054840**

Name of RACPC Co-ordinator along with Mob No.

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<i>Na Stubala.</i>	SITE INSPECTION	
VALUATION - 2			

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

# SBI



Annex  
ability

SUCHITRA GARG

Gender M  F  T   
\*Transgender

Mr  Mrs  Ms  Dr  Other

Date of Birth 12/09/1992

Married  Unmarried  Other  Name of Spouse

Dependents 02 No. of Children 00 Name of Father CHANDRAKUMAR GARG

Arjuna's Maiden Name ARJUNA Category  SC  ST  OBC  General

Indian Residential Status  Resident  NRI/PIO Religion HINDU

Mumbai Photo Identification (ID): Type AADHAR CARD

Identification (ID): Number 2811792818677 Photo ID: Valid Upto

Licence No. Driving Licence Valid Upto

AZEPG443N Passport No. Passport Valid Upto

B.E Qualification Attained Qualifying Year 2014

Present Address: Staying at the present address for the past 03 Years and 00 Months. Type of Residence  Owned  Rented  Allotted by employer  Other

Flat / Apartment No. or Name FLAT NO. 11204 VAISHNAVI HEIGHTS PLOT NO. 36 SEC. 20 ROAD PALI KALAMBOLI NAVI MUMBAI  
Near Police HQ KALAMBOLI  
NAVI MUMBAI District RAIGADH Pin Code 410218  
MAHARASHTRA Country INDIA

Mobile (Primary) 9730671719 Mobile (Secondary)  
Personal) SUCHITRA01220@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  
Name & No. and Area/Location  
District  
Country  
Telephone (Landline 2)  
Office / Business Address

Business Address: HILTI INDIA PVT LTD  
KARMA STAMBH GROUND FLOOR NR HOME TOWN  
MTNL EXCHANGE OPP KAILASH COMMERCIAL BSMARG VICK  
MUMBAI District MUMBAI Pin Code 400083  
MAHARASHTRA Country INDIA

Mobile (Landline) +912225794634 Fax +912225794637 Mobile (Secondary) 9289799104  
Organizational) SUCHITRA.GARG@hilti.com

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

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

Referees (Names and addresses of two referees who are not related to you):  
Name: GUNJAN MODI  
Address: PUNE WARJE.  
Email:  
Tel:  
Mob: 9028785242  
Name: MANGESH TAWARE  
Address: FLAT NO 1011 RADHIKAAPT  
K HARGHAR  
Email:  
Tel:  
Mob: 9820192203



Handwritten signature and stamp of Suchitra Garg

Bank of India  
make enquiries  
the referees if it  
necessary.

4/19/23, 3:40 PM

LIC HFL



LIC Housing Finance Ltd

Ref. LA.610300004518

19-04-2023

Dear Sir/Madam,

**Re: Provisional Certificate of installment amount under your Loan A/C No.610300004518 of for the financial year 2023-2024**

This is to certify that we would have received from you the following amounts in respect of your above loan account during the period from 01/04/2023 to 31/03/2024.

Toward Principal : 50875.69 Toward Interest : 533428.31  
Towards Premium :0

Date Of Loan Sanctioned : 27/07/2019  
Purpose : Purchase of Flat Ready Built

Sanction Amount : 6000000

LIC Housing Finance Ltd.  
LIC HFL PAN: AAACL1799C

This is a computer generated statement hence does not require signature.



998 16546

Wednesday, November 13, 2019  
12 02 PM

पावती

Original/Duplicate

नोंदणी क्र 39म

Regn 39M

पावती क्र.: 20664 दिनांक 13/11/2019

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवेल3-16546-2019

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: सुचित्रा चंद्रकुमार गर्ग - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 1020.00

Sub Registrar Panvel 3

बाजार मूल्य: रु.4333071.6 /-

मोबदला रु.6350000/-

भरलेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008070150201920E दिनांक: 13/11/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1311201901261 दिनांक: 13/11/2019

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

पश्काराची तज्जशीरी

सहदुय्यम निवेदन - ३ (वर्ग-२)



14.11.2019

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. पनवेल 3

दस्त क्रमांक : 16546/2019

नोंदणी :

Regn 63m

गावाचे नाव : कळंबोली

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	6350000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4333071.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग क्र.3/15/20,दर-68400/-सदनिका क्र.1204,बारावा मजला,वैष्णवी हार्ड्ट्स,प्लॉट क्र.36,सेक्टर 20,कळंबोली,ता.पनवेल,जि.रायगड. क्षेत्र 45.482 चौ.मी.कारपेट + 7.534 चौ.मी.टेरेस + बाल्कनी(दस्त क्रमांक : 11954/2019,पनवेल-2,दिनांक 09/09/2019 अन्वये मु.शु व नों.फी.वसूल)(( Plot Number : 36 ; SECTOR NUMBER : 20 ; ))
(5) क्षेत्रफळ	1) 45.482 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:-अभिषेक राधेश दिवाकर सन ऑफ राधेश कुमार दिवाकर - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.१२०३, वैष्णवी हार्ड्ट्स, प्लॉट क्र.३६, सेक्टर २०, कळंबोली, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410218 पॅन नं:-ALSPD4491P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुचित्रा चंद्रकुमार गर्ग - - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.६५/५/ए, समुद्रिका अपार्टमेंट, डी.पी.रोड, चिन्मय मिशन आश्रमाजवळ, मोगल वाडी, खोपोली, ता.खालापूर, जि.रायगड., ब्लॉक नं: --, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410203 पॅन नं:-AZEPG4443N 2): नाव:-चंद्रकुमार वृंदावन गर्ग - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.६५/५/ए, समुद्रिका अपार्टमेंट, डी.पी.रोड, चिन्मय मिशन आश्रमाजवळ, मोगल वाडी, खोपोली, ता.खालापूर, जि.रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410203 पॅन नं:-ABLPG6963E
(9) दस्तऐवज करून दिल्याचा दिनांक	13/11/2019
(10) दस्त नोंदणी केल्याचा दिनांक	14/11/2019
(11) अनुक्रमांक, खंड व पृष्ठ	16546/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२  
पनवेल क्र. ३



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





1

**SALE DEED**  
(FULL AND FINAL PAYMENT)

पवल-३  
२५/११/२०१९  
६/१६

AGREEMENT VALUE :- RS. 6350000/-  
MARKET VALUE :- RS. 4333071.6/-  
STAMP DUTY :- RS. 381000/-  
REGISTRATION FEE :- RS. 30000/-

STAMP DUTY & REGISTRATION FEE PAID VIDE AGREEMENT FOR SALE DATED 09/09/2019, REGISTERED UNDER DOCUMENT NO. PVL-2-11954-2019, AT SUB-REGISTRAR OF ASSURANCES, PANVEL.

This Sale Deed made and executed at Panvel this 13<sup>th</sup> day of the month of **NOVEMBER** in the Year **2019**.

**BETWEEN**

**MR. ABHISHEK RADHESH DIWAKAR, S/O. RADHESH KUMAR DIWAKAR, PAN No. ALSPD4491P, Age 29 Years,**

Inhabitant, Residing at **Flat No. 1204, Vaishnavi Heights, Plot No. 36, Sector 20, Roadpali, Kalamboli, Tal. Panvel, Dist. Raigad 410218;** hereinafter called and referred to as **"THE SELLER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**.

**AND**

1) **MISS SUCHITRA CHANDRAKUMAR GARG, PAN No. AZEPG4443N, Aadhaar No. 2817 9281 8677, Age 27 Years,**  
2) **MR. CHANDRAKUMAR BRINDAVAN GARG, PAN No. ABLPG6963E, Aadhaar No. 2668 7477 5137, Age 51 Years, Both Indian Inhabitants, Residing at Samudrika Apartment, Block No. 64/5/A, D. P. Road, Near Chinmay Mission Ashram, Mogal Wadi, Khopoli, Tal. Khalapur, Dist. Raigad 410203;** hereinafter called and referred to as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.



*[Handwritten signature]*

*[Handwritten signatures]*



WHEREAS Developers **MR. RADHESH KUMAR DIWAKAR, Proprietor of M/s. R. K. BUILDERS & DEVELOPERS**, having its Office at 708, 7<sup>th</sup> Floor, The Land Mark, Plot No. 26-A, Sector 7, Kharghar, Tal. Panvel, Dist. Raigad 410210, have gifted and transferred in favour of the **MR. ABHISHEK RADHESH DIWAKAR, S/o. Radhesh Kumar Diwakar** (the Seller herein), a Residential Property bearing **Flat No. 1204, on 12<sup>th</sup> Floor**, admeasuring about **45.482 Sq.Mtrs. Carpet Area and 7.534 Sq.Mtrs. Adjoining Terrace & Balcony Area**, in the Building known as "**VAISHNAVI HEIGHTS**" constructed on **Plot No. 36, in Sector No. 20 (12.5% Erstwhile Gaothan Expansion Scheme)** being situated and lying at **Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of GIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter referred to as "the said Flat"), vide **GIFT DEED** registered in the Office of Sub-Registrar of Assurances, Panvel under Document No. **PVL-3-7214-2015** dated **21/12/2015** (hereinafter for the sake of brevity referred to as "the Agreement").

AND WHEREAS the Purchasers are being interested in purchasing the said Flat, they approached the Seller and a talk regarding sale and purchase of the Flat took place between the parties.

AND WHEREAS the Parties herein have already registered a Part Payment, Agreement For Sale in the office of Sub-Registrar of Assurances, Panvel under Document No. **PVL-2-11954-2019** dated **09/09/2019**, and this Sale Deed (Full & Final Payment) is made supplementary to Part Payment Agreement dated **09/09/2019**.

AND WHEREAS the Seller has assigned all his rights, interest, title and benefits in respect of the said Flat and transferred the said Flat in the names of Purchasers and the Purchasers have the said Flat free from all encumbrances for a total consideration of

**Rs.63,50,000/- (Rupees SIXTY THREE LAKH FIFTY THOUSAND Only).**

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

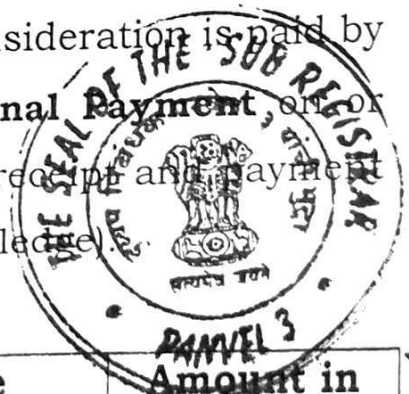
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS :**

1. The Seller hereby sold, transferred and assigned and the Purchasers hereby purchased the said **Flat No. 1204, on 12<sup>th</sup> Floor, admeasuring about 45.482 Sq.Mtrs. Carpet Area and 7.534 Sq.Mtrs. Adjoining Terrace & Balcony Area,** in the Building known as "**VAISHNAVI HEIGHTS**" constructed on ~~Plot~~ **No. 36, in Sector No. 20 (12.5% Erstwhile Gaithan Expansion Scheme)** being situated and lying at **Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad,** within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

2. The CONSIDERATION for the transfer of the said Flat in the name of the Purchasers, is settled and agreed between the parties is **Rs.63,50,000/- (Rupees SIXTY THREE LAKH FIFTY THOUSAND Only),** and the said amount of consideration is paid by the Purchasers to the Seller being **Full & Final Payment,** or before the execution of this **SALE DEED** (the receipt and payment whereof the Seller do hereby admit and acknowledge).

**PAYMENT SCHEDULE :-**

<b>Cheque/ NEFT No.</b>	<b>Date</b>	<b>Bank's Name</b>	<b>Amount in Rs.</b>
811949	26/08/2019	State Bank of India	3,50,000/-
649718	15/10/2019	Axis Bank Ltd., Fort, Mumbai	60,00,000/-
<b>TOTAL</b>			<b>63,50,000/-</b>



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



claims by settling such claims from his own funds only and taking all the legal responsibilities upon themselves.

8. The Seller hereby undertake and declare that in case any nomination, assignment, lien or charge in respect of the said Flat has been made and/or created by the Seller and/or any one claiming through them prior to this day, in favour of any person or persons other than the said Purchasers, the same shall after the execution of THESE PRESENT, be deemed to be null and void, inoperative, cancelled and deemed to be withdrawn and not binding upon the Proposed Society/Builders and/or the Purchasers.

9. The Builders/Developers have given its consent to the Seller to transfer his right in the name of the Purchasers vide its Letter attached hereto.

पवेल-३  
११/४E

10. The Party of the First Part, Seller states that he has cleared all charge or encumbrance against the said Flat hereby sold. The Flat is transferred free from encumbrances.

11. The Seller hereby declares that the Flat hereby transferred is not requisitioned nor he has received any notice.



12. The Seller declares that he has got full right and authority to deal with the Flat hereby sold. If any objection is raised by anybody regarding this transaction, the Seller alone at his cost shall remove the same.

13. The Seller also declared that he has not dealt with the said Flat in any manner nor he precluded in any manner from entering into this transaction.

14. The Seller agrees that he shall sign letters, documents as may be required by the Purchasers for the purpose of completing the

Handwritten signatures of the Seller and other parties.

C Housing Fin  
in A/C No.610  
amounts in res  
224.

transaction and for transfer of share certificate etc. in the name of the Purchasers.

15. The Seller on receiving the said consideration in full, shall hand over the physical possession of the Flat with all the relevant original documents to the Purchasers on execution of these presents.

16. This Sale Deed shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

### FIRST SCHEDULE OF PROPERTY - PLOT

All that piece or parcel of the land bearing **Plot No. 36**, admeasuring **1099.74 Sq.Mtrs.**, allotted under **12.5% GES**, in **Sector No. 20**, situated at **Kalamboli, Navi Mumbai, Tal. Panvel Dist. Raigad**, and in Registration Sub-District Panvel, District and Registration District Raigad and bounded as follows:-

On or towards the North by :- Plot No. 25  
 On or towards the South by :- Plot No. 34 & 35  
 On or towards the East by :- Prop. 15.0 Mtrs. Wide Road  
 On or towards the West by :- Plot No. 26

### SECOND SCHEDULE OF PROPERTY FLAT

**Flat No. 1204, on 12<sup>th</sup> Floor**, admeasuring about **45.48 Sq.Mtrs. Carpet Area and 7.534 Sq.Mtrs. Adjoining Terrace & Balcony Area**, in the Building known as "**VAISHNAVI HEIGHTS** constructed on **Plot No. 36, in Sector No. 20 (12.5% Erstwhile Gaothan Expansion Scheme)** being situated and lying in **Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad







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

पवम - २  
१६/०६/२०१९  
१३/०६

SIGNED AND DELIVERED by the  
Within named "SELLER"

**MR. ABHISHEK RADHESH DIWAKAR,**  
**S/O. RADHESH KUMAR DIWAKAR**

In the presence of ....



1) Mr.

2) Mr.



SIGNED AND DELIVERED BY  
Within named "PURCHASERS"

1) **MISS SUCHITRA CHANDRAKUMAR GARG**



2) **MR. CHANDRAKUMAR BRINDAVAN GARG**

In the presence of ....

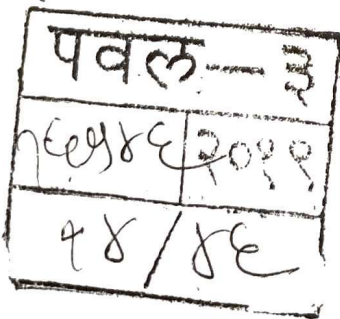


1) Mr.

2) Mr.

**RECEIPT**

Received a sum of **Rs.63,50,000/- (Rupees SIXTY THREE LAKH FIFTY THOUSAND Only)** as mentioned in **Payment Schedule** given hereinabove, from Purchasers **1)MISS SUCHITRA CHANDRAKUMAR GARG, 2)MR. CHANDRAKUMAR BRINDAVAN GARG**, being the **Full & Final Payment** price against the sell and transfer of **Flat No. 1204, on 12<sup>th</sup> Floor**, admeasuring about **45.482 Sq.Mtrs. Carpet Area and 7.534 Sq.Mtrs. Adjoining Terrace & Balcony Area**, in the Building known as "**VAISHNAVI HEIGHTS**" constructed on **Plot No. 36, in Sector No. 20 (12.5% Erstwhile Gaothan Expansion Scheme)** being situated and lying at **Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad.



I SAY RECEIVED  
Rs.63,50,000/-

**MR. ABHISHEK RADHESH DIWAKAR,  
S/O. RADHESH KUMAR DIWAKAR,  
SELLER**



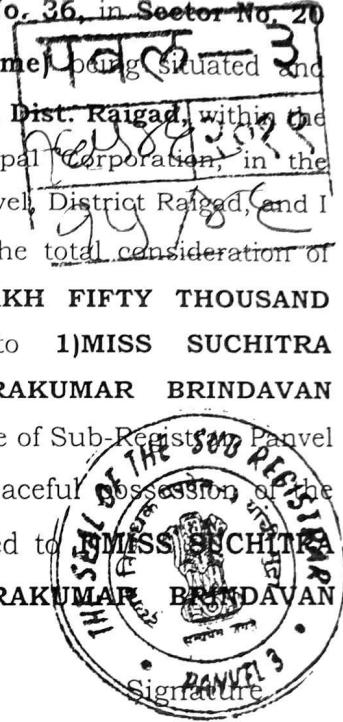
1 MR. ABHISHEK  
DIWAKAR, am  
admeasuring a  
Adjoining Ter  
"VAISHNAVI H  
(12.5% Erstwh  
lying at Kalamb  
limits of CIDCO  
Jurisdiction of  
have sold and  
Rs.63,50,000/  
Only) being  
CHANDRAKUM  
GARG, vide SA  
and I shall ha  
above said Fla  
CHANDRAKUM  
GARG.  
HANDING OVE

MR. ABHISHEK  
S/O. RADHESH  
TAKING OVER

1)MISS SUCH

POSSESSION LETTER

I MR. ABHISHEK RADHESH DIWAKAR, S/O. RADHESH KUMAR DIWAKAR, am legal and lawful owner of Flat No. 1204, on 12<sup>th</sup> Floor, admeasuring about 45.482 Sq.Mtrs. Carpet Area and 7.534 Sq.Mtrs. Adjoining Terrace & Balcony Area, in the Building known as "VAISHNAVI HEIGHTS" constructed on Plot No. 36, in Sector No. 20 (12.5% Erstwhile Gaothan Expansion Scheme) being situated and lying at Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad, and I have sold and transferred the said Flat for the total consideration of Rs.63,50,000/- (Rupees SIXTY THREE LAKH FIFTY THOUSAND Only) being Full & Final Payment, to 1)MISS SUCHITRA CHANDRAKUMAR GARG, 2)MR. CHANDRAKUMAR BRINDAVAN GARG, vide SALE DEED, registered in the Office of Sub-Registrar, Panvel and I shall handover the physical vacant, peaceful possession of the above said Flat on execution of this Sale Deed to 1)MISS SUCHITRA CHANDRAKUMAR GARG, 2)MR. CHANDRAKUMAR BRINDAVAN GARG.



HANDING OVER PEACEFUL POSSESSION

MR. ABHISHEK RADHESH DIWAKAR,  
S/O. RADHESH KUMAR DIWAKAR

*[Handwritten Signature]*  
\_\_\_\_\_

Signature

TAKING OVER PEACEFUL POSSESSION

1)MISS SUCHITRA CHANDRAKUMAR GARG

*[Handwritten Signature]*  
-----

2)MR. CHANDRAKUMAR BRINDAVAN GARG

*[Handwritten Signature]*  
-----

TY THREE LAKH  
yment Schedule  
SS SUCHITRA  
AR BRINDAVAN  
ainst the sell and  
measuring about  
Mtrs. Adjoining  
as "VAISHNAVI  
r No. 20 (12.5%  
tuated and lying  
Raigad, within the  
orporation, in the  
District Raigad.

EIVED  
000/-

HESH DIWAKAR,  
MAR DIWAKAR,  
R





सूची क्र.2

दुय्यम निबंधक वर्ग ए नि पनवेल 2

दस्ता क्रमांक 11954/2019

नोंदणी

Regn 63m

गावाच नाव कळवोली

1) विवेचनानुसार वरगणनामा  
 2) मीटरदला 6350000  
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबत निव्वणुकीकर आकारणी दिवो की पेट्टेदार ते तम्द करावे)

4) भू-माणन, पोरटिस्मा व घरक्रमांक असल्यास

1) पालिकेचे नाव रायगड इतर वर्णित इतर माहिती विभाग क्र 3/15/20 दर-68400/- मदनिका क्र.1204, बारावा मजला, वैष्णवी हार्डटम प्लॉट क्र. 36, चौ.मी. कारगट 7.534 चौ.मी. वरम + 20, कळवोली, ता. पनवेल, जि. रायगड, क्षेत्र 45.482 ब्लाक नं. ( Plot Number 36 : SECTOR NUMBER 20 )

5) क्षेत्रफळ

1) 45.482 चौ.मीटर

6) आकारणी किंवा जूडी देण्यात असेल किंवा

1) नाव:- अभिषेक राधेश दिवाकर सन ऑफ राधेश कुमार दिवाकर - - वय:- 29; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मदतिका क्र. 1203, वैष्णवी हार्डटम, प्लॉट क्र. 36, सेक्टर 20, कळवोली, ता. पनवेल, जि. रायगड, ब्लॉक नं. - , रोड नं. - , महागष्ट, रायघर (एमएच). पिन कोड:- 410218 पॅन नं:- ALSPD4491P

7) दस्तऐवज करून घेणा-या/लिहून घेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता

1) नाव:- सुचित्रा चंद्रकुमार गर्गी - - वय:- 27; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मदतिका क्र. 65/4/ए, समुद्रिका अपार्टमेंट, डी.पी. रोड, चिन्मय निशंक आनंदाजीक, मोगल वाडी, खोपोली, ता. खालापूर, जि. रायगड, ब्लॉक नं. - , रोड नं. - , महागष्ट, रायघर (एमएच). पिन कोड:- 410203 पॅन नं:- AZEPG4443N

8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता

2) नाव:- चंद्रकुमार वृंदावन गर्गी - - वय:- 51; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मदतिका क्र. 65/4/ए, समुद्रिका अपार्टमेंट, डी.पी. रोड, चिन्मय निशंक आनंदाजीक, मोगल वाडी, खोपोली, ता. खालापूर, जि. रायगड, ब्लॉक नं. - , रोड नं. - , महागष्ट, रायघर (एमएच). पिन कोड:- 410203 पॅन नं:- ABLPG6963E

(9) दस्तऐवज करून दिल्याचा दिनांक 09/09/2019

(10) दस्त नोंदणी केल्याचा दिनांक 09/09/2019

(11) अनुक्रमांक, खंड व पृष्ठ 11954/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 381000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

पनवेल - 3  
 11/09/2019  
 HC/8E



सह दुय्यम निबंधक वर्ग - 2  
 (पनवेल - 2)

भा.या.क.नामाद्वी विचारात घेतल्या नसतील

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद

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

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**REGD. OFFICE**

"NIRMAL" 2nd Floor, Nariman Point  
Mumbai - 400 027  
PHONE (Reception) 00 91 22-6650 0900  
00 91 22-6650 0928  
FAX 00 91 22-6650 0909 6650 0933

**HEAD OFFICE :**

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.  
PHONE 00-91-22-6791 8100  
FAX 00-91-22-6791 8166

Date **18 DEC 2014**

Ref. No.

पवल-३  
पवल-३  
१२८८  
१९/०९/१३४

CIDCO/BP-2943/TPO (NM & K)/2014/ 1288

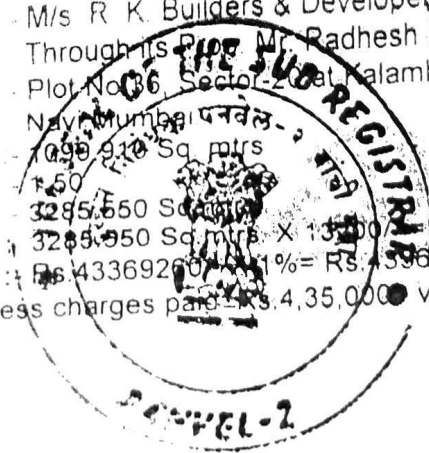
To,  
M/s R K Builders & Developers,  
Through its Prop. Mr. Radhesh Kumar Diwakar,  
Shop No.9, Juhu Arcade, Plot No.55, Sector-6A,  
Kamothe, Navi Mumbai 410 209

Unique Code No 2 0 1 4 0 3 0 2 0 2 3 4 0 1 0 2

SUB - Payment of Construction & Other Workers Welfare Cess charges for Residential Building on  
Plot No 36, Sector-20 at Kalamboli (12.5% scheme), Navi Mumbai.  
Ref: 1) Your architect's letter dated 27/09/2013 & 25/02/2014

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS RULES (1998)**  
**(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1 Name of Assessee M/s R K Builders & Developers Through its Prop. Mr. Radhesh Kumar Diwakar
- 2 Location Plot No 36, Sector-20 at Kalamboli (12.5% scheme), Navi Mumbai
- 4 Plot area 1098.910 Sq. mtrs
- 5 Permissible FSI 1.50
- 6 GROSS BUA FOR ASSESSMENT 3295.550 Sq. mtrs
- A) ESTIMATED COST OF CONSTN. 3295.950 Sq. mtrs X 13500/- = Rs. 43369260/-
- B) AMOUNT OF CESS Rs. 43369260 X 11% = Rs. 43369260
- 7) Construction & Other Workers Welfare Cess charges paid Rs. 4,35,000 vide Receipt No: 12809 dtd 18/09/2014



Yours faithfully,  
*Manjula*  
18/12/14  
(Manjula Nayak)  
Town Planning Officer (BP)  
Navi Mumbai & Khopta



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
**REGD. OFFICE:**

 "NIRMAL", 2nd Floor, Nariman Point,  
 Mumbai - 400 021.

 PHONE : (Reception) 00-91-22-6650 0900  
 00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

**HEAD OFFICE:**

 CIDCO Bhavan, CBD Belapur,  
 Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX: 00-91-22-6791 8166

पवल-३	
१६५४६२०१९	Date
२९/१२	

18 DEC 2014

Ref. No.

CIDCO/BP-2943/TPO (NM &amp; K)/2014 1288 --

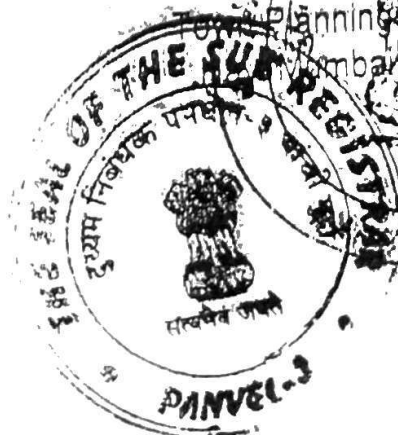
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OCCUPANCY CERTIFICATE

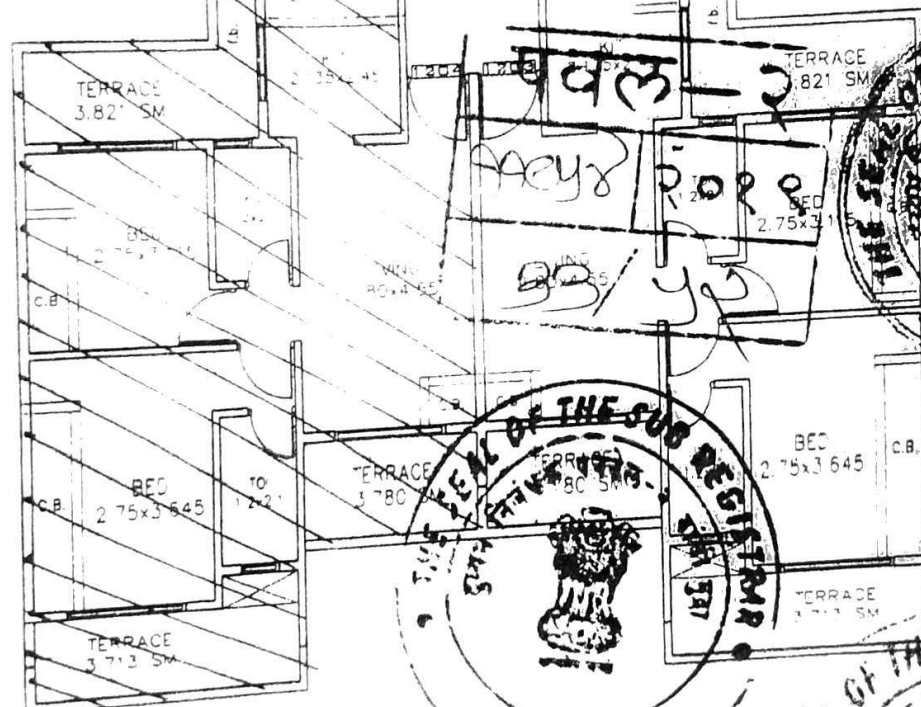
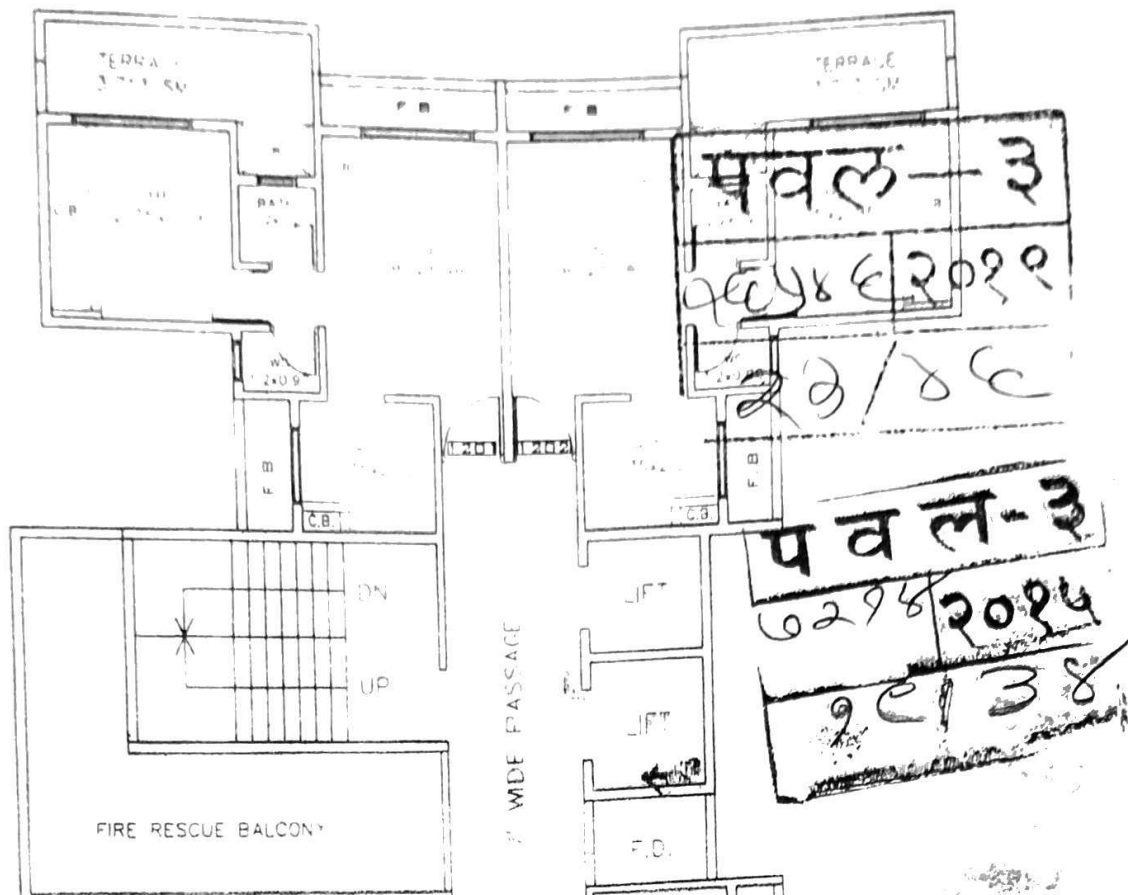
पवल-३	
६२१४	२०१५

I hereby certify that the development of Residential Building (Gr. + 3 floors) [Res. BUA=1486.029 Sq.mtrs. Comm. BUA=162.080 Sq.mtrs. Total BUA=1648.109 Sq.mtrs. (No. of Units Resi.-48, Comm -06)] (Free of FSI = Society Office BUA=1517 Sq.mtrs. & Fitness Centre BUA=31.904 Sq.mtrs) (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Patel & Associates. has been inspected on 10/06/2014 and declared the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 29/04/2010 and that the development is fit for the use for which it has been carried out.

पवल-३	
१६५४६२०१९	Date
३१/१२	





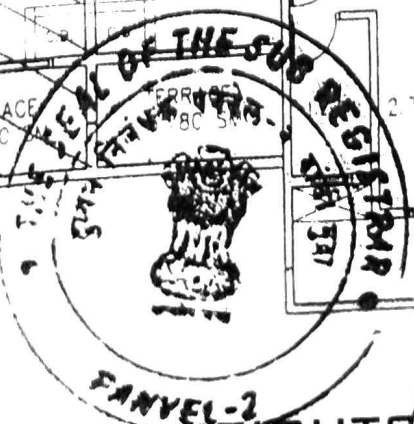
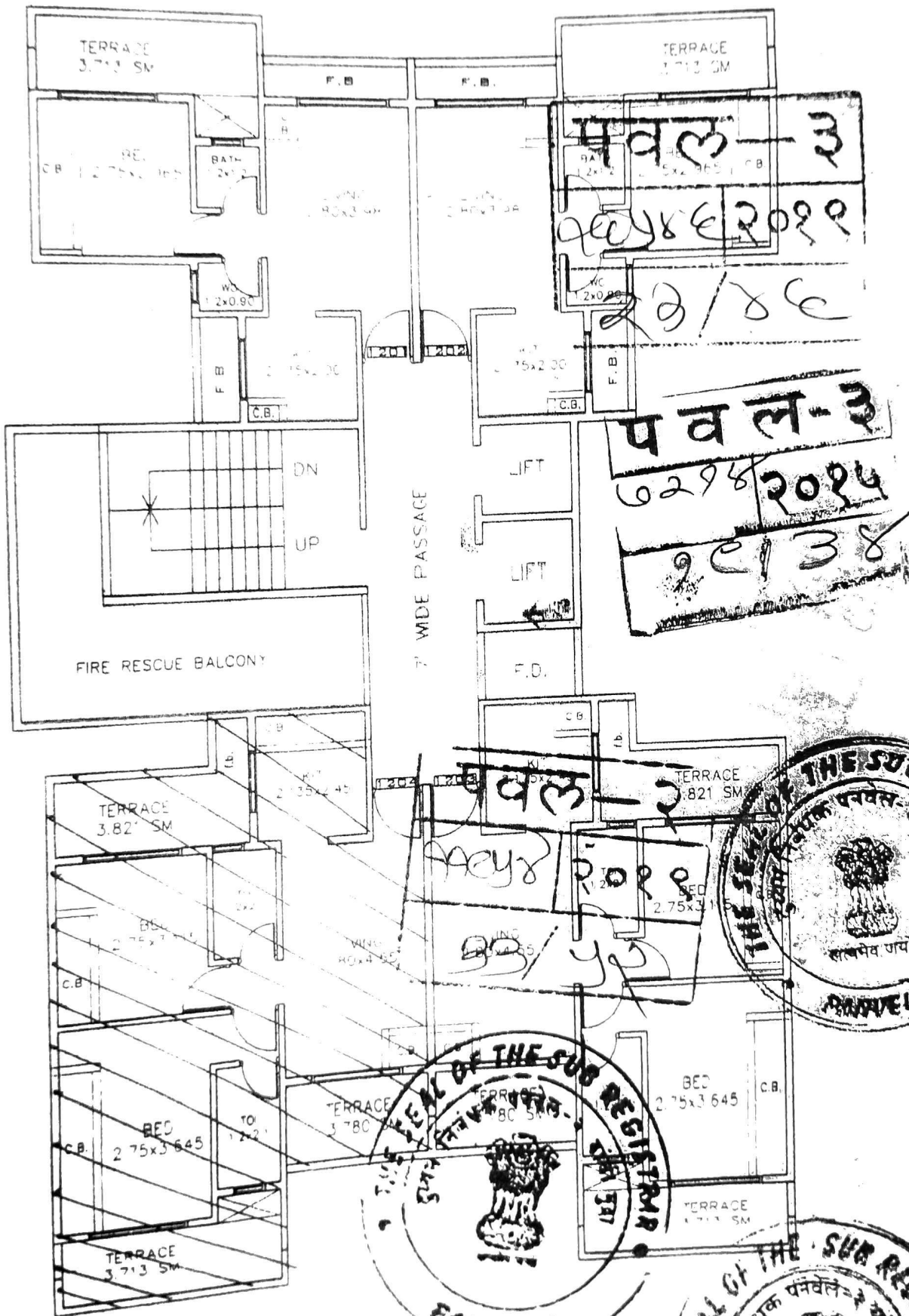


**" VAISHNAVI HEIGHTS "**

PROPOSED RESIDENTIAL + COMMERCIAL  
 AT PLOT NO. 36, SECTOR-20, KALAMBOLI, NAVAMBE

DEVELOPERS r.k.builders	FLAT NO	1204
	FLOOR	TWELFTH
	CARPET AREA	45.482
	TERRACE AREA	7.534
SIGNATURE OF DEVELOPERS	SIGNATURE OF PURCHESER	
<i>[Signature]</i>	<i>[Signature]</i>	

*[Handwritten signatures and scribbles at the bottom of the page]*



**" VAISHNAVI HEIGHTS "**

PROPOSED RESIDENTIAL COM. COMMERCIAL BUILDING  
 SECTOR- 20, KALAMBOLI, NAVI, MUMBAI

17, 1st Floor, SAI CHAMBER, Sector-11, Plot No. 44, C.B.D. Belapur, Navi  
Mumbai, Tel. No. (0) 27576142.

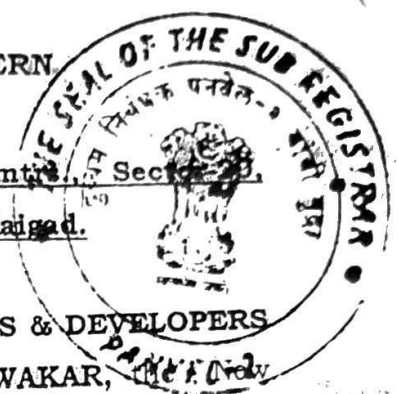
पवल-२  
Date: 5th June 2010  
१९५४/२०१९  
३५/५९

**TITLE CERTIFICATE**

**ANNEXURE "B"**

TO WHOMSOEVER IT MAY CONCERN

Ref.: Plot No. 36, adm. 1099.74 sq.mtr.,  
Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad.



I have investigated the Title of M/S. R. K. BUILDERS & DEVELOPERS  
Proprietary Firm Of MR. RADHESH KUMAR DIWAKAR,  
Licensee of Plot No. 36, adm. 1099.740 sq. mtr., at Sector-20,  
Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad has as follows:

पवल-३  
१९५४/२०१९  
२९८/२०१५  
२९८/३८

The City and Industrial Development of Maharashtra Ltd  
(hereinafter referred to as "THE CIDCO") is The New Town Development  
Authority declared for the area designated as a site for the New Township  
for Navi Mumbai by the Government of Maharashtra in exercise of its  
power under sub-section (1) and (3-A) of section 113 of the Maharashtra  
Regional and Town Planning Act, 1966 (Mah. xxxviii of 1966) herein  
referred to as "the said Act" The Government of Maharashtra  
pursuant to section 113 (a) of the said Act, acquiring lands described  
therein and vesting such lands in the CIDCO Ltd for disposal and/or  
development. {1} SHRI. SHYAM BALARAM MHATRE, {2} SHRI. APPA  
BALARAM MHATRE, {3} SHRI. JAYRAM BALARAM MHATRE made an



application for the allotment of Plot under the said Scheme to the  
CIDCO Ltd and CIDCO Ltd considering the application and her  
entitlement as per the awards had allotted Plot No. 36, adm. 1099.74  
sq.mtr., at Sector-20, Kalamboli, Navi Mumbai, Tal. Panvel, Dist.  
Raigad and lease premium amount of Rs. 14,300 Rupees Fourteen  
Thousand Three Hundred Only) by the Allottees, CIDCO Ltd. had  
entered into Agreement to Lease executed on 11<sup>th</sup> February 2008



*[Handwritten signature]*



I have gone through and perused the aforesaid title documents related to the said plot and also taken the title search through MR. VINAY MANKAME, Search Clerk for the period Year 2007 to 2009 in the office of Concerned Sub Registrar of Assurance i.e. Panvel-I, Panvel - II & Panvel - III Tal. Panvel & Dist. Raigad and made the payment of Govt. Fees to that effect. While search its found that there is no document executed and registered about the sale, mortgage or any other plot in favour of any other party except the document herein perused by me. The copy of search note and payment receipt for title search enclosed herewith to support my title certificate issued pertaining to title of said plot.

पवेल-२  
 २०१९  
 ३९/५२

It's observed by me that the title of Plot bearing No. 36, adm. about 1099.74 sq.mtr. Situated at Sector-20, Kalamboli, Mumbai, Tal. Panvel, Dist. Raigad with M/S. R. K. BUILDERS DEVELOPERS Proprietary Firm Of MR. RADHESH KUMAR DIWAKAR is clear & marketable and further the License, Lease of mentioned plot free from all encumbrances, mortgages, charges and/or claims.



**THE SCHEDULE ABOVE REFERRED TO**

All that piece and parcel of land bearing Plot bearing No. 36, situated at Sector-20, Kalamboli, Navi Mumbai Tal. Panvel, Dist. Raigad, adm. about 1099.74 sq. mtr. and bounded as follows that is to say:

पवेल-२  
 २०/१२/२०१९  
 २९/३८

- On or towards the North Plot No. 25
- On or towards the South Plot No. 34 & 35
- On or towards the East Proposed 15.0 Mtr. Wide
- On or towards the West Plot No. 26



CBD Belapur, Navi Mumbai dated this 5<sup>th</sup> day of June 2010.

For AJEET SINGH & ASSOCIATES

AJEET. V. SINGH.  
 (ADVOCATE)

पवेल-३  
 २०/१२/२०१९  
 ०९/४६



पवल-३	
१६/१४/२०१९	
३३/४६	

आयकर विभाग

INCOME TAX DEPARTMENT

SUCHITRA C GARG  
CHANDRAKUMAR URANDAVAN  
GARG

12/09/1992

Permanent Account Number

AZEPG4443N

Signature



भारत सरकार

GOVT. OF INDIA



पवल-२	
१७/१४/२०१९	
४३/५२	



*[Handwritten signature]*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABLPG6963E



नाम / NAME  
CHANDRAKUMAR BRINDAVAN GARG

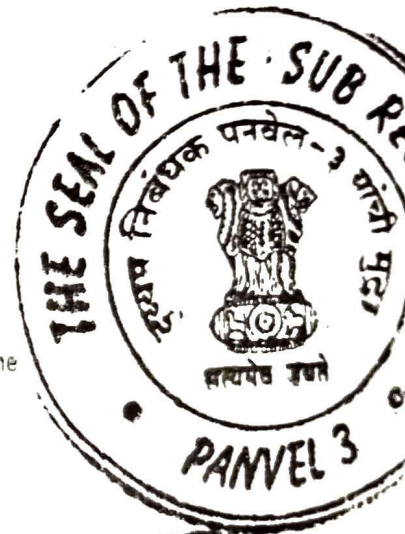
पिता का नाम / FATHER'S NAME  
BRINDAVAN GARG

जन्म तिथि / DATE OF BIRTH  
04-01-1968

हस्ताक्षर / SIGNATURE

भाष्यकर आयुक्त-1 पुणे  
Commissioner of Income-tax I, Pune

पवक-1  
१९९४/२०१९  
३५/४९



पवक-२  
१९९४/२०१९  
३५/५९

