

528/7850

पावती

Original/Duplicate

Friday, June 09, 2023

नोंदणी क्र. :39म

7:16 PM

Regn.:39M

पावती क्र.: 8425 दिनांक: 09/06/2023

गावाचे नाव: करंजाडे

दस्तऐवजाचा अनुक्रमांक: पवल4-7850-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रेखा अशोक पाटील - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

Joint Sub Registrar Panvel 4

बाजार मूल्य: रु.3327049 /-

मोबदला रु.3600000/-

भरलेले मुद्रांक शुल्क : रु. 216000/-

1) देयकाचा प्रकार: DHC रकम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0806202322040 दिनांक: 08/06/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003245048202324E दिनांक: 07/06/2023

बँकेचे नाव व पत्ता:

पुढे दस्तऐवज परत पावला

पत्रकाराची सही

लिपिक

Joint Sub Registrar Panvel 4



12/06/2023

सूची क्र.2

दुय्यम निबंधक : सह डु.नि.पनवेल 4

दस्त क्रमांक : 7850/2023

नोंदणी :

Regn:63m

गावाचे नाव : करंजाडे

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 3600000

(3) बाजारभाव(माडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 3327049

(4) मू-भापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग 27.1, विभाग दर 69000, सदनिका क्र. 602, सहावा मजला, दिव्या हार्ट्स को.ऑप.हो.सो.लि., प्लॉट नं. 30, सेक्टर 5ए, करंजाडे, ता. पनवेल, जि. रायगड 410206 क्षेत्रफळ 25.872 चौ. मी. कारपेट एरिया, 2.550 चौ. मी. सी.बी. एरिया, 3.825 चौ. मी. एफ. बी. एरिया आणि 6.850 चौ. मी. एन्टो. 5जड बाल्कनी एरिया, 4.125 चौ. मी. नॅचरल टेरेस एरिया ( ( Plot Number : 30 ; ) )

(5) क्षेत्रफळ

1) 25.872 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:- रविकांत रोहिदास सोनवणे -- वय:-50; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आर.सी.एफ. हॉस्पिटल, ए 1/2 शांतीनिकेतन डोंगरे पार्क को.ऑप.हो.सो.लि., चेंबूर, मुंबई, महाराष्ट्र 400074, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-AGLPS5792G  
2): नाव:- अजयकुमार छोटालाल पटेल -- वय:-61; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नं. 502, पाचवा मजला, डायमंड गार्डन, न्यू संगीता को.ऑ.हो.सो.लि., क्रॉस रोड, प्लॉट नं. 405, चेंबूर, मुंबई 400071, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-ADLPP1312J

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

1): नाव:- रेखा अशोक पाटील -- वय:-33; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वालूर, पो. वरूल, मलकापूर, कोल्हापूर, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, KOLHAPUR. पिन कोड:-415101 पॅन नं:-FHEPP5007C  
2): नाव:- अशोक चंद्राप्या पाटील -- वय:-44; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वालूर, पो. वरूल, मलकापूर, कोल्हापूर, महाराष्ट्र 415101, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, KOLHAPUR. पिन कोड:-415101 पॅन नं:-AMRPP8826E

(9) दस्तऐवज करून दिल्याचा दिनांक

09/06/2023

(10) दस्त नोंदणी केल्याचा दिनांक

09/06/2023

(11) अनुक्रमांक, खंड व पृष्ठ

7850/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

216000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर



दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,  
पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS REKHA ASHOK PATIL and MR ASHOK CHANDRAPPA PATIL	eChallan	69103332023060720652	MH003245048202324E	216000.00	SD	0001785749202324	09/06/2023
2		DHC		0806202322040	800	RF	0806202322040D	09/06/2023
3	MRS REKHA ASHOK PATIL and MR ASHOK CHANDRAPPA PATIL	eChallan		MH003245048202324E	30000	RF	0001785749202324	09/06/2023

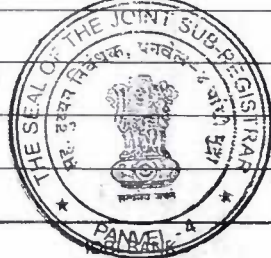
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

CHALLAN  
MTR Form Number-6



GRN	MH003245048202324E	BARCODE			Date	07/06/2023-18:57:58	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				PNL1_PANVEL NO 1 SUB REGISTRAR				
Location				RAIGAD				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				216000.00				
0030063301 Registration Fee				30000.00				
Total				2,46,000.00				
Payment Details				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN Ref. No. 69103332023060720652 2812126782				
Cheque/DD No.				Bank Date RBI Date 07/06/2023-18:59:47 Not Verified with RBI				
Name of Bank				Bank-Branch IDBI BANK				
Name of Branch				Scroll No. . Date Not Verified with Scroll				

पवल - ४  
६५०/२०२३  
१/४०



Remarks (If Any)  
PAN2=AGLPS5792G~SecondPartyName=MR RAVIKANT ROHIDAS  
SONAWANE and MR AJAYKUMAR CHOTALAL PATEL-

Amount In Two Lakh Forty Six Thousand Rupees Only  
Words

Department ID : Mobile No. : 7738009506  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

CHALLAN  
MTR Form Number-6



GRN	MH003245048202324E	BARCODE	Date	07/06/2023-18:57:58	Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	FHEPP5007C		
Location	RAIGAD		Full Name	MRS REKHA ASHOK PATIL and MR ASHOK CHANDRAPPA PATIL		
Year	2023-2024 One Time		Flat/Block No.	FLAT NO 602 6TH FLOOR DIVYA HEIGHTS CHS		
Account Head Details	Amount In Rs.	Premises/Building	LTD PLOT NO 30 SECTOR 5A			
0030046401 Stamp Duty	216000.00	Road/Street	KARANJADE TALUKA PANVEL DISTRICT RAIGAD			
0030063301 Registration Fee	30000.00	Area/Locality	PANVEL			
		Town/City/District				
		PIN	4	1	0	2 0 6
		Remarks (If Any)	PAN2=AGLPS5792G-SecondPartyName=MR RAVIKANT ROHIDAS SONAWANE and MR AJAYKUMAR CHOTALAL PATEL-			
		Amount In	Two Lakh Forty Six Thousand Rupees Only			
		Words	2,46,000.00			
Payment Details	FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	69103332023060720652	2812126782		
Cheque/DD No.	Bank Date	RBI Date	07/06/2023-18:59:47	08/06/2023		
Name of Bank	Bank-Branch		IDBI BANK			
Name of Branch	Scroll No. , Date		100 , 08/06/2023			

पवल - ४  
०६/०६/२०२३  
३/४०

DEFACED  
246000.00  
DEFACED



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दयम निबंध कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Challan Defacement Series MUMBAI 02  
Date: 2023-06-09 19:15:49 IST

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-528-7850	09/06/2023-19:14:35	IGR547	30000.00
2	(iS)-528-7850	09/06/2023-19:14:35	IGR547	216000.00
Total Defacement Amount				2,46,000.00

प व ल - ४  
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४/४०



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0806202322040	Date 08/06/2023
Received from MRS REKHA ASHOK 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 08/06/2023
Bank CIN 10004152023060816869	REF No. 352528787348
This is computer generated receipt, hence no signature is required.	

प व ल - ४  
६५०/२०२३  
५ / ४०



प व ल - ४	
७८५०	२०२३
६ / ४०	







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

**Receipt of Document Handling Charges**

PRN 0806202322040

Receipt Date 09/06/2023

Received from MRS REKHA ASHOK 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. 7850 dated 09/06/2023 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh

DEFACED

₹ 800

DEFACED

**Payment Details**

Bank Name SBIN

Payment Date 08/06/2023

Bank CIN 10004152023060816869

REF No. 352528787348

Deface No 0806202322040D

Deface Date 09/06/2023

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

पवल - ४  
७८५०/२०२३  
७/४०



प व ल - ४	
७८५०	२०२३
८/४०	



...1...

## AGREEMENT For SALE

THIS AGREEMENT is made and executed at Panvel, Navi Mumbai, on this 9<sup>th</sup> day of June 2023.



BETWEEN

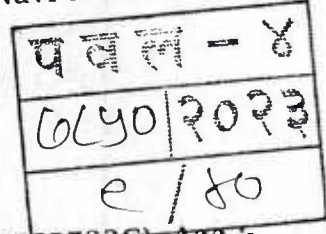
MR. RAVIKANT ROHIDAS SONAWANE (PAN NO. AGLPS5792G), Age :- 50 Years, Occupation - Service, Residing at :- Near R. C. F. Hospital A - ½, Shantiniketan, Dongre Park C. H. S., Chembur, FCI, Mumbai, Maharashtra - 400074 and MR. AJAYKUMAR CHOTALAL PATEL (PAN NO. ADLPP1312J) Age :- 61 Years, Occupation - Service, both are adults, Indian Inhabitant, Residing at :- Flat No. 502, 5<sup>th</sup> Floor Diamond Garden, New Sangeeta C. H. S. Ltd., Cross Road, Plot No. 405, Chembur, Mumbai, Maharashtra - 400071., (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;

AND

MRS. REKHA ASHOK PATIL (PAN NO. FHEPP5007C), Age :- 33 Years, Occupation - Housewife and MR. ASHOK CHANDRAPPA PATIL (PAN NO. AMRPP8826E) Age :- 44 Years, Occupation - Service, both are Adults, Indian Inhabitant, Residing at :- At Wal. ur, Post - Valur, Malkapur, Kolhapur, Maharashtra - 415101., (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;



WHEREAS:

1. The Sellers are seized and possessed and absolute owners of the residential Flat bearing Flat No. 602, on the 6<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 Natural 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.

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602/80	2013
90/80	



- The Sellers has acquired title of the said Flat as under:-
- 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 SAMBHAKI KONKAR (MINOR) through his mother and Natural Guardian SMT. SHARMILA S. KONKAR therein referred as the

*Radhabai B. Konkarni*  
*Anil B. Konkarni*

*Radhabai*  
*Anil*

Licensee 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. 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.

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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.

g) By 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" they said Original

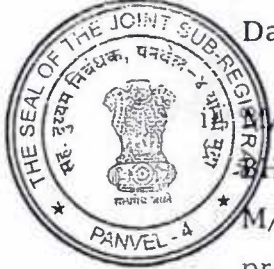
*Manraj Purii*  
*Manraj Purii*

*Manraj Purii*  
*Manraj Purii*

Allottees has assigned all his rights and interests in 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.

पवेल - 4  
6640/2023  
92/80

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 PURII vide CIDCO letter No. CIDCO/ VASAHAAT / SATYO / KARANJADE / 71 /2013, Dated - 17/01/2013.



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 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 & 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 PURII 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.

*Manraaj Purii*  
*Patil*

*Patil*  
*Patil*

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.

पुणे - ४  
 ६५०/२०२३  
 १३/१०  
 Promoters / Developers

l) 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 PURII for sale and transfer the residential Flat bearing No. Flat No. 603 on the 6<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 Natural 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 Seller for the price to the Seller herein.



m) By and under the Agreement for Sale, Dated - 22/12/2020 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 PURII as the "Confirming Party" "Second Part" the seller herein therein referred as the purchaser of other part the promoters / Developers has sold the flat to the seller herein for a Total Consideration of amount of Rs. 21,00,000/- (Rupees Twenty-One Lakh 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, 12455/2020 vide Receipt No. 14137.

*(Signature)*  
*(Signature)*

*(Signature)*  
*(Signature)*

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.

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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.



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. 36,00,000/- (RUPEES THIRTY-SIX LAKHS ONLY) and upon the terms and conditions more particularly stipulated hereunder.

**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 agree to purchase and acquire from the Sellers the Flat No. 602, on the 6<sup>th</sup> Floor, having Carpet area 25.872 Sq. Mtrs, C.B. Area 2.550 Sq. Mtrs., F. B. area 3.825 Sq.

*(Signature)*  
*(Signature)*

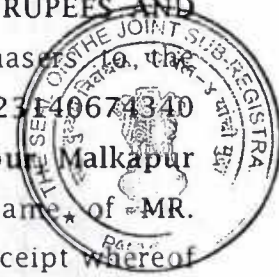
*(Signature)*  
*(Signature)*



Mtrs, 6.850 Sq. Mtrs Enclosed balcony area and Natural 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 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. 36,00,000/- (RUPEES THIRTY-SIX 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: -

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१५/१०	TWENTY-NINE

- a) Rs. 1,29,985.84/- (RUPEES ONE LAKH THOUSAND NINE HUNDRED AND EIGHTY-FIVE RUPEES AND EIGHTY-FOUR PAISA ONLY) paid by the Purchasers to the Sellers by way of NEFT as per UTR No. SBIN323140674340 Dated -20/05/2023, State bank of India., Kolhapur, Malkapur BRANCH the said amount Transfer in the name of MR. RAVIKANT ROHIDAS SONAWANE (the payment receipt whereof the Seller hereby admitted and acknowledged).
- b) Rs. 1,29,985.84/- (RUPEES ONE LAKH TWENTY-NINE THOUSAND NINE HUNDRED AND EIGHTY-FIVE RUPEES AND EIGHTY-FOUR PAISA ONLY) paid by the Purchasers to the Sellers by way of NEFT as per UTR No. SBIN323140674340 Dated -20/05/2023, State bank of India., Kolhapur, Malkapur BRANCH the said amount Transfer in the name of MR. AJAYKUMAR CHOTALAL PATEL (the payment receipt whereof the Seller hereby admitted and acknowledged).
- c) Rs. 50,000/- (RUPEES FIFTY THOUSAND ONLY) paid by the Purchasers to the Sellers by way of G - Pay as per UPI No. 310019046092, Dated - 10/05/2023, State bank of India., Kolhapur, Malkapur BRANCH. (The payment receipt whereof the Seller hereby admitted and acknowledged).



*Sonawane*  
*VPatel*

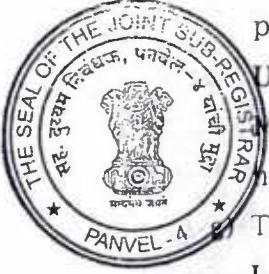
*Patel*  
*Atul*

d) Rs. 50,000/- (RUPEES FIFTY THOUSAND ONLY) paid by the Purchasers to the Sellers by way of G - Pay as per UPI No. 310019113119, Dated - 10/05/2023, State bank of India., Kolhapur, Malkapur BRANCH. (The payment receipt whereof the Seller hereby admitted and acknowledged).

e) Rs. 14.16/- (RUPEES FOURTEEN RUPEES SIXTEEN PAISA ONLY) paid by the Purchasers to the Sellers by way of G - Pay as per UPI No.315854694336, Dated - 07/06/2023, Kolhapur, Malkapur BRANCH. (The payment receipt whereof the Seller hereby admitted and acknowledged).

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f) Rs. 14.16/- (RUPEES FOURTEEN RUPEES SIXTEEN PAISA ONLY) paid by the Purchasers to the Sellers by way of G - Pay as per UPI No.315854718574, Dated - 07/06/2023, Kolhapur, Malkapur BRANCH. (The payment receipt whereof the Seller hereby admitted and acknowledged).



g) The Balance amount of Rs.32,40,000/- (RUPEES THIRTY-TWO LAKH FORTY 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.

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.

*(Signature)*  
*(Signature)*

*(Signature)*  
*(Signature)*

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 free from all the encumbrances, charges claims and liabilities

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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 on their membership. Save and except the Sellers, no person / 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 or any of its members.

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 Ordinance, Order or any other acts or any Schemes or Legislative 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.

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.

*[Handwritten signature]*  
*[Handwritten signature]*

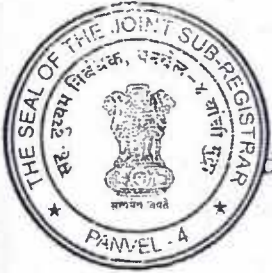
*[Handwritten signature]*  
*[Handwritten signature]*

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.

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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.

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.

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.

*[Handwritten signature]*

*[Handwritten signature]*

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

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(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.

(d) Handover the latest original society bill for Maintenance charges/ outgoing payable in respect of the said Flat and the Society's, original receipt, evidencing the payment of the same by the Sellers.

(e) 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.

(f) Provide a letter addressed by the Sellers to the Society, intimating to it 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;

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

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

(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.

10) 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.

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11) 6450/2023
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The Sellers herein hereby undertakes that they shall regularly pay to 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.

12) 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 the non-payment thereof.

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.

*(Signature)*  
Wale

*(Signature)*  
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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.

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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 this 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.

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

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

**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% Gaothan Expansion Scheme of the City and Industrial Development Corporation Limited, admeasuring area 999.39 Sq.

प व ल	Mtrs	8
640	2023	
22/80		

for 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. 602, on the 6<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 Natural 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.

*Handwritten signature/initials*

*Handwritten signature/initials*



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6/40 2023  
23/80

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) MR. RAVIKANT ROHIDAS SONAWANE  
(PAN NO. AGLPS5792G)



2) MR. AJAYKUMAR CHOTALAL PATEL  
(PAN NO. ADLPP1312)

*A. Patel*



In the presence of the witnesses:

1. Ravindra B. Mali - *RM*

2. Sandip Patil - *SP*

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

1) MRS. REKHA ASHOK PATIL  
(PAN NO. FHEPP5007C)

*R. Patil*



2) MR. ASHOK CHANDRAPPA PATIL  
(PAN NO. AMRPP8826E)

*A. Patil*



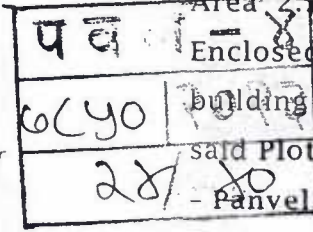
In the presence of the witnesses:

1. Ravindra B. Mali - *RM*

2. Sandip Patil - *SP*

**RECEIPT**

We, say that the amount received from within named purchasers MRS. REKHA ASHOK PATIL and MR. ASHOK CHANDRAPPA PATIL of Rs. 3,60,000/- (RUPEES THREE LAKH SIXTY THOUSAND ONLY) as part payment/earnest money, out of total consideration amount of the Flat No. 602, on the 6<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 Natural 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
20/05/2023	MR. RAVIKANT ROHIDAS SONAWANE	State bank of India., Kolhapur, Malkapur	SBIN32314067 4340	Rs. 1,29,985.84/-
20/05/2023	MR. AJAYKUMAR CHOTALAL PATEL	State bank of India., Kolhapur, Malkapur	SBIN32314067 4340	Rs. 1,29,985.84/-
10/05/2023	Seller	State bank of India., Kolhapur, Malkapur	310019046092	Rs. 50,000/-
10/05/2023	Seller	State bank of India., Kolhapur, Malkapur	310019113119	Rs. 50,000/-
07/06/2023	Seller	State bank of India., Kolhapur, Malkapur	315854694336	Rs. 14.16/-
07/06/2023	Seller	State bank of India., Kolhapur, Malkapur	315854718574	Rs. 14.16/-
			<b>Total</b>	<b>Rs. 3,60,000/-</b>

WE SAY RECEIVED

Rs. 3,60,000/-



MR. RAVIKANT ROHIDAS SONAWANE

AND

MR. AJAYKUMAR CHOTALAL PATEL

Sellers

Witnesses

1. Pavinder Meli -
2. Sandip Patil -



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पत्रवेल 2  
दस्त क्रमांक : 12455/2020  
नोंदणी :  
Regn:63m

गावाचे नाव : करंजाडे

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करारनामा  
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हातपावसाच्या विकासासाठी इतर को पट्टेदार ते

हातपावसाच्या विकासासाठी

हातपावसाच्या

हातपावसाच्या विकासासाठी इतर को पट्टेदार ते

हातपावसाच्या विकासासाठी इतर को पट्टेदार ते

हातपावसाच्या विकासासाठी इतर को पट्टेदार ते

हातपावसाच्या विकासासाठी इतर को पट्टेदार ते

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हातपावसाच्या विकासासाठी इतर को पट्टेदार ते

हातपावसाच्या विकासासाठी इतर को पट्टेदार ते

हातपावसाच्या विकासासाठी इतर को पट्टेदार ते (i) within the limits of any Municipal Corporation or any Cantonment area annexed to

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र 2771, दर 55200/- प्रती चौ. मी., सदानना क्र 602, सहाबा मजला, दिव्या हार्डिस " प्लॉट क्र 30, सेक्टर क्र 5ए, करंजाडे, ता. करंजाडे, जि. रायगड. क्षेत्रफळ 25.872 चौ. मी. कारपेट + 2.550 चौ. मी. सी वी + 3.825 चौ मी एफ वी + 4.125 चौ मी टेरस ( Plot Number : 30 ; SECTOR NUMBER : 5A ;

1) 25.872 चौ.मीटर

1) नाव:- मेसर्स साई होम्स डेव्हलपर्स तर्फे भागीदार रोहिणी रवि बांगर इमारतीचे नाव: ऑफिस नं 118, शिव सेंटर, सेक्टर 17, वाशी नवी मुंबई, महाराष्ट्र. पिन कोड:- 400703 पॅन नं:- ACEPS8415R  
2) नाव:- मान्यता देणार - मेसर्स होम्स तर्फे प्रो प्रा मनराज पूरी तर्फे कु.मु. मेसर्स तर्फे भागीदार रोहिणी रवि बांगर वय:- 39; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 51, तळ मजला, अंजल कॉन्स, सेक्टर 17, वाशी नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 400703 पॅन नं:- ALWPP3715C

1) नाव:- रविकांत रोहिदास सोनवणे -- वय:- 47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए - 1/2, शांतीनिकेतन डोंगरे पार्क सीएचएस, चेंबूर मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:- 400074 पॅन नं:- AGLPS5792G

2) नाव:- अजय कुमार छोटेलाल पटेल -- वय:- 58; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए - 1/2, शांतीनिकेतन डोंगरे पार्क सीएचएस, चेंबूर मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:- 400074 पॅन नं:- ADLPP1312J

22/12/2020

22/12/2020

12455/2020

90200

30000

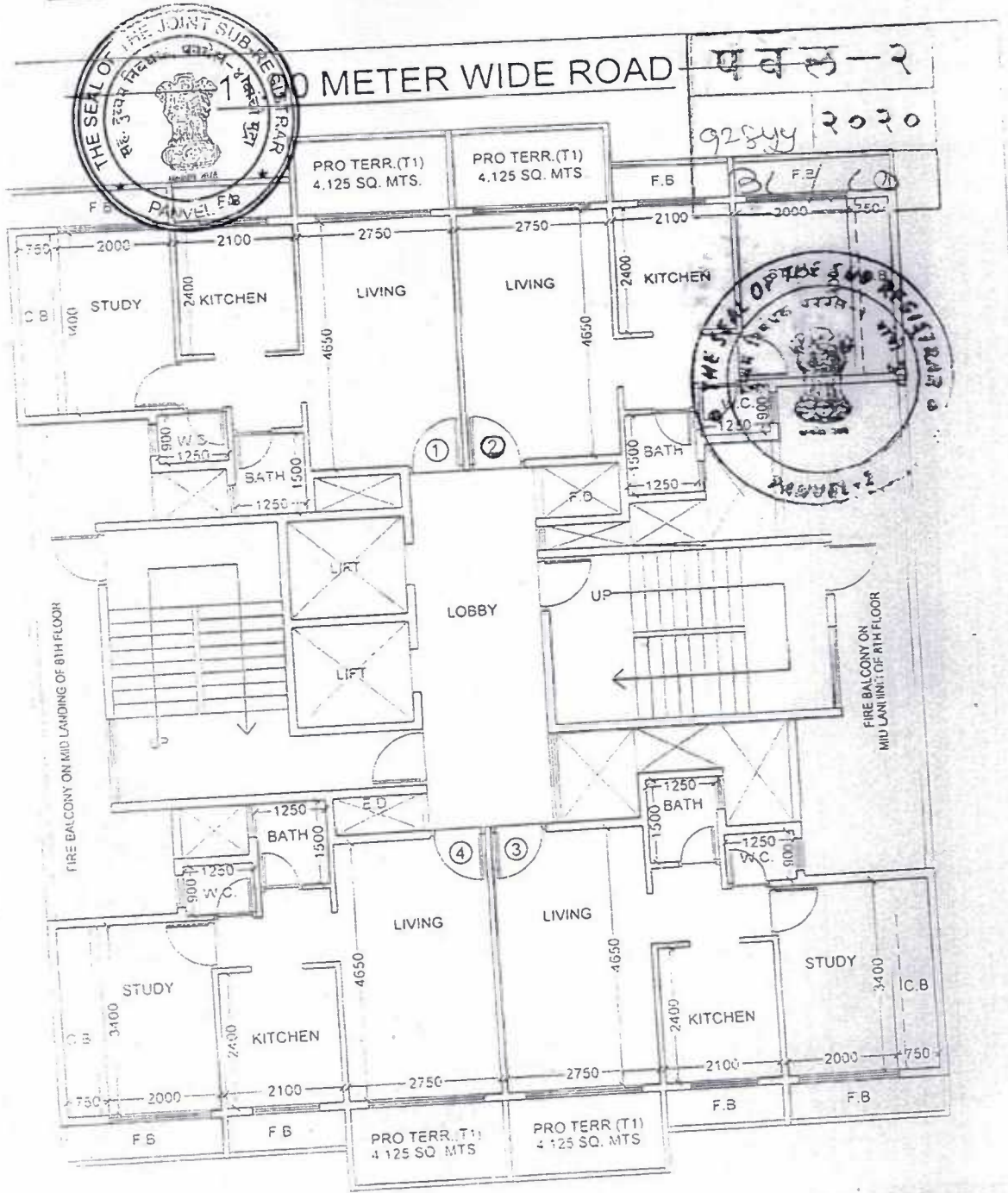
*Donor*

*Walter*

*Arati*  
*Arati*

*Arati*  
सह दुय्यम निबंधक वर्ग-२  
(पत्रवेल-२)

पवल - ४  
 ७८५० २०२३  
 २६/१०



*Handwritten signature*  
 W. H. H.

**stapi**  
 soyar talib architects

*Handwritten signature*  
 S. H.

प व ल - ४

७५० २०२३

२६/८०



रविकान्त रोहिदास सोनवणे  
Ravikant Rohidas Sonawane  
जन्म तारीख / DOB 26/08/1973  
पुल्लिंगी / MALE

5824 1136 5873



प व ल - २  
२६/०८/२०२०  
७५०/७०

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAVIKANT ROHIDAS SONAWANE

ROHIDAS SUKDEV SONAWANE

26/08/1973

Registration Account Number

AGLPS5792G



अजय कुमार पटेल  
Ajay Kumar Patel  
जन्म वर्ष / Year of Birth . 1962  
पुरुष / Male

2536 8832 5652



आधार - सामान्य माणसाचा अधिकार

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADLPP1312J



नाव / NAME  
AJAYKUMAR CHOTALAL PATEL

पिता चा नाव / FATHER'S NAME  
CHOTALAL GANPATHSINGH PATEL

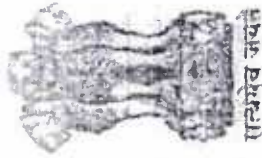
जन्म तिथि / DATE OF BIRTH  
16-03-1962

हस्ताक्षर / SIGNATURE

आयकर अधिका (कम्प्युटर केंद्र)

Commissioner of Income-tax, (Computer Operation)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
FHEPP5007C

प व ल - ४  
6640 २०२३  
२८/४०



नाम / Name  
REKHA ASHOK PATIL  
पिता का नाम / Father's Name  
ANANDA BANDU PATIL

*Rekha*

जन्म की तारीख /  
Date of Birth  
09/04/1990  
हस्ताक्षर / Signature  
*R. Patil*



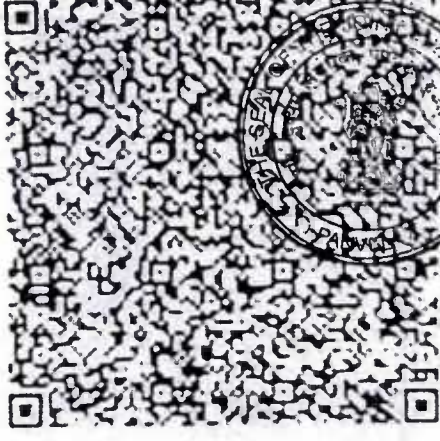
भारत सरकार

Government of India

Rekha Ashok Patil

DOB : 09/04/1990

Female



पवल - ४

७८५०/२०२३

२९/१०

2784 9039 0773

मेरा आधार, मेरी पहचान

*Rekha Patil*

प व ल - ४  
७८५० २०२३  
३०/००



SHOK PATHI  
MAUDRAJ... PATIL

GOVT. OF INDIA

~~30/00~~

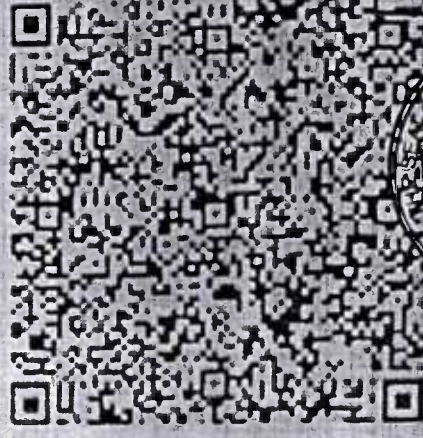




प व ल - ४

6490 2023

39/80



भारत सरकार

GOVERNMENT OF INDIA

रविंद्र भागुराम माली

Ravindra Bhaguram Mali

जन्म वर्ष / Year of Birth : 1979

पुरुष / Male

3310 2416 9403

आधार — सामान्य माणसाचा अधिकार





भारत सरकार

Government of India



पाटील सन्दिप दगडू

Patil Sandip Dagadū

जन्म तारीख / DOB : 10/01/1982

पुरुष / Male

प व त - ४
७५० २० Issue Date : 04/01/2013
३२/४०



6429 5627 4259

माझे आधार, माझी ओळख



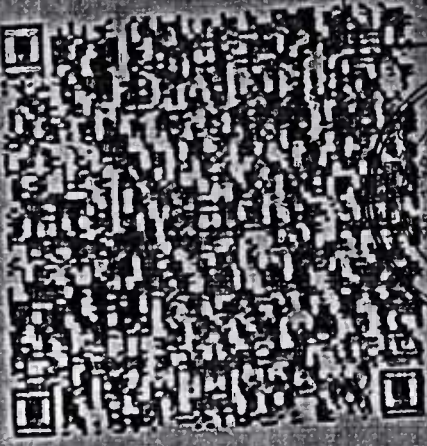
भारत सरकार  
GOVERNMENT OF INDIA



अशोक चंद्रप्पा पाटील  
Ashok Chandrappa Pabhi

जन्म वर्ष // Year of Birth : 1970  
पुरुष // Male

अस



2666 6943 5666

आधार — आम आदमी का अधिकार

33/80  
3023  
क



11-12265/3447

Date : 12 February, 2019

Unique Code : 20130302102284601

### OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [ Residential Bldg/Apart-  
ment ] [ 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 = 52  
Residential Units = 52No. , Any Other Units = 0No. Ground+No. Of Floors = G+  
10 ] , Unit No. NA , Sector - 5A at Karanjada(New) 12.5 % Scheme, Pimpri  
completed under the supervision of Soyuz Talib Architect has been inspected  
on 10 October, 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 Certificate  
of Commencement dated 01 October, 2013 and that the development is fit for use for the purpose  
mentioned in the Certificate of Commencement.

पत्तल - ४	
७८५०	२०२३
१४	४०



Yours faithfully  
*[Signature]*  
Name: *[Name]*  
Date: *[Date]*

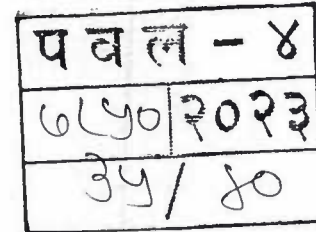
ASSISTANT REGISTRAR

मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )	
Valuation ID	202306098561
	09 June 2023, 05:51:15 PM
मूल्यांकनाचे वर्ष	2023
जिल्हा	रायगड
तालुक्याचे नांव	पनवेल
गांवाचे नांव	करंजाडे
प्रमुख मूल्य विभाग	27
उप मूल्य विभाग	27.1
क्षेत्राचे नांव	Influence Area
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	सर्वे नंबर / न भू क्रमांक
मूल्यदर	मोजमापनाचे एकक
69000/-	चौ मीटर
<b>बांधीव क्षेत्राची माहिती</b>	
मिळकतीचे क्षेत्र - 44 चौ मीटर	मिळकतीचा वापर - निवासी सदनिका
बांधकामाचे वर्गीकरण - 1-आर सी सी	मिळकतीचे वय - 0 TO 2वर्षे
उद्भवान सुविधा - आहे	मजला - 5th to 10th Floor
मिळकतीचा प्रकार - बांधीव	
मूल्यदर बांधकामाचा दर - Rs.69000/-	
Sale Type - First Sale	
Sale Resale of built up Property constructed after circular dt 02/01/2018	
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी ,
	= (69000 * (100 / 100) )
	= Rs.69000/-
मजला निहाय घट वाढ	= 1.05 of 69000 = Rs.72450/-
Rules Applicable	3.19, 18
A)	मुख्य मिळकतीचे मूल्य
	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 72450 * 44.27
	= Rs.3207361.5/-
D)	लगतची गच्ची/खुली बाल्कनीचे क्षेत्र
	4.13 चौ मीटर
	लगतची गच्ची/खुली बाल्कनीचे मूल्य
	= 4.13 * ( 72450 * 40/100 )
	= Rs.119687.4/-
Rule 14	
<b>एकत्रित अंतिम मूल्य</b>	
	= मुख्य मिळकतीचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - बदिस्त वाहन तळाचे मूल्य - लगतच्या गच्चीचे मूल्य खुली बाल्कनी वरील गच्चीचे मूल्य - इमारती भावतीच्या खुल्या जागेचे मूल्य - तळघराचे मूल्य - मंजूर झालेले मजला क्षेत्र मूल्य - बदिस्त बाल्कनी - स्वयंचालित वाहनतळ
	= A - B - C - D - E - F + G + H + I + J
	= 3207361.5 + 0 - 0 - 119687.4 + 0 + 0 + 0 = 0 + 0 + 0
	= Rs.3327049/-
	= २ तेहेतीस लाख सत्तावीस हजार एकोणपन्नास /-

Name

*(Signature)*

सह दुय्यम निबंधक, पनवेल-४



2  
6690 7093  
38/80



पत्रांक: 3680  
दस्तावेज क्रमांक: 7850/2023

दस्तावेज क्रमांक भाग-1

528/7850  
दिनांक: 09 जून 2023 7:06 म.न.

दस्तावेज क्रमांक: पत्रांक 7850/2023

बाजार मूल्य: रु. 33,27,049/-  
भावन्यता: रु. 36,00,000/-

भरतीचे मूल्यांकन: रु. 2,16,000/-

रु. वि. म. रु. वि. पत्रांक यांचे कायदाबाह्य

अ. क्र. 7850 अर वि. 09-06-2023

नोटी 7:03 म.न. बा. रोजर केला.

पत्रांक: 8425

भावन्यता दिनांक: 09/06/2023

सादरकरणासाठीचे नाव: रंजित अशोक पाटील --

नोटीची फी

दस्तावेजासाठीची फी

पुढाची सख्या: 40

रु. 30000.00

रु. 800.00

पत्रांक: 30800.00

Joint Sub Registrar Panel 4

Joint Sub Registrar Panel 4

दस्तावेज क्रमांक यांची सची

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दिनांक: 2 09 / 06 / 2023 07 : 05 : 02 PM ची वेळ: (फी)

दिनांक: 1 09 / 06 / 2023 07 : 03 : 43 PM ची वेळ: (सादरीकरण)

दस्तावेज क्रमांक: करारनामा  
मुद्रांक शुल्क: (दोन) कोट्यांहून अधिक किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा ॥  
विक्रम शांतिशिकारणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मातमतेच्या प्रत्यक्ष बाजार मूल्याचे विधारेण) निम, 1995  
अन्वय प्रकृतिगत शांतलेल्या बाबिक विकरणप्रकृतिगत दस्तावेजात प्रभाव क्षेत्रात.

पत्र - ४  
6640/2023  
34/80







दस्त गोपवारा भाग-2

पवल4 32180  
दस्त क्रमांक:7850/2023

09/06/2023 7 15:19 PM

दस्त क्रमांक :पवल4/7850/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रविकांत रोहिदास खोगवणे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर.सी.एफ. हॉम्पीटल, ए 1/2 शांतीनिकेतन डोंगरे पार्क को.ऑप.हौ.सो.लि., चेंबूर, मुंबई, महाराष्ट्र 400074, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन नंबर:AGLPS5792G	लिहून देणार वय :-50 स्वाक्षरी:-		
2	नाव:अजयकुमार छोटालाल पटेल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 502, पाचवा मजला, डायमंड गार्डन, न्यू संगीता को.ऑ.हौ.सो.लि., क्रॉस रोड, प्लॉट नं. 405, चेंबूर, मुंबई 400071, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन नंबर:ADLPP1312J	लिहून देणार वय :-61 स्वाक्षरी:-		
3	नाव:रेखा अशोक पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वालूर, पो. वरूल, मलकापूर, कोल्हापूर, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, KOLHAPUR. पिन नंबर:FHEPP5007C	लिहून घेणार वय :-33 स्वाक्षरी:-		
4	नाव:अशोक चंद्राप्पा पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वालूर, पो. वरूल, मलकापूर, कोल्हापूर, महाराष्ट्र 415101, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, KOLHAPUR. पिन नंबर:AMRPP8826E	लिहून घेणार वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:09 / 06 / 2023 07 : 11 : 28 PM

ओळख:-

ध्यानीन इभम अमे निवृत्तीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मंदिप दगडू पाटील - - वय:41 पत्ता:कोळगाव, शाहूवाडी, कोल्हापूर, कोळगाव, महाराष्ट्र 416215 पिन कोड:416215	स्वाक्षरी		
2	नाव:रविंद्र भागुराम माळी - - वय:44 पत्ता:करंजाडे, ता. पनवेल, जि. रायगड, पिन कोड:410206	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:09 / 06 / 2023 07 : 12 : 24 PM

Joint Sub Registrar Panvel 4



## Payment Details.

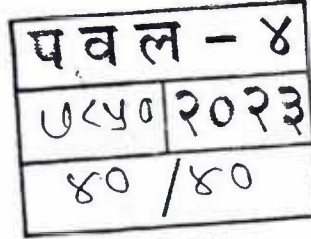
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS REKHA ASHOK PATIL and MR ASHOK CHANDRAPPA PATIL	eChallan	69103332023060720652	MH003245048202324E	216000.00	SD	0001785749202324	09/06/2023
2		DHC		0806202322040	800	RF	0806202322040D	09/06/2023
3	MRS REKHA ASHOK PATIL and MR ASHOK CHANDRAPPA PATIL	eChallan		MH003245048202324E	30000	RF	0001785749202324	09/06/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

7850 /2023

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

पुस्तक क्र ९

दस्त क्र ०८५० वर नोंदला.

सह दुय्यम निबंधक वर्ग ३, पनवेल क्र. ४  
दि. ०९ माहे ०६ सन २०२३

प्रमाणित करपोत घेते की, या  
दस्तामध्ये ४० पृष्ठे आहेत.

सह दुय्यम निबंधक वर्ग २,  
पनवेल-४

