

86/3878  
Tuesday, May 02, 2023  
11:55 AM

Original/Duplicate  
नोंदणी नं.: 39म  
Regn.: 39M

पत्राची

पत्राची नं.: 5011 दिनांक: 02/05/2023

गावाचे नाव: करंजाडे  
दत्तदेवबाबा अन्नकामांक. पत्राव1-3878-2023  
दत्तदेवबाबा प्रकार: करारनामा  
मादर करणाऱ्याचे नाव: सीरिय राहु पाटील --

नोंदणी की 30000.00  
दत्त शंताळणी की 800.00  
पत्राची संख्या: 40

एकूण: ₹. 30800.00

JOINT S R PANVEL

श्री देवनाथ शिंदेकर पत्राव 8

वाचनर मूल्य: ₹. 3327500/-

मादरला ₹. 3800000/-

भरलेले मुद्रांक शुल्क: ₹. 228000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 800/-

डीटी/घनादेश/पि ऑर्डर क्रमांक: 3004202300727 दिनांक: 02/05/2023

बंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीटी/घनादेश/पि ऑर्डर क्रमांक: MH001313669202324E दिनांक: 02/05/2023

बंकेचे नाव व पत्ता:

पत्राचा प्रकार: मालिका  
पत्राचा क्रमांक: 40  
पत्राचा दिनांक: 02/05/2023  
पत्राचा ठेकदार: श्री देवनाथ शिंदेकर

वाचनर मूल्य: ₹. 3327500/-  
मादरला ₹. 3800000/-  
भरलेले मुद्रांक

मादर करणाऱ्याचे नाव: सादर देणू पाटील --

http://10.10.246.39/MarathiK



03/05/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 3878/2023

नोंदणी :

Regn 63m

गावाचे नाव : करंजाडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3800000
(3) बाजारभाव (भाडेपट्ट्याच्या वास्तविकपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3327500
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :- इतर माहिती: विभाग क्र. 27.1, दर 69000/- सदनिका क्र. 1001, 10 वा मजला, दिव्या हाईटस् को. ऑप. हौ. सो. लि., प्लॉट नं. 30, सेक्टर 5 ए, करंजाडे, ता. पनवेल, जि. रायगड क्षेत्रफळ 25.872 चौ. मी. कारपेट एरिया, 2.550 चौ. मी. सी. वी. एरिया, 3.825 चौ. मी. एफ. वी. एरिया, एनक्लोज्ड बाल्कनी 6.850 चौ. मी. आणि प्रोजेक्ट टेरेस एरिया, सर्व्हिस एरिया आणि टेरेस 4.125 चौ. मी. ( ( Plot Number : 30 ; ) )
(5) क्षेत्रफळ	1) 25.872 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले त्रुटी.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- उपा अजय पटेल -- वय:-57; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. 502, पाचवा मजला, संगिता बिल्डिंग, सातवा क्रॉस रोड, चेंबूर, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-BDSPP2063G 2): नाव:- निशांक अजय पटेल -- वय:-30; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. 502, पाचवा मजला, संगिता बिल्डिंग, सातवा क्रॉस रोड, चेंबूर, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-BMPPP6209N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कांचन संदिप पाटील -- वय:-35; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पाटील गल्ली, कोलगांव शाहूवाडी, कोल्हापूर, महाराष्ट्र 416215, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, कोळगांव. पिन कोड:-416215 पॅन नं:-GCGPP8373B 2): नाव:- संदिप दगडू पाटील -- वय:-41; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पाटील गल्ली, कोलगांव शाहूवाडी, कोल्हापूर, महाराष्ट्र 416215, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, कोल्हापूर. पिन कोड:-416215 पॅन नं:-ANBPP8587D
(9) दस्तऐवज करून दिल्याचा दिनांक	02/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	02/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	3878/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	228000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निबंधकेचा 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.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3004202300727	Date 30/04/2023
Received from MRS. KANCHAN SANDEEP PATIL and other one, Mobile number 7738009506, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 30/04/2023
Bank CIN 10004152023043000671	REF No. 312040879800
This is computer generated receipt, hence no signature is required.	

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CHALLAN  
MTR Form Number-6

GRN	MH001313669202324E	BARCODE	Date 27/04/2023-19:26:26		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)				
	Registration Fee	PAN No.(If Applicable)	GCGPP8373B			
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR	Full Name	MRS KANCHAN SANDEEP PATIL AND MR SANDIP DAGADU PATIL			
Location	RAIGAD	Flat/Block No.	FLAT NO 1001 10TH FLOOR DIVYA HEIGHTS			
Year	2023-2024 One Time	Premises/Building	CHS LTD PLOT NO 30			
Account Head Details		Amount In Rs.				
0030046401	Stamp Duty	228000.00	Road/Street	SECTOR 5A KARANJADE TALUKA PANVEL DISTRICT RAIGAD		
0030053301	Registration Fee	30000.00	Area/Locality	PANVEL		
			Town/City/District			
			PIN	4 1 0 2 0 6		
			Remarks (If Any)	PAN2=BDSP2063G-SecondPartyName=MRS USHA AJAY PATEL AND MR NISHANK AJAY PATEL-		
			Amount In	Two Lakh Fifty Eight Thousand Rupees Only		
Total		2,58,000.00	Words			
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332023042722940	2805404806	
Cheque/DD No.		Bank Date	RBI Date	27/04/2023-19:28:21	Not Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. . Date	Not Verified with Scroll			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
यादी चालान केवल दुर्यम निबंधक कार्यालयीत नोंदणी क कार्यालयीत खाती लागू आहे. नोंदणी न करावयाच्या दस्तावाची सध्या चालान लागू नाही.

Handwritten text and stamp: ३००५३३०१, २०२३

Usha Patel  
Handwritten signature



Handwritten signature and initials

Print Date 27-04-2023 07:28:33



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 3004202300727 Receipt Date 03/05/2023

Received from MRS. KANCHAN SANDEEP PATIL and other one, Mobile number 7738009506, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 3878 dated 02/05/2023 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

DEFACED

₹ 800

DEFACED

**Payment Details**

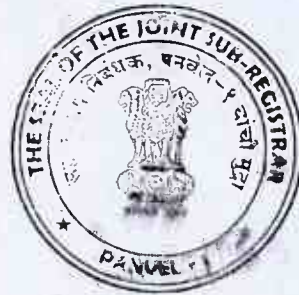
Bank Name SBIN Payment Date 30/04/2023

Bank CIN 10004152023043000671 REF No. 312040879800

Deface No 3004202300727D Deface Date 02/05/2023

This is computer generated receipt, hence no signature is required.

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CHALLAN  
MTR Form Number-6



GRN	MH001313669202324E	BARCODE		Date	27/04/2023-19:26:26	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	PNL4_PANVEL NO 4 SUB REGISTRAR	PAN No.(If Applicable)	GCGPP8373B				
Location	RAIGAD	Full Name	MRS KANCHAN SANDEEP PATIL AND MR SANDIP DAGADU PATIL				
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 1001 10TH FLOOR DIVYA HEIGHTS				
		Premises/Building	CHS LTD PLOT NO 30				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	228000.00	SECTOR 5A KARANJADE TALUKA PANVEL	PANVEL	DISTRICT RAIGAD	4 1 0 2 0 6
0030083301 Registration Fee	30000.00				

Remarks (If Any)	PAN2=BDSPP2063G-SecondPartyName=MRS USHA AJAY PATEL AND MR NISHANK AJAY PATEL-					
Amount In	Two Lakh Fifty Eight Thousand Rupees Only					
Words						
Total	2,58,000.00					

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
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Cheque/DD Details	Bank CIN	Ref. No.	69103332023042722940	2805404806
Cheque/DD No.	Bank Date	RBI Date	27/04/2023-19:28:21	28/04/2023
Name of Bank	Bank-Branch	IDBI BANK		
Name of Branch	Scroll No. . Date	100 , 28/04/2023		

Department ID: [Signature] Mobile No. : 7738009506  
 NOTE: This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document.  
 दूर चलान केवल नोडणी कार्यालय कार्याच्या दस्तासाठी लागू आहे. नोडणी न कार्याच्या दस्तासाठी सदर चलान लागू नाही.

Digitally signed by D. GRAS, Secretary, Directorates of Accounts and Treasuries, Mumbai 400002, India. Date: 2023.04.27 11:54:46 IST  
 Challan Defaced by GRAS, Secretary, Directorates of Accounts and Treasuries, Mumbai 400002, India. Location: India



No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-86-3878	060072247202324	02/05/2023-11:35:42	IGR146	30000.00



AGREEMENT For SALE

THIS AGREEMENT is made and executed at Panvel, Navi Mumbai, on this 2<sup>nd</sup> day of May 2023.

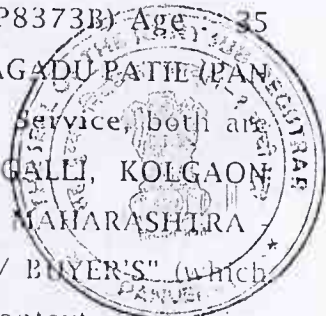
BETWEEN

MRS. USHA AJAY PATEL (PAN NO. BDSPP2063G) Age: - 57 Years, Occupation: - Housewife and MR. NISHANK AJAY PATEL (PAN NO. BMPPP6209N) Age: - 30 Years, Occupation - Service, both are adults, Indian Inhabitant, Residing at: - FLAT NO. 502, 5<sup>TH</sup> FLOOR, SANGEETA BUILDING, 7<sup>TH</sup> CROSS ROAD, CHEMBUR, MUMBAI (Hereinafter referred to as "SELLER'S /SELLER'S" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include incase of individuals his / her / their heirs, executors, administrators, permitted assigns and in case of the firm, such firm, its partner / s or survivor / s and heirs, executors, administrators and permitted assigns of last such survivor) of the ONE PART;

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AND

MRS. KANCHAN SANDEEP PATIL (PAN NO. GCGPP8373B) Age: - 35 Years, Occupation - Housewife and MR. SANDIP DAGADU PATIL (PAN NO. ANBPP8587D) Age: - 41 Years, Occupation - Service, both are adults, Indian Inhabitant, Residing at :- PATIL GALLI, KOLGAON, SHAHUWADI, KOLHAPUR, KOLGAON, KOLHAPUR, MAHARASHTRA 416215 (Hereinafter referred to as "PURCHASER'S/ BUYER'S" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include incase of individuals his / her / their heirs, executors, administrators, permitted assigns and in case of the firm, such firm, its partner / s or survivor / s and heirs, executors, administrators and permitted assigns of last such survivor) of the OTHER PART;



Handwritten signature: Kanchan

Handwritten signature: Sandip

Usha Patel

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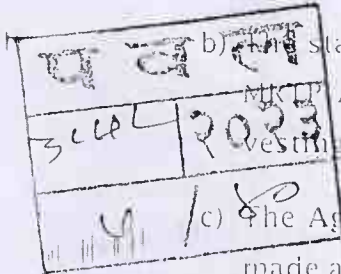


WHEREAS:

1. The Sellers are seized and possessed and absolute owners of the residential Flat bearing Flat No. 1001, on the 10<sup>th</sup> Floor, having Carpet area 25.872 Sq. Mtrs, C.B. Area 2.550 Sq. Mtrs., F. B. area 3.825 Sq. Mtrs, 6.850 Sq. Mtrs Enclosed balcony area and Projected Terrace area in Sq. Mtrs, Service area in Sq. Mtrs and Terrace 4.125 Sq. Mtrs. in the building known as "DIVYA HEIGHTS" constructed on the said Plot No.30, Sector - 5A, situated at Village - Karanjade, Taluka - Panvel, District - Raigad - 410206.

2. The Sellers has acquired title of the said Flat as under :-

a) The city and industrial Development CIDCO of Maharashtra Limited, a company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai - 400021. Hereinafter referred to as "The CIDCO" is Government company wholly owned by the state Government and is also New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the state Government in exercise of its powers under Sub - Section (1) and (3-A) of the section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "The MRTP Act").



b) The state Government has pursuant to the Section 113 (A) of the MRTP Act been acquiring the hand and described therein and vesting such land in the CIDCO for development and disposal.

c) The Agreement to Lease, Dated - 26<sup>th</sup> day of December 2012, made at CBD, Belapur, Navi Mumbai and entered into between the

CIDCO Ltd therein and herein referred to as "The Licensor" and SMT. RADHABAI B. KONKAR 2) MR. ANIL B. KONKAR 3) KUMARI. CHAYA B. KONKAR 4) KUMARI. JAYA B. KONKAR 5) KUMAR. ROHIDAS B. KONKAR 6) MRS. NANDA B. BHOPI 7) MRS. JAYSHRI PANDHARINATH KHANAVKAR 8) SMT. SHARMILA SAMBHAJI KONKAR 9) KUMAR. SARVESH SAMBHAJI KONKAR (MINOR) through his mother and Natural Guardian SMT. SHARMILA S. KONKAR therein referred as the Licensee referred to as the

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(Smt.)  
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"ORIGINAL ALLOTTEES" the CIDCO leased a Plot of land in Lieu of compensation under the 12.5% expansion Scheme, a Plot of Land being Plot No. 30, Sector - 5A, admeasuring area 999.39 Sq. Mtrs., Karanjade, Taluka - Panvel, District - Raigad - 410206 the said Agreement for sale duly registered with the office of Joint - Sub Registrar Panvel - 4 under the document Sr. No. 2850-2012 vide receipt No. 2861, Dated - 26/12/2012.

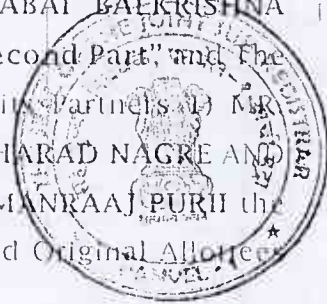
d) The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential cum Commercial purpose. The Corporation granted permission or license to the Allottees to enter upon the said plot of land for the purpose of erecting buildings.

e) The Original Licensees SMT. RADHABAI BALKRISHNA KONKAR & OTHERS have sold & granted development rights of Plot of land bearing No. 30 under 12.5% Gaothan Expansion Scheme, admeasuring about Plot No. 30, Sector - 5A, admeasuring area 999.39 Sq. Mtrs., Karanjade, Taluka - Panvel, District - Raigad - 410206 to MR. MANRAAJ PURII out of which 500. Sq. Mtr is sold outright basis and 500 Sq. Mtr is granted for development purpose in respect of said Plot.

f) as per the Mutual understanding between the parties the said Plot is already transferred in the joint name of 1) M/s. SAI HOMES DEVELOPERS through its Partners 1) MR. RAVI BHASKAR BANGAR 2) MRS. PALLAVI SHARAD NAGRE and 2) M/s. HOMES through its proprietor MR. MANRAAJ PURII, through the Original Licensees directly.

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g) Tripartite Agreement, Dated - 17<sup>th</sup> January 2013, between the CIDCO "The First Part" SMT. RADHABAI BALKRISHNA KONKAR & OTHERS the Original Allottees "Second Part" and The 1) M/s. SAI HOMES DEVELOPERS through its Partners 1) MR. RAVI BHASKAR BANGAR 2) MRS. PALLAVI SHARAD NAGRE AND 2) M/s. HOMES through its proprietor MR. MANRAAJ PURII the "New Licensees" of the "Third Part" the said Original Allottee has assigned all his rights and interests in



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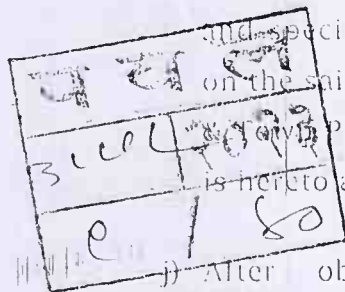
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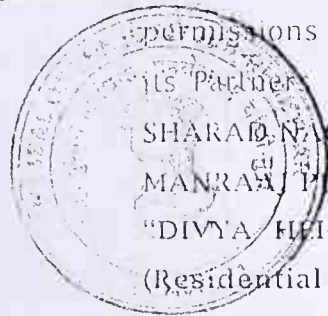
and upon the said plot to the party of the "Third Part" on the terms and conditions more particularly set out in the said Agreement to Lease and the Said Tripartite Agreement The Said Tripartite Agreement was duly registered with the office of joint Sub Registrar Panvel - 4, under the Document Sr. No. 585/2013 vide Receipt No. 17/01/2013.

h) The CIDCO has Transferred the said Plot in M/s. SAI HOMES DEVELOPERS through its Partners 1) MR. RAVI BHASKAR BANGAR 2) MRS. PALLAVI SHARAD NAGRE AND 2) M/s. HOMES through its proprietor MR. MANRAAJ PURI vide CIDCO letter No. CIDCO/ VASAHAAT / SATYO / KARANJADE / 71 /2013, Dated - 17/01/2013.

i) M/s. SAI HOMES DEVELOPERS through its Partners 1) MR. RAVI BHASKAR BANGAR 2) MRS. PALLAVI SHARAD NAGRE AND 2) M/s. HOMES through its proprietor MR. MANRAAJ PURI had prepared the building plan and specification and submitted to the CIDCO for approval and the CIDCO having considered the plan and vide its Development Permission and Commencement Certificate bearing Reg. No. CIDCO/BP-12268/ATPO (NM&K)/2013/4218, Dated - 13/11/2013 approved such plan and specification and granted permission to construct building on the said plot under the provision of the Maharashtra Regional and Town Planning Act - 1966 which Commencement Certificate is hereto annexed.



j) After obtaining necessary approvals and development permissions from CIDCO M/s. SAI HOMES DEVELOPERS through its Partners 1) MR. RAVI BHASKAR BANGAR 2) MRS. PALLAVI SHARAD NAGRE AND 2) M/s. HOMES through its proprietor MR. MANRAAJ PURI constructed the residential building by name of "DIVYA HEIGHT" consisting of Ground + 13 Upper Floors (Residential Units 52) (hereinafter referred to as "Said Building" on the said Plot and intended to sell the flats in the said building to its intending buyers.



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k) After successful completion of the said building, CIDCO has issued Occupancy Certificate Bearing No. BP - 12268/3447, Dated - 12/02/2019. The said Occupancy Certificate certifying that the building was erected in accordance with the approved plan and the same is fit for the use and occupying is hereto annexed.

1) The Sellers herein had approached the Promoters / Developers M/s. SAI HOMES DEVELOPERS through its Partners 1) MR. RAVI BHASKAR BANGAR 2) MRS. PALLAVI SHARAD NAGRE AND 2) M/s. HOMES through its proprietor MR. MANRAAJ PURI for sale and Transfer the residential Flat bearing No. Flat No. 1001, on the 10<sup>th</sup> Floor, having Carpet area 25.872 Sq. Mtrs, C.B. Area 2.550 Sq. Mtrs., F. B. area 3.825 Sq. Mtrs, 6.850 Sq. Mtrs Enclosed balcony area and Projected Terrace area in Sq. Mtrs, Service area in Sq. Mtrs and Terrace 4.125 Sq. Mtrs. in the building known as "DIVYA HEIGHTS" constructed on the said Plot No.30, Sector - 5A, situated at Village - Karanjade, Taluka - Panvel, District - Raigad - 410206 in the said building and the Promoters / Developers agree to sell the said Flat to the herein sellers for the total consideration herein.

ii) By and under the Agreement for Sale, Dated - 6/11/2019 executed between M/s. SAI HOMES DEVELOPERS through its Partners 1) MR. RAVI BHASKAR BANGAR 2) MRS. PALLAVI SHARAD NAGRE as the Promoters of the "One part" and M/s. HOMES through its proprietor MR. MANRAAJ PURI as the "Confirming Party" "Second Part" the sellers herein referred as the purchasers of other part the promoters Developers has sold the flat to the sellers herein for a Total Consideration of amount of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) subject to the terms and conditions, more particularly stated therein and the said Agreement for Sale was duly registered with the office of Joint Sub - Registrar under the Document Sr. No. Panvel - 2, 14559/2019 vide Receipt No. 16926/2019.

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n) The Flat owners in the said building have collectively formed a Co - Operative Society by name "DIVYA HEIGHTS CO-OP. HOUSING SOCIETY LTD". Registered under the provision of Maharashtra Co- Operative Societies Act, 1960 under Registration No. N N. B. O. M./CIDCO/ HSG (T.C.) 9576/J.T.R./Year - 2022-2023, Dated - 06/10/2022 a society duly registered under the provision of Maharashtra Co - Operative Societies Act 1960 under Registered No. In the above circumstances, the Vendors is the full and absolute owners and in exclusive possession of the said flat more particularly described in the second Schedule hereunder written.

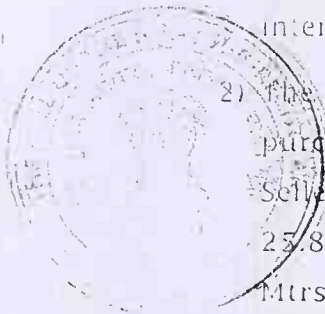
o) In the above circumstances the sellers are the full and absolute owners and in exclusive possession of the said Flat more particularly described in the Second Schedule hereunder written.

p) The Purchasers are desirous of purchasing from the sellers and the sellers agreed to sell and transfer unto the purchasers the said Flat more particularly described in the Second Schedule hereunder written along with all the Seller's right, title and interest in the said flat and incidental to the said Agreement for Sale and all the benefits attached thereto for the consideration of Rs. 38,00,000/- (RUPEES THIRTY EIGHT LAKHS ONLY) and upon the terms and conditions more particularly stipulated hereunder.

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NOW THIS AGREEMENT WITNESSTH AS FOLLOWS:

1) The recitals contained hereinabove shall form an integral part of this Agreement as if the same are set out and incorporated in the operative part herein and the same shall be read, construed and interpreted accordingly.



2) The Sellers hereby agrees to sell to the purchasers and the purchasers do hereby agreed to purchase and acquire from the Sellers the Flat No. 1001, on the 10<sup>th</sup> Floor, having Carpet area 25.872 Sq. Mtrs, C.B. Area 2.550 Sq. Mtrs., F. B. area 3.825 Sq. Mtrs, 6.850 Sq. Mtrs Enclosed balcony area and Projected Terrace area in Sq. Mtrs, Service area in Sq. Mtrs and Terrace

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4.125 Sq. Mtrs. in the building known as "DIVYA HEIGHTS C. H. S. LTD" constructed on the said Plot No.30, Sector - 5A, situated at Village - Karanjade, Taluka - Panvel, District - Raigad - 410206 with all the Seller's rights, title and interest of and incidental to the said Agreement for Sale together with all the benefits attached thereto, at or for the total consideration of Rs. 38,00,000/- (RUPEES THIRTY EIGHT LAKHS ONLY). It has been mutually agreed that the total consideration shall be paid by the Purchasers to the Sellers in the following manner and subject to the terms and conditions stipulated hereunder:-

- a) Rs.1,00,000/- (RUPEES ONE LAKH ONLY) paid by the Purchasers to the Sellers by way of NEFT bearing No. SBIN32103905953, Dated - 13/04/2023, SBI BANK, DADAR BRANCH the said NEFT transfer in the name of MRS. USHA AJAY PATEL (the payment receipt whereof the Sellers hereby admitted and acknowledged).
- b) Rs.2,80,000/- (RUPEES TWO LAKH EIGHTY THOUSAND ONLY) paid by the Purchasers to the Sellers by way of NEFT bearing No. SBIN323115434843, Dated - 25/04/2023, SBI BANK, DADAR BRANCH the said (the payment receipt whereof the Sellers hereby admitted and acknowledged).
- c) The Balance amount of Rs.34,20,000/- (RUPEES Thirty Four Lakh Twenty Thousand ONLY) shall be payable by the Purchasers to the Sellers after availing loan from or financial institute within 45 days from the date of this agreement. ("Balance Consideration amount").

3) It is expressly agreed between the parties that the Sellers shall be responsible for transfer of share Certificate in favour of Purchasers.

4) The Sellers and Purchasers hereby agrees and confirm that the amount of Total Consideration stated herein above is adequate and reasonable and according to the present market rate and none of the parties have any grievances about the same.

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THE SELLER HEREBY DECLARES, REPRESENTS, COVENANTS, UNDERTAKES AND CONFIRMS AS FOLLOWS:-

- 1) All and whatsoever that is stated in the recitals is true and correct.
- 2) The Sellers has a good right, title power and absolute authority to enter into this Agreement in respect of the sale and transfer of the said Flat, on what is known as ownership basis and the said flat is free from all the encumbrances, charges claims and lien.
- 3) The Sellers had not received any notices either from the said Society or from the Registrar, Maharashtra Co - Operative Societies, the CIDCO or any other authority affecting the rights, title and interest of the Sellers pertaining to the said Flat and / or their membership. Save and except the Sellers, no person / s / Authority is / are entitled to sell the said flat more particularly described in the schedule hereunder written.
- 4) The Sellers declares and confirms that the said flat is not subject to lis- pendency, attachment either before or after any judgment of the court or authority, tribunal, conciliation proceedings.
- 5) The Sellers are not restrained from transferring and /or alienating the said flat.

6) The Seller are the member/ shareholder of the said Society and there is no disputes or differences between the Sellers and the said Society of its members.

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7) That no notice /s from the central or state Government, cantonment board or any other local body or authority under any act or any other acts or any schemes or Legislative Enactment, Government Enactment, Government Ordinance, Order or Notification including Notice Proceedings for Acquisition / Requisition had, has been received by/or served upon the Sellers and that the said Flat or part thereof together is not subject to any attachment or certificate or other recovery proceedings under the Income Tax Act, Public Demands Recovery Act or any other Act or Statute, Law or Regulation.



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8) There are no suits, actions or proceedings (civil, criminal, tax, or revenue) filed, threatened or pending in respect of the said shares and/or the said Flat, or which affect, concern or touch the shares and/or the said Flat.

a. The Sellers has not done nor he has omitted to do any act, deed or matter adversely affecting or concerning the said Flat.

b. The Sellers has assured the Purchasers that the said Flat is free from all defects in title. The said Flat is also not subject matter of any agreement for sale, memorandum of understanding, litigation or dispute and the Sellers had not taken or accepted any advance, earnest money, deposit, part payment or any consideration from any third party.

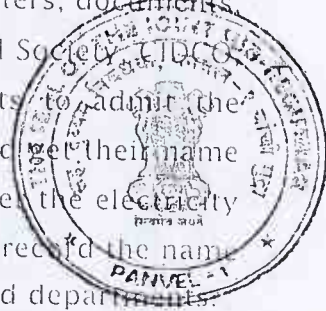
c. The Sellers hereby states that the Sellers had not contracted to sell or mortgage the said Flat or the shares to any person or persons and that the Sellers has full and independent right to sell, transfer and dispose of the said Flat.

d. There are no minors and/or other persons interested in the said Flat.

e. The Sellers shall not do or execute or cause to be done or executed any act, deed, matter or thing whereby the said Flat or any part thereof or rights and entitlements of the Purchasers are in any way affected or jeopardized. If any third party claim arises, the same shall be dealt by the Sellers at their own cost, risk and expenses and the Purchasers shall always stand duly indemnified for the same.

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f. The Sellers shall sign and execute all such letters, documents, affidavits etc. as may be required by the said Society, CIDCO, MSEB or any others concerned departments to admit the Purchasers as the members of the Society and get their name transferred in the Share Certificate, to transfer the electricity connection in the name of Purchasers and to record the name of Purchasers in the CIDCO or other concerned departments.



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g. None of the documents produced or information given is false, incorrect and misleading. Further none of the representations and/or warranties are false, incorrect or misleading whether by way of inclusion of incorrect or misleading information or omission of information or both.

9) It is hereby agreed by and between the parties hereto that simultaneous to the receipt of the Balance Consideration in respect of the said Flat, the Sellers shall:-

(a) Deliver vacant and peaceful possession of the said Flat together with all the benefits attached thereto with the right to own, hold, possess, use, sell, transfer, lease, mortgage, enjoy, occupy the same without any obstruction, hindrance or interference of any nature whatsoever from the Sellers to the Purchasers on the day of execution of full & final deed i.e. Sale Deed.

(b) Execute and Register the Sale Deed in respect of the said Flat unto and in favour of the Purchasers on receiving full & final payment from the Purchasers within 10 days from the date of receiving the full & final payment.

(c) Handover Transfer forms duly filled, signed and executed by the Sellers as prescribed under the Maharashtra Co-operative Societies Act, 1960.

Handover  
3/11/2022  
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Handover the latest original society bill for Maintenance charges/ outgoings payable in respect of the said Flat and the Society's original receipt, evidencing the payment of the same by the Sellers.

Handover all the latest Receipt for property taxes in respect of the said Flat evidencing the payment of the same by the Sellers till date.



Handover a letter addressed by the Sellers to the Society, intimating to the completion of the transaction of sale and transfer to the Purchasers.

The sale of the said Flat shall be deemed to be completed upon:

(i) The Purchasers making the payment of the Balance Consideration as stipulated hereinabove;

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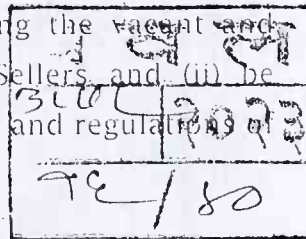
(ii) The Sellers handing over to the Purchasers the quiet, vacant, undisputed, unencumbered and peaceful possession of the said Flat.

(iii) The Sellers handing over the title documents to the Purchasers or to the custody of purchaser's home loan bank.

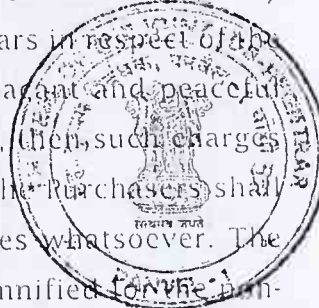
(iv) The Sellers executing the Sale Deed in favour of the Purchasers.

The Sellers hereby irrevocably indemnify and keep indemnified the Purchasers against any claims, damages, suits, proceedings, costs, charges and expenses incurred or suffered as a result of any misrepresentations made by the Sellers herein in respect of his title to the said Flat stipulated in this Agreement by the Sellers .

11. The Sellers herein hereby undertakes that they shall regularly pay to the Society/CIDCO/ Government/ or any other person, the maintenance charges, rent, rates, taxes, assessments, electricity charges, outgoings and other amounts whatsoever due in respect of the said Flat up to the date of handing over the vacant and peaceful possession of the said Flat to the Purchasers in the manner aforesaid. The Purchasers undertake that (i) they shall regularly pay to the Society/CIDCO/ Government or any other person the maintenance charges, monthly outgoings, electricity charges, taxes and other dues whatsoever in respect of the said Flat from the date of receiving the vacant and peaceful possession of the said Flat from the Sellers, and (ii) be responsible for and be bound by the bye-laws, rules and regulations of the Society.



It is explicitly made clear by the Sellers to the Purchasers that if any dues, taxes or any other charges are unpaid/ in arrears in respect of the said Flat up to the date of the handing over the vacant and peaceful possession of the said Flat as contemplated herein, then, such charges shall be solely borne and paid by the Sellers and the Purchasers shall not be liable for the same under any circumstances whatsoever. The Sellers shall always keep the Purchasers duly indemnified for non-payment thereof.



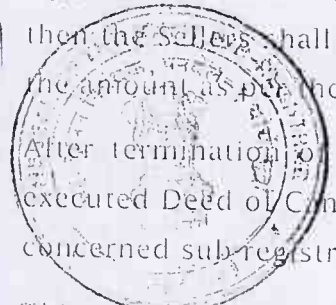
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- 13) On the Purchasers making the payment of the Balance Consideration as stated hereinabove, the Purchasers shall be entitled to have and hold the same for hereto and to the use and benefit of the Purchasers, their representatives, executors and administrator forever and without any claim, charge, interest, demand or lien of the Sellers or any other person(s) claiming through the Sellers.
- 14) The Transfer Charges and premium payable to the Society and CIDCO for or in connection with the transfer of the said Flat in respect of this transaction shall be borne and paid by the Purchasers.
- 15) The stamp duty and registration fees payable in respect of these presents shall be borne and paid by the Purchasers herein. However it is expressly agreed that the stamp duty and penalty, if any levied in respect of earlier agreements shall be borne and paid by the Sellers.
- 16) The Sellers hereinafter at request and cost of the Purchasers shall execute any Deeds, document, paper and writings as may be necessary for perfectly vesting the said flat and transferring the same. The expenses for conveying the said flat such as stamp duty, registration fees shall be borne and paid by the Purchasers alone.
- 17) In case the parties herein either Sellers or Purchasers herein wants to terminate the agreement after registration and before the date of full final payment, such party shall be given 15 days prior written notice to the other party. In case the agreement terminated by the Sellers herein without default of the Purchasers then the Sellers shall repay the amount which is received to the Purchasers and in case the agreement terminated by the Purchasers without default of the Sellers then the Sellers shall repay amount which is received after deducting the amount as per the bye laws.
- 18) After termination of the agreement, the said both the parties shall executed Deed of Cancellation between them and shall registered with concerned sub registrar office.
- 19) This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and rule 1964 or any other provisions of law applicable hereto.

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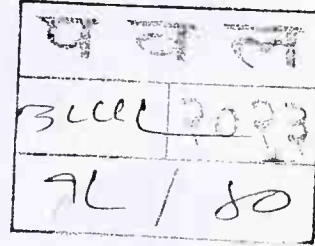
K. Patil  
 T. Patil

The Sellers after sale the abovementioned flat the total amount are equally distribute to the both Sellers.

FIRST SCHEDULE  
(PROPERTY)

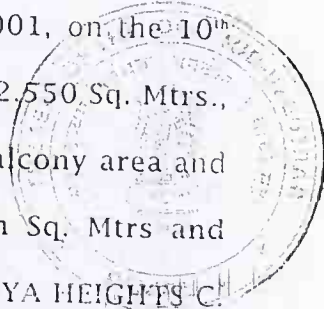
All that piece and parcel of land being Plot No. 30, Sector - 5A, Karanjade, Taluka - Panvel, District - Raigad - 410206 forming part of the 12.5% Gaurian Expansion Scheme of the City and Industrial Development Corporation Limited, admeasuring area 999.39 Sq. Mtrs., or thereabouts and bounded as under:-

On or towards the North by :- Prop. 11 Mtrs Wide Road  
On or towards the South by :- Plot No. 40  
On or towards the East by :- Plot No. 29  
On or towards the West by :- Plot No. 31



SECOND SCHEDULE OF THE FLAT

All that pieces and parcel of flat bearing Flat No. 1001, on the 10<sup>th</sup> Floor having Carpet area 25.872 Sq. Mtrs, C.B. Area 2.550 Sq. Mtrs., F. B. area 3.825 Sq. Mtrs, 6.850 Sq. Mtrs Enclosed balcony area and Projected Terrace area in Sq. Mtrs, Service area in Sq. Mtrs and Terrace 4.125 Sq. Mtrs. in the building known as "DIVYA HEIGHTS C. H. S. LTD" constructed on the said Plot No.30, Sector - 5A, situated at Village - Karanjade, Taluka - Panvel, District - Raigad - 410206.



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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day and the year first herein above stated.

SIGNED AND DELIVERED by the  
Within named "The Seller's"

1) MRS. USHA AJAY PATEL  
(PAN NO. BDSPP2063G)

  
Usha Patel



2) MR. NISHANK AJAY PATEL  
(PAN NO. BMPPP6209N)

  
Nishank Patel



In the presence of the witnesses:

1. Reynolds B. Mali - Bl
2. Sandip P. Patil - B. Patil

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SIGNED AND DELIVERED by the  
Within named "Purchaser's"

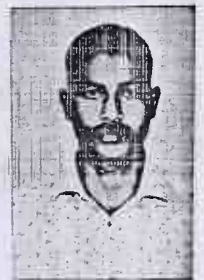
1) MRS. KANCHAN SANDEEP PATIL  
(PAN NO. GCGPP8373B)

  
Kanchan Patil



2) MRS. SANDIP DAGADU PATIL  
(PAN NO. ANBPP8587D)

  
Sandip Patil



In the presence of the witnesses:

1. Reynolds B. Mali - Bl
2. Sandip P. Patil - B. Patil



RECEIPT

We say that the amount received from within named purchasers MRS. KANCHAN SANDEEP PATIL and MR. SANDIP DAGADU PATIL of Rs. 3,80,000/- (RUPEES THREE LAKH EIGHTY THOUSAND ONLY) as part payment/earnest money, out of total consideration amount of the Flat No. 1001, on the 10<sup>th</sup> Floor, having Carpet area 25.872 Sq. Mtrs, C.B. Area 2.550 Sq. Mtrs., F. B. area 3.825 Sq. Mtrs, 6.850 Sq. Mtrs Enclosed balcony area and Projected Terrace area in Sq. Mtrs, Service area in Sq. Mtrs and Terrace 4.125 Sq. Mtrs. in the building known as "DIVYA HEIGHTS C. H. S. LTD" constructed on the said Plot No.30, Sector - 5A, situated at Village - Karanjade, Taluka - Panvel, District - Raigad - 410206 as mentioned below.

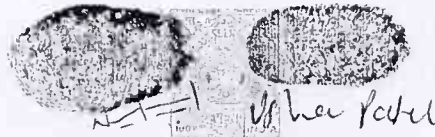
The payment details is as follows-

Payment Schedule

Date	Name (in favour of)	Bank Name	Cheque No.	Amount
13/04/2023	Seller	SBI BANK, DADAR BRANCH	SBIN3210 3905953	Rs.1,00,000/-
25/04/2023	Seller	SBI BANK, DADAR BRANCH	SBIN3231 15434843	Rs. 2,80,000/-
			Total	Rs. 3,80,000/-

WE SAY RECEIVED

Rs. 3,80,000/-



MRS. USHA AJAY PATEL

MR. NISHANK AJAY PATEL

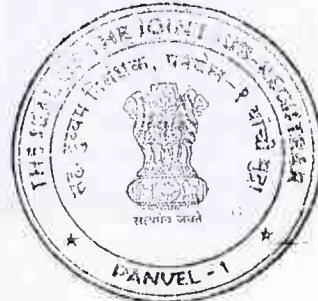
Sellers /Sellers

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20 / 20	

Witnesses

1. Pavitra G. Mali - Bl

2. Sandip P. Patil - Bl



02-05-2023

दस्त क्रमांक : 14559/2019

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Module,For original report please  
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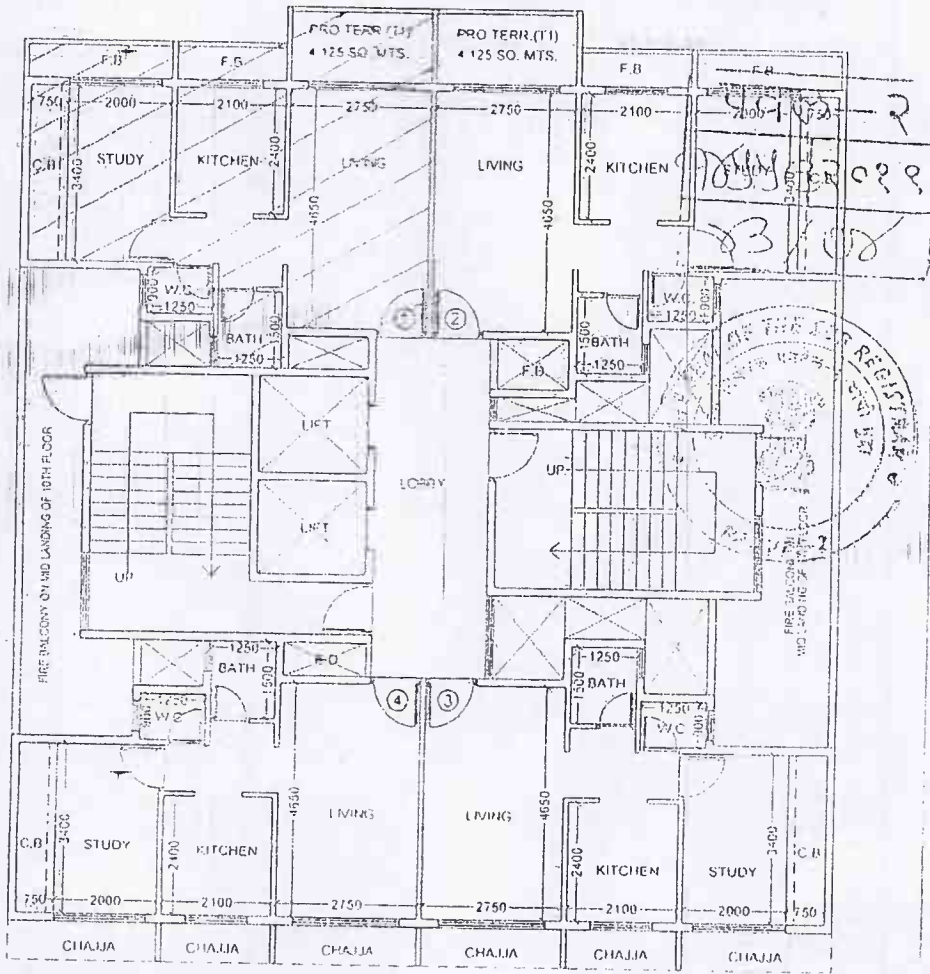
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## गावाचे नाव : करंजाडे

(1) विलेखाचा प्रकार	करारनामा
(2) गोवदला	2200000
(3) बाजारभाव(भाडेपट्टयाच्या बायतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2394000
(4) भू.मापन पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: विभाग क्र 27/1,दर 52.600 - प्रती चौ. मी.सदनिका क्र 1001,दहावा मजला, "विध्या हार्टस" प्लॉट क्र 30,सेक्टर क्र 5ए,करंजाडे,ता. पनवेल,जि. रायगड, क्षेत्रफळ 25.872 चौ. मी. कारापेट + 2.550 चौ. मी. सी बी + 3.825 चौ मी एफ बी + 6.850 चौ मी बालकनी - 4.125 चौ मी टेरेस( ( Plot Number : 30 ; SECTOR NUMBER : 5A : ) )
(5) क्षेत्रफळ	25.872 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तत्व	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स साई होम्स डेव्हलपर्स तर्फे भागीदार रवि भारकर बांगर . . वय:-41 पत्ता:-प्लॉट नं. . . माळा नं. . इमारतीचे नाव: ऑफिस नं 118, शिव सेंटर, सेक्टर 17, वाशी नवी मुंबई . ब्लॉक नं. . . नं. . महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ACEPSN4115R 2): नाव:-मेसर्स होम्स तर्फे प्रो प्रा मनराज पूरी तर्फे कु मू मेसर्स साई होम्स डेव्हलपर्स तर्फे भागीदार भारकर बांगर . . वय:-41 पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: 56, तळ मजला, अरेंज कॉर्पोरेशन सेक्टर 17, वाशी नवी मुंबई . ब्लॉक नं. . रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ALWPP3715C
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव:-उषा अजय पटेल . . वय:-52; पत्ता:-. . 502, संगीता बिल्डिंग, 7 वा क्रॉस रोड चेंबूर मुंबई . . चेंबूर ईव्हेनशन, MAHARASHTRA, MUMBAI, Non-Government पिन कोड:-400074 पॅन नं:-BDSPP2063G 2). नाव:-निशांक अजय पटेल . . वय:-26; पत्ता:-. . 502, संगीता बिल्डिंग, 7 वा क्रॉस रोड चेंबूर मुंबई . . चेंबूर ईव्हेनशन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400074 पॅन नं:-BMPPP6209N
(9) दस्तऐवज करून दिल्याचा दिनांक	08/11/2019
(10)दस्ता नोंदणी केल्याचा दिनांक	08/11/2019
(11)अनुक्रमांक,खंड व पृष्ठ	14559/2019
(12)बाजारभावप्रमाणे मूळ भूत्क	143700
(13)बाजारभावप्रमाणे नोंदणी शुल्क	24000
(14)शेर	3000/2023
मुल्यांकनासाठी विभागात घेतलेला तपशील:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानुसार तपशील दस्तप्रकारानुसार आवश्यक नाही



← 11.00 METER WIDE ROAD →



M/s SAI HOMES DEVELOPERS  
116, SHIV CENTRE, PLOT NO. 12, SECTOR-17  
VASHI, NAVI MUMBAI

10TH FLOOR PLAN

**stapl**  
sayuz sthl architects  
14/1A, 2nd Floor, Marine Drive Road,  
PO Box 5, Sector 15, Sanderdi, Local Market

NCR111

FLAT NO. 1001

For HOMES

For M/s. SAI HOMES DEVELOPERS

*Muskan Puri*  
Proprietor

*Bangad. Partner*

*N=1=1*  
*Usha Pethel*

**प व म**  
3000 2000  
22 / 10







23/10	2003	10
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BP-12268/3447

Date : 12 February, 2019

Unique Code : 20130302102284601

**OCCUPANCY COMPLETION**  
**CERTIFICATE**


I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building G+13 [ Total BUA = 1496.95Sq.mtrs , Residential BUA = 1496.95 Sq.mtrs , Commercial BUA = 0 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 52No. , No. of Residential Units = 52No. , Any Other Units = 0No. Ground+No. Of Floors = G+13 ] Plot No. 30 ,] ,Unit No. NA , Sector - 5A at Karanjade(New) 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of Soyuz Talib Architect has been inspected on 03 December, 2018 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 01 October, 2013 and that the development is fit for the use for which it has been carried out. Under Section 28 A and 18 of the Land Acquisition Act, 1894, if the original landlord gets enhanced compensation and if the additional lease is granted on the subject subject to him, then the licensee will be required to pay the license to the corporation.

Thanking you,

Yours faithfully,  
Document certified by PATIL MITHILESH  
JANARDHAN <mithilesh.patil@gmail.com>  
12/02/19  
Name: PATIL MITHILESH  
JANARDHAN  
Designation: Associate  
Planner  
Organization: CIDCO  
PANEL - 1

ASSOCIATE PLANNER (BP)

Page 2 of 2

 **CIDCO OCCUPANCY COMPLETION CERTIFICATE**

BP-12268/3447

Date : 12 February, 201

Unique Code : 20130302102284601

To,

1) M/s. SAI HOMES DEVELOPERS Through its Partners Shri Ravi Bhaskar Bangar and others one AND 2) M/s. HOMES Through its Prop. Shri Manraaj Puri

1) At-118, Shiv Centre, Sector-17, Vashi, Navi Mumbai.

2) At-56, Arenja Corner, Sector-17, Vashi, Navi Mumbai.

PIN - 400703

Sub : Occupancy Certificate for Residential [ Residential Bldg/Apartment ] Building on Plot No. 30 ,Unit No. NA , Sector 5A at Karanjade(New) 12.5 % Scheme Plot , Navi Mumbai.

Ref : 1.Architects application for Occupancy certificate dtd 29/11/2018  
2.Time extension issued vide CIDCO/ESTATE/12.5% scheme/Kalundre/71/2018/24903, dtd 16/4/2018  
3.Fire NOC issued vide CIDCO/FIRE/HQ/SAP.84/2019, dtd 15/01/2019

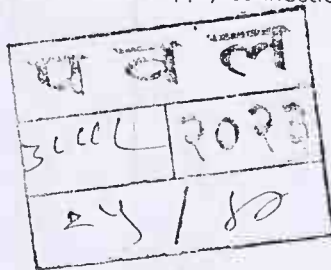
Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential [ Residential Bldg/Apartment ] Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit report to Estate section. CIDCO for their record, However, if the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/-I) to get the water supply connection to your plot.

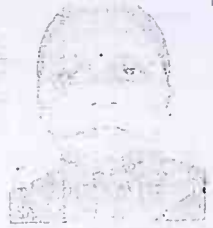


Document certified by PATIL MITHILESH JANARDHAN <mithilesh.patil@cidco.com>

Name : PATIL MITHILESH JANARDHAN  
Designation : Associate Planner  
Organization : CIDCO

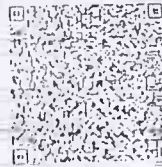


भारत सरकार  
Government of India  
कंचन सदीप पाटील  
Kanchan Sandeep Patil



जन्म तारीख : DOB: 24/10/1982  
स्त्री / Female

3513 9315 3984



माझे आधार, माझी ओळख

KSP(141)

भारत सरकार  
Government of India



पाटील सदीप दगदु  
Patil Sandip Daqadu  
जन्म तारीख / DOB : 10/01/1982  
पुरुष / Male

Issue Date : 04/01/2013

6429 5627 4259

माझे आधार, माझी ओळख

Patil

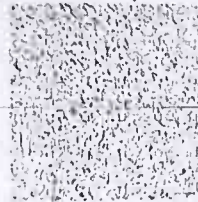
कर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

GCGPP8373B



KANCHAN SANDEEP PATIL  
VILAS ANJANEY JAMBHALE  
24/10/1982

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



क/ओ सदीप पाटील, - -  
कोल्हाण, शहूवडी, कोल्हापूर,  
महाराष्ट्र, 416215

Address: C/O Sandeep Patil, - -,  
Kolgaon, Shahuwadi, Kolhapur,  
Shahuwadi, Maharashtra,  
416215

3513 9315 3984



help@uidai.gov.in



www.uidai.gov.in

भारत सरकार  
GOVT. OF INDIA

संघीय लेखा संख्या कार्ड  
Department Account Number Card  
ANBPP8587D

नाम / Name  
SANDIP DAGADU PATIL

पिता का नाम / Father's Name  
DAGADU SHANKAR PATIL

व्यक्ति का अंक / Date of Birth  
10/01/1982

हस्ताक्षर / Signature

49409



०४ / ०४	२०२२	२०२२
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संघीय पहचान प्राधिकरण  
Unique Identification Authority of India

आसपास का पता, कोल्हाण शाहुवाडी  
Address: بيتي गाँव, Kolgaon shahuwadi  
कोल्हाण, कोल्हापुर, महाराष्ट्र,  
KOLHAPUR, Kolgaon, Maharashtra,  
416215

QR Code

6429 5627 4259

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NISHANK A PATEL

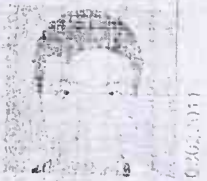
AJAY KUMAR CHOTALAL PATEL

17/11/1992

Income tax account number

BMPPP6209N

*Nishank Patel*



*Nishank Patel*

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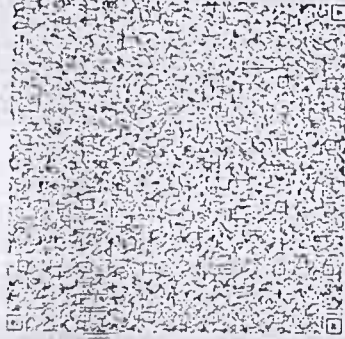


भारतीय विशिष्ट प्रमाण प्राधिकरण

Unique Identification Authority of India

पता: W/O अजय कुमार, इयामड आईडन जवळ,  
५०२ न्यू सॅंगीला सींगेला रोड क्रॉस रोड, लाई  
अजय चॅंजर, मुंबई, महाराष्ट्र, ४०००७१  
Address: W/O Ajay Kumar, Near Diamond  
Garden, 502, New Sangeela CHS, 7th Cross  
Road Plot No:405, Chembur, Mumbai,  
Maharashtra, 400071

Print Date: 19/10/2020



4482 9640 2218

✉ help@uidai.gov.in



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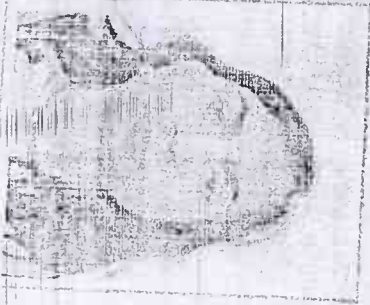
1947

Olda Patel

पुणे जिल्हा  
मुंबई  
२६/१०



Issue Date: 22/01/2012



भारत सरकार  
Government of India

उषा पटेल

Usha Patel

जन्म तारीख / DOB : 10/12/1986

भारत / FEMALE

4482 9640 2218

भारत सरकार, मेरी पहचान



Usha Patel

प	ल
3000	2022
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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

USHA AJAY PATEL

RANGITSINGH KASHIRAMSINGH  
RAGHUWANSHI

10/12/1966

Permanent Account Number

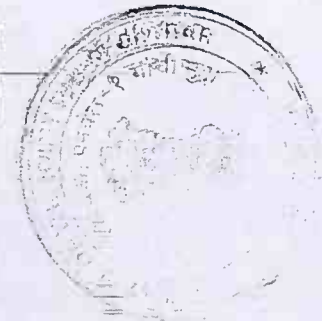
BDSPP2063G

Usha Patel

Signature

Usha Patel

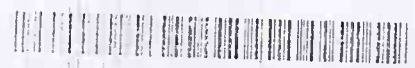
प	अ	र
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भारत सरकार  
Director Identification Authority of India  
Government of India

Registration No. / Enrollment No. 1189/10276/1999  
To  
Nishant Patel  
S/O A. K. Kumar Patel  
802, New Seagesta CHS. LTD., Plot No. 405, 7th Cross  
Road  
Chembur  
Chembur Mumbai  
Maharashtra - 40007

Ref: 154 / 35F / 242214 / 242474 / P



UE549059929IN



आपला आधार क्रमांक / Your Aadhaar No. :

9481 8177 9843

सामान्य - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

Registration No. / Enrollment No. 1189/10276/1999  
To  
Nishant Patel  
S/O A. K. Kumar Patel  
802, New Seagesta CHS. LTD., Plot No. 405, 7th Cross  
Road  
Chembur  
Chembur Mumbai  
Maharashtra - 40007

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सामान्य - सामान्य माणसाचा अधिकार

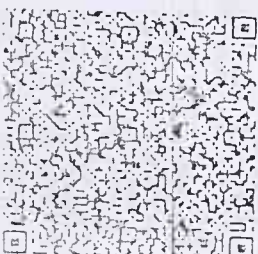


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78

भारत सरकार - भारतीय भागुराम माली

3310 2416 9403



प्राथ / Male  
वर्ष / Year of Birth : 1979  
Ravindra Bhaguram Mali

भारत सरकार

भारत सरकार  
GOVERNMENT OF INDIA

संख्या / Number

भारत सरकार

भारत सरकार

INCOME TAX DEPARTMENT

भारत सरकार

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GOVT. OF INDIA



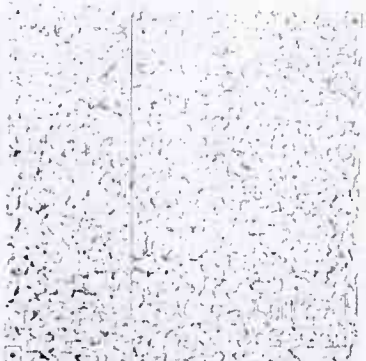
भारत सरकार  
Government of India

आधार क्रमांक / Enrollment No. 8972 2471 3765

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*Shree*

आधार क्रमांक / Enrollment No. 8972 2471 3765



आपका आधार क्रमांक / Your Aadhaar

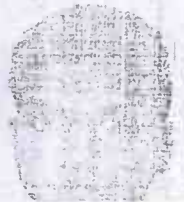
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31/08/2022  
38/20

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



आधार प्राधिकरण  
Aadhaar Authority  
आधार प्राधिकरण, डीओए, नई दिल्ली  
Aadhaar Authority, DOA, New Delhi





34	2023	12
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भारत सरकार  
GOVT OF INDIA

PANDURANG PATIL

PANDURANG PATIL

05/08/1990

BA PPP 1088P

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122015

36/3878

गळवारा, 02 मे 2023 11:55 म.पु.

दस्त गोषवारा भाग-1

पवेल 1

दस्त क्रमांक: 3878/2023

दस्त क्रमांक: पवेल 1/3878/2023

वाजारा मूल्य: रु. 33,27,500/-

मावदला: रु. 38,00,000/-

मालमते मुद्रांक शुल्क: रु. 2,28,000/-

ड. नि. मह. हु. नि. पवेल 1 यांचे कार्यालय

अ. क्र. 3878 व. दि. 02-05-2023

गिर्जा 11:34 म.पु. वा. हजर केला.

पावती: 5011

पावती दिनांक: 02/05/2023

सादरकरणाचे नाव: संदिप दगडू पाटील --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण: 30800.00

दस्त हजर करणाऱ्याची सही:

JOINT S/R PANVEL 1

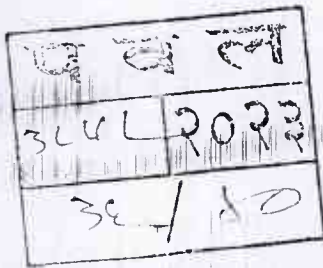
JOINT S/R PANVEL 1

मालाचा प्रकार: करारनामा

शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥  
 कान प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष वाजारा मूल्याचे निधारण) नियम, 1995  
 मालमते प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

डा. क्र. 1 02 / 05 / 2023 11 : 34 : 09 AM ची वेळ: (सादरीकरण)

डा. क्र. 2 02 / 05 / 2023 11 : 35 : 02 AM ची वेळ: (फी)



### प्रतिज्ञा पत्र

'सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या नवतुटीमुगाव नोंदणीय दस्तऐवज केलेला आहे.' दस्तावील संपूर्ण भरकर, निष्पादन, अक्षरी, साक्षीदार, व संशयित झालेल्या कागदपत्रांची सत्यता जाणवली आहे. 'दस्तावी सत्यता, तैयत कायदेशीर बाबीसाठी दस्त निष्पादन व अक्षरीधारक हे नवतुटीमुगे जबाबदार राहतील. ' दस्तऐवजासोबत जोडलेले कागदपत्र कुठल्याही प्रकारचे व्यक्तनी इत्यादी वनावट आढळून आल्यास सख्खी संपूर्ण जबाबदारी निष्पादकाची राहिल.

Ushu Patel  
 लिहून देणारे

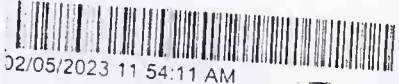
KRISHNA  
 लिहून देणारे.

प्रमाणित करणेत येते की, या दस्तापत्रे  
 २० पृष्ठे आहेत.

सह मुख्य निबंधक, पनवेल-१



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02/05/2023 11 54:11 AM

दस्त गोषवारा भाग-2

पानल 1  
दस्ता क्रमांक:3878/2023

दस्ता क्रमांक: पानल 1/3878/2023

दस्ताचा प्रकार: करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता  
1 नाव: उषा अजय पटेल --  
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मदनिका क्र. 502,  
पाचवा मजला, मंगिता बिल्डिंग, मानवा क्रॉस रोड, चेंबूर, मुंबई,  
ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, MUMBAI.  
पिन नंबर: BDSPP2063G

पक्षकाराचा प्रकार  
लिहून देणार  
वय :-57  
स्वाक्षरी:-  
*Usha Patel*



2 नाव: निशांक अजय पटेल --  
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मदनिका क्र. 502,  
पाचवा मजला, मंगिता बिल्डिंग, मानवा क्रॉस रोड, चेंबूर, मुंबई,  
ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई.  
पिन नंबर: BMPPP6209N

लिहून देणार  
वय :-30  
स्वाक्षरी:-  
*Nishank Patel*



3 नाव: कांचन संदिप पाटील --  
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: पाटील गल्ली,  
कोळगांव शाहूवाडी, कोल्हापूर, महाराष्ट्र 416215, ब्लॉक नं. - , रोड  
नं. - , महाराष्ट्र, कोळगांव.  
पिन नंबर: GCGPP8373B

लिहून घेणार  
वय :-35  
स्वाक्षरी:-



4 नाव: संदिप दगडू पाटील --  
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: पाटील गल्ली,  
कोळगांव शाहूवाडी, कोल्हापूर, महाराष्ट्र 416215, ब्लॉक नं. - , रोड  
नं. - , महाराष्ट्र, कोल्हापूर.  
पिन नंबर: ANBPP8587D

लिहून घेणार  
वय :-41  
स्वाक्षरी:-  
*Sandip Patil*



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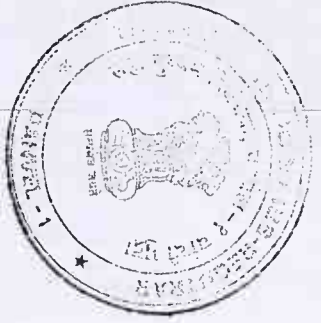
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