

आयकर विभाग
INCOME TAX DEPARTMENT
RAVI SADANAND BEHERE
SADANAND DANDPANI BEHERE
18/08/1971
Permanent Account Number
ACOPB0078R
Signature

भारत सरकार
GOVT. OF INDIA



भारत सरकार
Government of India
रवि सदानंद बेहेरे
Ravi Sadanand Behere
जन्म तिथि / DOB: 18/08/1971
पुरुष / Male

3910 5562 9175
माझे आधार, माझी ओळख
Ravi Behere

आयकर विभाग
INCOME TAX DEPARTMENT
RAJESHWARI RAVI BEHERE
UDAYNATH GANAPATI DAKUA
10/08/1974
Permanent Account Number
AMEPB2609L
Signature

भारत सरकार
GOVT. OF INDIA



भारत सरकार
Government of India
राजेश्वरी रवी बेहेरे
Rajeshwari Ravi Behere
जन्म तिथि / DOB: 10/08/1974
महिला / Female

3935 4936 3595
माझे आधार, माझी ओळख
Rajeshwari Behere

आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DXFPS3517F
नाम / Name
RAVIPRAKASH SHARMA
पिता-का नाम / Father's Name
RAMPALAT SHARMA
जन्म तिथि / Date of Birth
07/07/1990

भारत सरकार
GOVT. OF INDIA

भारत सरकार
Government of India
रविप्रकाश शर्मा
Raviprakash Sharma
जन्म तिथि / DOB: 07/07/1990
पुरुष / Male

2143 9280 8293
माझे आधार, माझी ओळख
Raviprakash Sharma

आयकर विभाग
INCOME TAX DEPARTMENT
MANEELA SHARMA
PREM LAL SHARMA
15/03/1990
Permanent Account Number
FHBPS4892B
Signature

भारत सरकार
GOVT. OF INDIA



भारत सरकार
Government of India
मनीला शर्मा
Maneela Sharma
जन्म तिथि / DOB: 15/03/1990
महिला / Female

8930 0760 5044
आधार - आम आदमी का अधिकार
Maneela

दस्त गोपवारा भाग-1

पवल 59 दि 5
दस्त क्रमांक: 7769/2023

07/05/2023 3:31 म.नं.
दस्त क्रमांक: पवल 5 7769/2023

बाजार मूल्य: रु. 69,25,024/-
भरलेले मुद्रांक शुल्क: रु. 5,88,000/-

मोवदला: रु. 84,00,000/-

दु नि सह दु नि पवल 5 यांचे कार्यालयात
अ. क्र. 7769 वर दि. 07-05-2023
रोजी 3:29 म.नं. वा. हजर केला.

पावती: 8602

पावती दिनांक: 07/05/2023

सादरकरणाचे नाव: रविप्रकाश शर्मा सन ऑफ रामपलट शर्मा --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकुण: 30640.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Panvel 5

Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये
नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 07 / 05 / 2023 03 : 29 : 00 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 07 / 05 / 2023 03 : 29 : 52 PM ची वेळ: (फी)



दस्तऐवजासोबत बांधलेले कागदपत्रे, कलमुठ्या व
व्यक्ती इत्यादी बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी निष्पादकांची राहिल

Ravi Prakash

निवृत्त देणार

Ravi Prakash

Ravi Prakash

निवृत्त देणार

Ravi Prakash



TY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
 NIRMAL, 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:-
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

CIDCO/BP-5830/ATPO(NM & K)/2012/1006-2
 Ref. No.

Date: 18 OCT 2012

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	9	0	7	0	2
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building ('A' to 'E' Wing of Gr.+13 floors) [(Res. BUA=6376.473 Sq.mtrs., Comm. BUA=972.011 Sq.mtrs., Total BUA=7348.484 Sq.mtrs.) (No. of Units Resi.-120 Nos., & Comm-28 Nos.), (Free of FSI- Society Office BUA=23.216 Sq.mtr., & Fitness Centre BUA=113.986 Sq.mtr.))] on Plot No.25, Sector-22 at Kamothe (12.5% scheme), Navi Mumbai completed under the supervision of M/s. Designo Architect has been inspected on 26/06/2012 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 08/04/2010 and that the development is fit for the use for which it has

पवन	५
०००६६१०२३	
२०/१३२	

(Signature)
 (R. B. Patil)
 Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)



SOMNATH ENTERPRISES

Plot No. 25, Sec - 22, Opp. Khandeshwar Rly. Stn., Kamothe, Navi Mumbai - 400 706

To,

MR RAVI BEHERE & MRS RAJESHWARI BEHERE

Date :

DATE : 14/03/2011

Ref: Allotment of FLAT B-302 in proposed building "TULSI HEIGHTS" at Plot -25, Sector-22, KAMOTHE, NAVI Mumbai.

Sir,

We refer to your booking and subsequent registration of agreement to sale, registered in the office of the sub-registrar assurance panel, in respect of the above said flat which you have agreed to purchase at a sum of Rs 30,00,000/-

We are pleased to inform you that the work on the above said project has been complete Up to 95% as per the terms and conditions if the agreement, the following payment due and payable.

AMOUNT DUE & PAYABLE	RS 28,50,000/-
LESS PAYMENT RECEIVED	RS 6,00,000/-
BALANCE AMOUNT PAYABLE	RS 22,50,000/-

You are requested to pay the balance payment as shown as above within 7 days receipt of this letter,

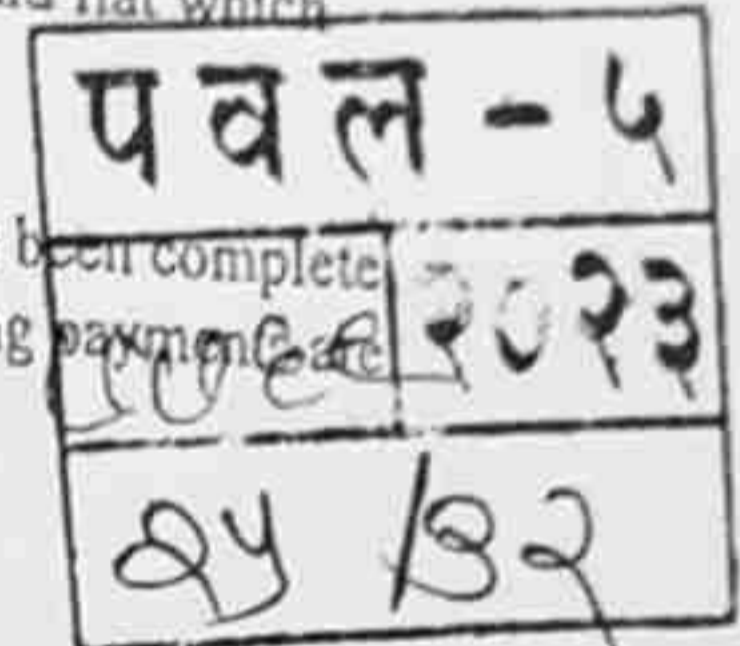
We shall be constrained to charge an interest of 24% p.a. if the balance payment made with 7 days as mentioned above.

Your co-operation is highly appreciated and we shall be able to complete the job to your expectation

Thanking you

Yours faithfully.

Please pay DD in favour of M/s SOMNATH ENTERPRISES
THE INDIAN BANK, BR: VASHI A/c No. 743889298



M/s SOMNATH ENTERPRISES

Partner

TULSI HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD.

N.B.O.MEDICOON S.G.P.C. V682712 T.R. 2017-2018. Dated 19/04/2017

Plot No. 25, Sector 22, Kamothe, Navi Mumbai - 410 209

Email - tulsiheights.chs2014@gmail.com

SHARE CERTIFICATE

Divided into 1500 shares each of Rs. 50/- only in pursuance of Register No. _____

This is to Certify that

Ravi Bhatore & Rajeswari R. Bhatore

of Kamthe is the Registered holder of shares from No. 271 to 280 of only in

Tulsi Heights Co-op. Housing Society Ltd. Kamothe Navi Mumbai

and the by-laws of the said society and that upon each of such shares the sum of Rupees fifty has been paid.

Given under the common seal of the society at Kamothe Navi Mumbai

this 14th day of April 2017 subject to the by-laws of the said society and

that upon each of such shares the sum of Rupees fifty has been paid.

RS. 500/-

५	३	३	३
५	३	३	३
५	३	३	३
५	३	३	३





SOMNATH ENTERPRISES

Plot No. 25, Sec - 22, Opp. Khandeshwar Rly. Strn., Kamothe, Navi Mumbai - 400 706

Date

Date: - 15-09-2014

To,

Mr. RAVI BEHERE &
Mrs. RAJESHWARI RAVI BEHERE
FLAT NO. B-302, TULSI HEIGHTS,
PLOT NO. 25, SECTOR-22,
KAMOTHE, NAVI MUMBAI.

Ref: Permission to use of a parking space on "FIRST COM E FIRST SERVED"
Proposed building "TULSI HEIGHTS" PLOT NO.25, SECTOR-22,
NAVI MUMBAI.

पवेल - 4
८००६६३०२३
२६/१२

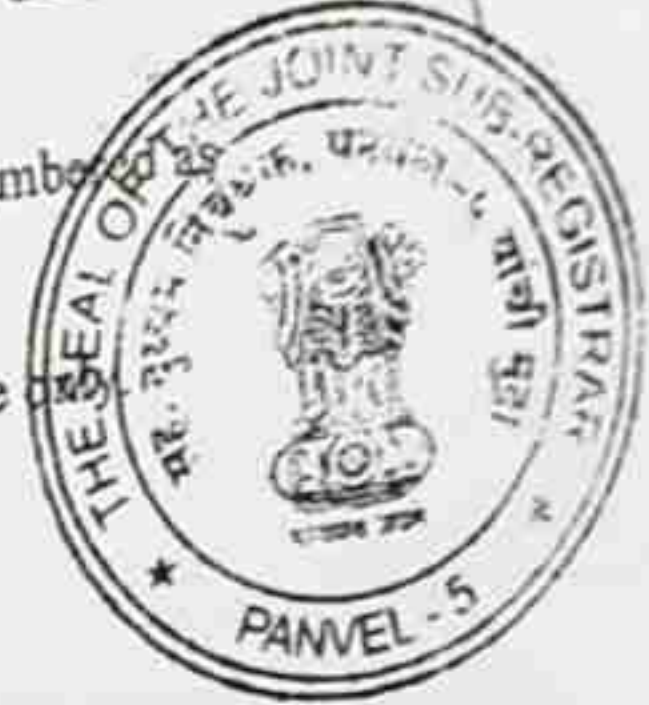
Sir,

We have considered your request for using the space for parking.

Accordingly you are permitted to park your vehicle in the space being number

SPACE - OPEN PARKING NO.118

It may be noted that the parking space is allotted for parking your vehicle



I/WE CONFIRM

Mr. RAVI BEHERE & *Ravi Behere*
Mrs. RAJESHWARI RAVI BEHERE *Rajeshwari*

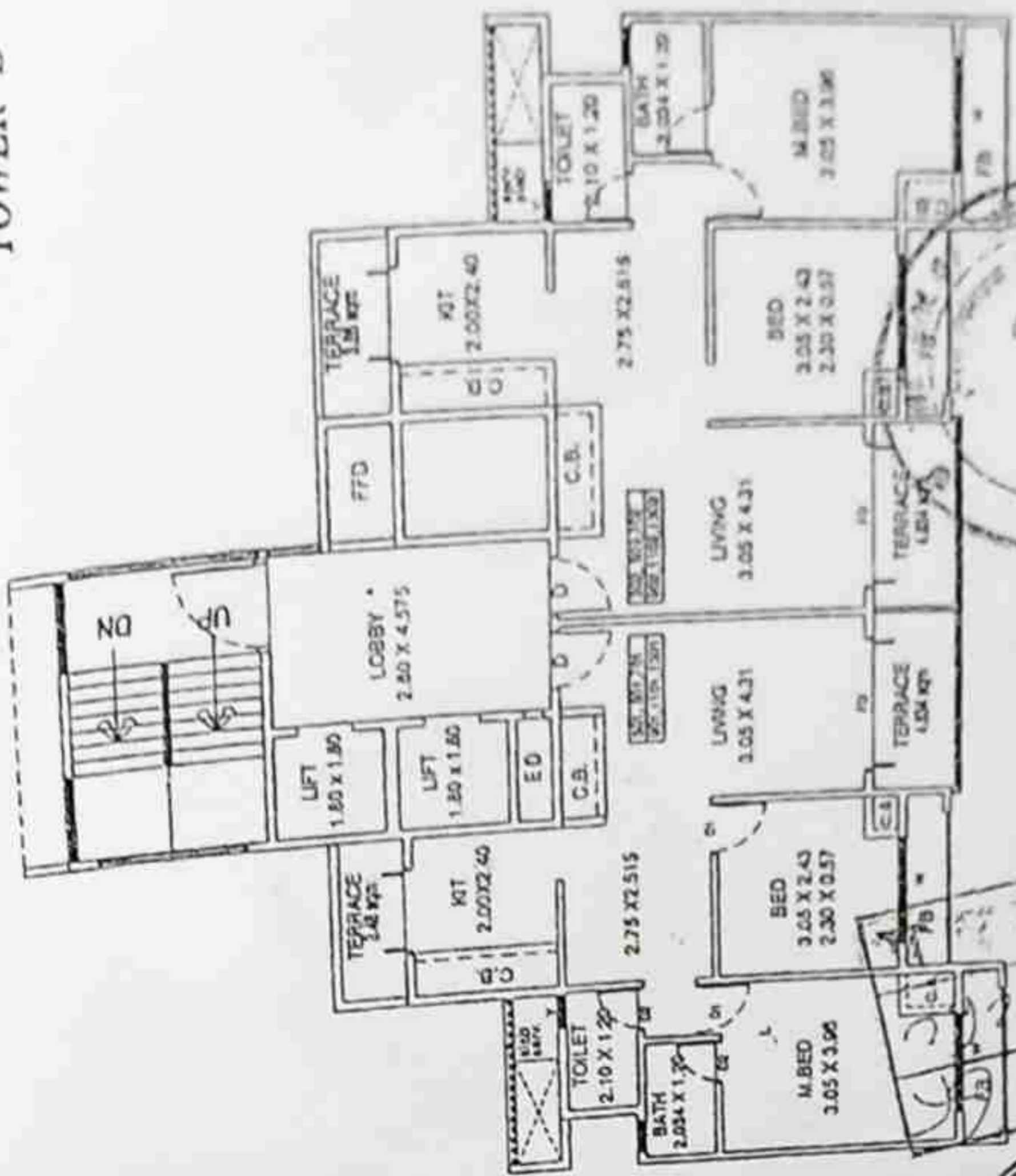
For M/S SOMNATH ENTERPRISES

[Signature]
Through its partner

Tulsi Heights TOWER "B"

DEVELOPER
Somnath
Enterprises

PROPOSED RESIDENTIAL CUM COMMERCIAL COMPLEX ON
PLOT NO 29, SECTOR 22, AT KAMOTHE, NAVI MUMBAI.



NOTARY
A.A. SHAIKH
R-155
GOVT. OF INDIA

Ravi Behre

Rajeshwar

APK Sharma

Sharma

310-1384

पवल - 5
310-1384



दस्तावेजांक व वर्ष: 2520/2011

Form No. 100/2011

3.44.87 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव: कामोटे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप वारदानामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्ट्याकार आकारणी देतो की पट्ट्याकार ते समूह करावे) मोबदला रु. 3,000,000.00 वा.भा. रु. 2,570,140.00

(2) भू-मापन, वॉटहिरता व धरकमाक (असल्यास) (1) दर्जना विभाग क्र 15अ/22, गदनिका क्र 302, तिसरा मजला, वी विंग, लॉट नं 25, तुळशी हाईटस, से 22, कामोटे ता. पंचवेल जि. सांगली 71.3026 जी. 11 विलेखा

(3) क्षेत्रफळ (1)

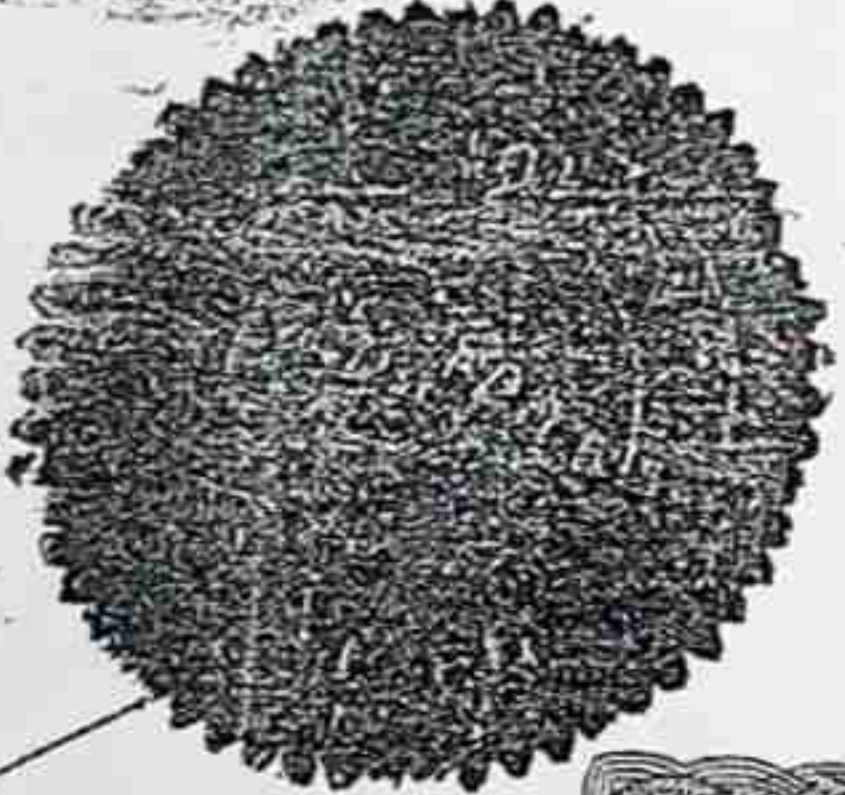
(4) आकारणी किंवा जुडी देण्यात असलेले वेळा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) ये / सोमनाथ इंटरप्रायजेस तर्फे भागीदार पंजाब पटेल AAI CS 9174K तर्फे व मु. भा. नं. विक्रम कदम - ; घर/फ्लॅट नं: से 22, कामोटे ; गल्ली/रस्ता: ; इमारतीचे नाव: ; पेट/वस्ताहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नंबर: ;

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव (1) लदि बेहेरे - ; घर/फ्लॅट नं: नेरुळ ; गल्ली/रस्ता: ; इमारतीचे नाव: इमारत नं: ; पेट/वस्ताहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नंबर: ACO/PB 00/8R. (2) राजेश्वरी रवि बेहेरे - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: इमारत नं: ; पेट/वस्ताहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नंबर: AM/PH 760A.

पवल-5
(7) दिनांक
(8) 2023
(9) अनेकमाक खरेदी पृष्ठ
22/32

करून दिल्याच: 08/03/2011
नोटणीचा 08/03/2011
2520 /2011
मुद्रांक शुल्क रु 162600.00
समाप्ताप्रमाणे नोटणी रु 30000.00



सह दुय्यम निबंधक पनवेल-3 (कां-?)

सह दुय्यम निबंधक पनवेल-3 (कां-?)



XEROX TRUE COPY

A. A. SHAIKH NOTARY

26 MAR 2011



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

Ref. No. CIDCO/BP-5830/ATPO(NM & K)/2012/ 11006--

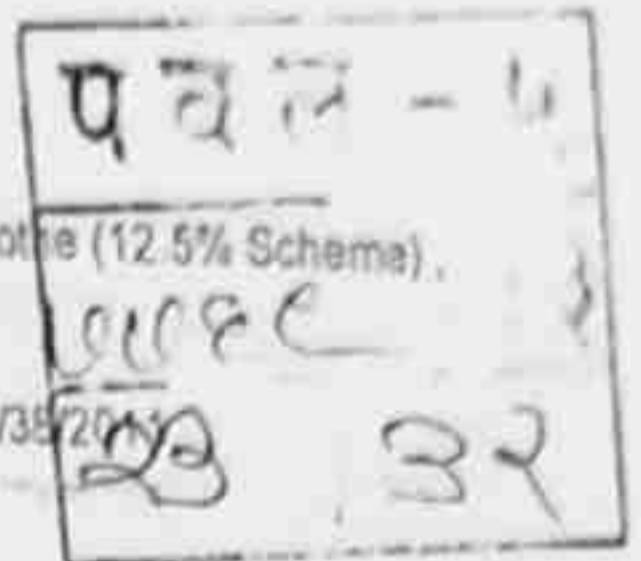
Date: 18 OCT 2012

Unique Code No. 2 0 1 2 0 3 0 2 1 0 2 1 9 0 7 0 2

To,
 M/s. Somnath Enterprises,
 Plot No.25, Sector-22,
 Opp. Khandeshwar Rly. Stn.,
 Kamothe, Navi Mumbai.

Sub:- Occupancy Certificate for Residential Building on Plot No.25, Sector-22 at Kamothe (12.5% Scheme), Navi Mumbai

- Ref:-
- 1) Your letter dated 23/05/2012 & 27/09/2012
 - 2) Maveja NOC issued by AEO vide letter No.CIDCO/Estate/12.5%/Kalamboli/38/2012, dtd.28/04/2011
 - 3) No dues certificate issued by M(TS-II) vide letter No. CIDCO/ Estate/12.5%/Kalamboli/38/2012, dtd.12/07/2012
 - 4) Final fire NOC issued by Fire Officer vide letter No.CIDCO/FIRE/KLM/2583/2012, dtd.13/03/2012
 - 5) Extension in time limit issued by M(TS-II) vide letter No. CIDCO/ Estate/12.5%/Kalamboli/38/2012, dtd.12/07/2012 & valid upto 11/02/2012
 - 6) DCC issued by EE(KMT-I) vide letter No. CIDCO/EE(KMT-I)/625, dtd.26/05/2012
 - 7) 100% IDC paid of Rs.49,00,000/- vide
 - i) Challan No.102816, dtd.02/06/2008, Amount of Rs.24,50,000/-
 - ii) Receipt No.8986, dtd.18/09/2012, Amount of Rs.24,50,000/-



Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawings 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 to Estate Section, CIDCO for their record. However, if the said premises is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Since, you have paid 100% IDC of Rs.49,00,000/- vide i) Challan No.102816, dtd.02/06/2008, Amount of Rs.24,50,000/- ii) Receipt No.8986, dtd.18/09/2012, Amount of Rs.24,50,000/-, you may approach to the Office of Executive Engineer (W/S) to get the water supply connection to your plot.

Thanking you,

Yours faithfully,

(Handwritten Signature)

(R. B. Patil)

Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

through its Partners 1) MR. PANKAJ NARSHI PATEL, 2) MR. ROCKY RASHIKLAL VORA, 3) MR. PREMJI RATANSHI PATEL, 4) MR. RUPSHI RAGHAVJI PATEL, 5) MR. ARVIND RAVJI PATEL, 6) MR. DAMJI GANGJI PATEL, AND 7) MR. BHANJI RAGHAVJI PATEL, having their place of business at Plot No.25, Sector-22, Kamothe, Opp.Khandeshwar Railway Station, Navi Mumbai, (hereinafter referred to as the Subsequent "New Licensee" and hereinafter referred to as "The Developers") the Party of **THE THIRD PART**. The said **Second Part** have assigned all the rights and interests in and upon the said Plot to the Developers herein and also **Tripartite Agreement** on the terms and conditions more particularly set out in the said Agreement.

AND WHEREAS: The Second Tripartite Agreement dated 15th day of - 4 November 2007, has been Registered at the Office of Sub Registrar Assurance Panvel-2, vide Receipt No.7908, under Document No.07845/2007, Dt. 15th day of November 2007.

15th day of - 4
COVERED 1023
99 B2

AND WHEREAS: The CIDCO has transferred the said Plot in Developers vide its CIDCO Letter NO. **CIDCO/VASAHAT/12.5%/SCHEME/KAMOTHE-38/2007/ KALAMBOLI, Date.23/11/ 2007.**



AND WHEREAS: The Developers have entrusted the architect works to 'DESIGNO' (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.

AND WHEREAS: The City and Industrial Development Corporation Maharashtra Limited (CIDCO), by its **Development Permission Cum- Commencement Certificate** under Reference No. **CIDCO/BP/ATPO/997, Dated.05/06/2008,** granted its permission to develop the said plot and to construct a building on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

AND WHEREAS: As per the Plans approved by the Corporation the Developers are constructing thereon Building as per the Plans and Specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/ Planning/Authorities.

Ravi Behare

Rajeshwar

PP Sharma *Sharma*

IN WITNESS WHEREAS THE PARTIES HEREIN HAVE HEREUNTO SET AND SUBSCRIBE THEIR RESPECTIVE HAND THE DAY AND THE YEAR HEREINABOVE MENTIONED.

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED "THE TRANSFERORS /THE SELLERS"

1] MR. RAVI BEHERE

Ravi Behere



2] MRS. RAJESHWARI RAVI BEHERE

In the presence of

Rajeshwari



1. MR. RAMPALAT SHARMA

RMS

पबल - ५
COUPE 3
9

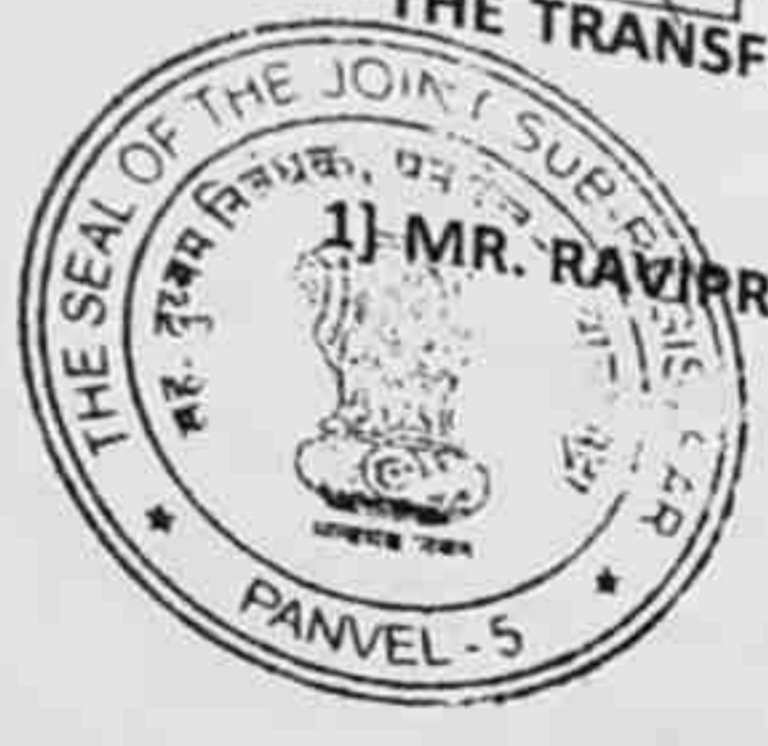
MR. PRAFULLA H CHHAJED

PHChajed

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED "THE TRANSFEREES/THE PURCHASERS"

1] MR. RAVIPRAKASH SHARMA S/O SHRI RAMPALAT SHARMA

RSharma



2] MRS. MANEELA SHARMA W/O MR RAVIPRAKASH SHARMA

In the presence of

MSharma



1. MR RAMPALAT SHARMA

RMS



2. MR. PRAFULLA H CHHAJED

PHChajed

Payments Schedule are as under

A] Rs.1,00,000/- (Rupees. One Lakh Only), paid to the sellers by the Purchasers by Cheque No 051594 on dated. 26/04/2023 Drawn on ICICI Bank Ltd. Andheri Mumbai Branch, In favor of MRS. RAJESHWARI RAVI BEHERE.

B] Rs.3,40,000/- (Rupees. Three Lakh Forty Thousand Only) paid to the sellers by the Purchasers by NEFT NO.- NEFT-HS92312301337827 on dated 03/05/2023. From ICICI BANK LTD, Andheri Mumbai Branch to beneficiary account of MRS. RAJESHWARI RAVI BEHERE & RAVI BEHERE.

C] Rs.4,00,000/- (Rupees. Four Lakh Only) paid to the sellers by the Purchasers by IMPS NO.- IMPS-312311331090 on dated. 03/05/2023. Drawn on ICICI BANK LTD, Andheri Mumbai Branch to beneficiary account of MRS. RAJESHWARI RAVI BEHERE & RAVI BEHERE.

D] Rs. 84,000/- (Rupees. Eighty Four Thousand only) paid 1% TDS in favor of the sellers and the same would be deducted from the agreement amount. This T.D.S. payment has to be paid before registration of final sale deed and the buyers will provide T.D.S. paid certificate to the seller herein.

पवल-6
T.D.S.
200000
20/05/23

Rajeshwari

Rajeshwari

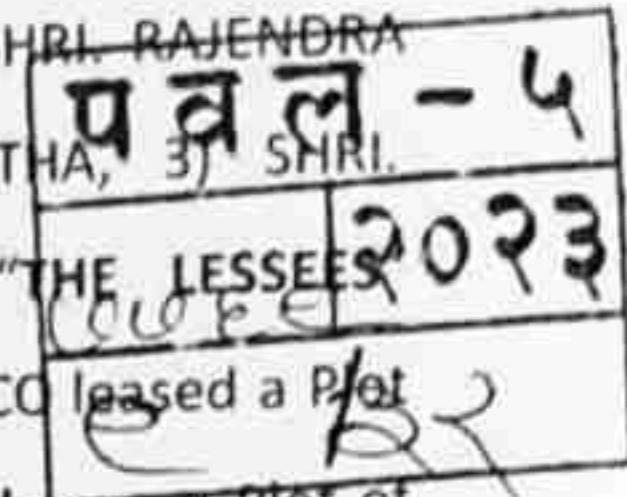
Rajeshwari



AND WHEREAS: BY Virtue of being Development Authority the Corporation has been empowered under Section 118 of the Said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the Said Act.

AND WHEREAS: The Original Allottees paid the Premium in full agreed to be paid to the Corporation said premium in full.

AND WHEREAS: By an **Agreement To Lease** dated: **12th day of February 2007**, made at CBD BELAPUR, NAVI MUMBAI, and entered into between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO) therein and herein referred to as "THE LESSOR" 1) SHRI. RAJENDRA SHANTILAL MUNOTH, 2) SMT. SHOBHA MAHENDRA MUTHA, 3) SHRI. SHAILENDRA SHANTILAL MUNOTH, (therein referred to as "THE LESSEES" hereinafter referred to as **THE 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.25**, in the **Sector No.-22**, admeasuring about **4889/80 Sq. Mtrs**, under the **12.5% Expansion Scheme** at village **Kamothe, Taluka - Panvel, Dist. Raigad, Navi Mumbai** (hereinafter referred to as "The Said Plot").



AND WHEREAS: The said **Agreement To Lease** dated. **12" day of February 2007**, has been Registered at the Office of Sub Registrar Assurance Panvel-1, vide **Receipt No 1281, under Document No 01281/2007 Dated. 12 day of February 2007**

AND WHEREAS: The Physical possession of the same has handed over to the Original Allottees for Development and Construction thereof Building for **Residential And Commercial Purposes**. The corporation granted permission or Licence to the Original Allottees to enter upon the said Plots of land for the purpose of erecting a building/s. The same has been duly registered.

AND WHEREAS: By **Tripartite Agreement** dated. **5th day of March 2007**, THE CIDCO THE FIRST PART, AND 1) SHRI.RAJENDRA SHANTILAL MUNOTH, 2) SMT SHOBHA MAHENDRA MUTHA, 3) SHRI, SHAILENDRA SHANTILAL MUNOTH, THE

Ravi Behere

Rajeshwari

R.P. Sharma

P. Sharma

through its Partners]]
VORA, 3] MR.
ARVIND

ORIGINAL ALLOTTEES of THE SECOND PART & the M/S EVERGREEN ASSOCIATES, through its Partners 1) SHRI. NITIN CHANDRAKANT MUNOTH, 2) SHRI. BIPIN CHANDRAKANT MUNOTH, AND 3) SHRI. VILAS MADANLAL KOTHARI, "THE NEW LICENSEE" the party of THE THIRD PART, The said original Allottees have assigned all the rights and interests in and upon the said Plot to THE THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.

AND WHEREAS: The said Tripartite Agreement dated.5 day of March 2007. has been Registered at the Office of Sub Registrar Assurance Panvel-1, vide Receipt No. 1889, under Document No.01889/2007, Dated. 05 day of March 2007.

AND WHEREAS: The CIDCO has transferred the said Plot in favor of M/S. EVERGREEN ASSOCIATES vide its CIDCO Letter NO. CIDCO/VASAHAT/12.5% SCHEME/TV/KAMOTHE /KALAMBOLI/38, Dated.22/03/2007

पवल - 6
SHRI. NITIN CHANDRAKANT MUNOTH, 2) SHRI. BIPIN CHANDRAKANT MUNOTH, AND 3) SHRI. VILAS MADANLAL KOTHARI, "THE NEW LICENSEES", due to their personal reason, were unable to develop the said Plot/or construct Building/s thereon and therefore the said M/S EVERGREEN ASSOCIATES, through its



AND WHEREAS: The said M/S. EVERGREEN ASSOCIATES, through its Partners 1) SHRI. NITIN CHANDRAKANT MUNOTH, 2) SHRI. BIPIN CHANDRAKANT MUNOTH, AND 3) SHRI. VILAS MADANLAL KOTHARI, approached the M/S SOMNATH ENTERPRISES, through its Partners 1) MR PANKAJ NARSHI PATEL, 2) MR. RUPSHI RASHIKLAL VORA, 3) MR. PREMJI RATANSHI PATEL, 4) MR. DAMJI GANGJI PATEL, AND 5) MR. ARVIND RAVJI PATEL, 6) MR. BHAJI RAGHAVJI PATEL, (Developers) herein and offered them, to sell/transfer/assign to them all their rights, title, interest and all the benefit in respect of the said Plot.

AND WHEREAS: By Second Tripartite Agreement dated.15 day of November 2007, between THE CIDCO THE FIRST PART, AND M/S. EVERGREEN ASSOCIATES, through its Partners 1) SHRI. NITIN CHANDRAKANT MUNOTH, 2) SHRI. BIPIN CHANDRAKANT MUNOTH AND 3) SHRI. VILAS MADANLAL KOTHARI, "THE NEW LICENSEE" THE PARTY OF THE SECOND PART & M/S. SOMNATH ENTERPRISES,

Ravi Behere

Rajeshwar

PP Sharma

Sharma



CHALLAN
MTR Form Number-6

GRN	MH001661924202324E	BARCODE		Date	06/05/2023-13:23:15	Form ID	23-2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (if Any)		PAN No. (if Applicable)	DXFPS3517F		
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	RAVIPRAKASH SHARMA AND ONE				
Location	RAIGAD	Flat/Block No.	FLAT NO 302 3RD FLOOR B WING TU				
Year	2023-2024 One Time	Premises/Building	HEIGHT CHS LTD PLOT NO				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	588000.00	25 SECTOR NO 22 NODE KAMOTHE T	PANVEL DIST RAIGAD	KAMOTHE	
0030063301 Registration Fee	30000.00				



Remarks (if Any)	PAN2=ACOPB0078R--SecondPartyName=RAVI BEHERE AND ONE-CA=9400000--Marketval=0
Total	Amount In 6,18,000.00

Payment Details	IDBI BANK	Amount In Words	Six Lakh Eighteen Thousand Rupees Only
-----------------	-----------	-----------------	--

Cheque/DD Details		FOR USE IN RECEIVING BANK	
Cheque/DD No.	Bank CIN	Ref. No.	69103332023050612226 2806471580
Name of Bank	Bank Date	RBI Date	06/05/2023-13:23:53
Name of Branch	Bank-Branch		IDBI BANK
	Scroll No. , Date		Not Verified with RBI

Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दुर्यम निवाक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी चलन घेतले जाणू नये.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-529-7769	0000887255202324	07/05/2023-15:30:51	IGR548	30000.00

AGREEMENT FOR SALE
(PART PAYMENT AGREEMENT)
(FOR RESIDENCIAL PURPOSE ONLY)

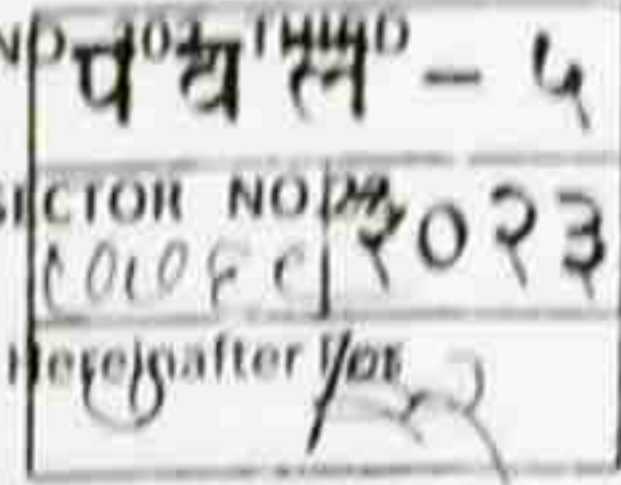
(Under the provision of Maharashtra Co-Operative Societies Act-1960)

This **AGREEMENT FOR SALE** has been made & presented at KAMOTHE
on this 7th day of MAY 2023.

BETWEEN

1) MR. RAVI BEHERE, Age 51 Years, Occupation-Service, [PAN NO. ACOPB007BR/
ADHARNO.3910 5562 9175], AND 2) MRS. RAJESHWARI RAVI BEHERE,
Age 48 Years, Occupation-Service, [PAN NO. AMEPB2609L / ADHAR NO. 3935

4936 3595], an Indian Inhabitant, both are residents of FLAT NO. 404, THIRD
FLOOR, B WING, TULSI HEIGHT CHS LTD, PLOT NO.25, SECTOR NO.22,
KAMOTHE, NAVI MUMBAI, TAL. PANVEL, DIST. RAIGAD 410209. Hereafter /



the sake of brevity called and referred to as "THE TRANSFERORS/THE SELLERS",
(in which expression shall unless it be repugnant to the context or meaning
thereof be deemed to mean and include their heirs successors,
administrators and assigns) of THE FIRST PART.



AND

1) MR. RAVIPRAKASH SHARMA S/O SHRI RAMPALAT SHARMA, Age 33 Years,
Occupation-Service, [PAN NO. DXFPS3517F / ADHAR NO. 2143 9280 8293], AND

2) MRS. MANEELA SHARMA W/O MR RAVIPRAKASH SHARMA, Age 33 Years,
Occupation-Housewife, [PAN NO. FHBPS4892B / ADHAR NO. 8930 0760 5044],

an Indian Inhabitant, both are residents of FLAT NO. 804, EIGHT FLOOR,
NEPTUNE TOWER CHS LTD, PLOT NO. 37 AND 38, SECTOR NO.22, KAMOTHE

NAVI MUMBAI, TAL. PANVEL, DIST. RAIGAD 410209. Hereinafter called "THE

TRANSFEREES / PURCHASERS", (which expression shall unless it be repugnant to
the context or meaning thereof be deemed to include their heirs, executors,

administrators and assigns) of THE SECOND PART.

Ravi Behere

Rajeshwari

Raviprakash

Maneela



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0605202303380 Receipt Date 07/05/2023

Received from 00, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 7769 dated 07/05/2023 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name SBIN	Payment Date 06/05/2023
Bank CIN 10004152023050603153	REF No. 349234649804
Deface No 0605202303380D	Deface Date 07/05/2023

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

पवल - ५
०७/०५/२०२३
४ १२



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0605202303380	Date 06/05/2023
Received from 00. Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 06/05/2023
Bank CIN 10004152023050603153	REF No. 349234649804
This is computer generated receipt, hence no signature is required.	

Ravi Bahere

Rajeshwar

Rohit Bhosale

पवल - ५	
06/05/2023	2023
2	182





CHALLAN
MTR Form Number-6



CRN	MH001581924202324E	BARCODE	[Barcode]		Date	06/05/2023-13:23:15	Form ID	21.2
Department	Inspector General Of Registration			Fayer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No (If Applicable)	0877503177			
Location	RAIGAD			Full Name	RAVIPRAKASH BHARMA AND ONE			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO-302 3RD FLOOR B WING TILDI			
				Premises/Building	HEIGHT CHS LTD PLOT NO			

Account Head Details	Amount in Rs.	Road/Street	Area/Locality	Town/City/District	FIN	Remarks (If Any)
0030046401 Stamp Duty	58000.00	25 SECTOR NO 22 NODE KAMOTHE TAL PANVEL DIST RAIGAD	KAMOTHE		4 1 0 2 0 6	
0030003301 Registration Fee	30000.00					PAN2=ACOPB0078R-SecondPartyName=RAVI BEHERE AND ONE-CA=8400000-MarketVal=0
Total	6,18,000.00					Amount In Words: Six Lakh Eighteen Thousand Rupees Only

पवले - 4
18888 2023
4 RR

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023050612226	2806821580
Cheque/DD No.		Bank Date	RBI Date	06/05/2023-13:23:15	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified		



Department ID: [Blank]
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
याच दस्तऐवज कोस दरयम निवाक कार्यालयात नोंदणी करवायल्या दस्ताव्यादी लागू आहे. नोंदणी न करवायल्या दस्ताव्यादी कोस लागू नाही.

Ravi Behere

Rajsharma

RP Sharma

RP Sharma

YLAPHL20235002669503

CIF -> 90670858495 - CIF -> 87189763893

Please Tick

Saving A/C No :	Branch FILE No.:
CIF NO. :	Tie up no (if applicable) <input checked="" type="checkbox"/>
LOS Reference No. :	PAL/Take Over/NEW/Resale/Top up
Applicant Name : Raviprakash Sharma	
Co-Applciant Name : Maneeela Sharma	
Contract (Resi.) :	Mobile : 9833906230
Loan Amount : 75 lakh	Tenure :
Interest Rate :	EMI :
Loan Type :	SBI LIFE :
Hsg. Loan _____	Maxgain _____
Realty _____	Home Top up _____

Property Location : Komathe ,
Property Cost :
Name of Developer / Vendor :

RBO -	ZONE -	Branch : Uran	(Code No) 538
-------	--------	---------------	---------------

Contact Person : Monika	Mobile No.
-------------------------	------------

Name of RACPC Co-ordinator along with Mob No	Ravi Varma (Ritish Prasad)
--	----------------------------

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

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

8208124262 / 9370456210



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH

Pre-Registration summary (नोंदणी पूर्वे गोपवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - वापीव)		FORM: 6925024/2023 03/03/2023	
मूल्यांकन क्र. (प) दिनांक मूल मूल्य उप मूल्य (अनुमानित) वापीव क्षेत्र	2023 10/03/2023 10000/- 10000/- 10000/-	वापीव क्षेत्र (वापीव)	
वार्षिक मूल्य दर (अनुमानित) मूल्यदर रु. सुटी (अनुमानित) 10000/-	वार्षिक मूल्यदर 10000/-	सुटी 10000/-	वापीव क्षेत्र (वापीव)
वापीव क्षेत्राची माहिती वापीव क्षेत्राची माहिती वापीव क्षेत्राची माहिती वापीव क्षेत्राची माहिती	71.392 वा. मीटर 1 वा. मी. मी. 10000/-	मिळकतीचा प्रकार मिळकतीचा प्रकार मिळकतीचा प्रकार मिळकतीचा प्रकार	मिळकतीचा प्रकार मिळकतीचा प्रकार मिळकतीचा प्रकार मिळकतीचा प्रकार
Sale Price: Rs. 10000/- Sale Price: Rs. 10000/-	First Sale Date: 08/01/2018	100 - 100 Apply to Rate: Rs. 97000/-	100 - 100 Apply to Rate: Rs. 97000/-
मूळ मूल्यदर 10000/-	वार्षिक मूल्यदर 10000/-	सुट्या जमिनीचा दर 10000/-	सुट्या जमिनीचा दर 10000/-
वापीव क्षेत्राची माहिती 10000/-	वार्षिक मूल्यदर 10000/-	सुट्या जमिनीचा दर 10000/-	सुट्या जमिनीचा दर 10000/-
Application No.: 10000/-	10000/-	10000/-	10000/-
एकत्रित अंतिम मूल्य 10000/-	10000/-	10000/-	10000/-

पवल - 4
 2023
 9/32

