

201

201
II SHREE II

Y. S. LEGAL
B.Com. LL.B



ADVOCATE HIGH COURT (MUMBAI)



Purchaser Name : Kedar Jadhav

Seller Name : _____

Property Details : Flat No 201

ALL TYPES OF

Stamp Duty & Registration Work & Adjudication
CIDCO Transfer Society Registration & Conveyance

Cont.: 8898121971

adv.yogeshbashte@gmail.com

Flat No.7, Ground Floor, Jaynarayan CHS Ltd.,
Near Gavdevi Mandir, Old Panvel - 410 206



Receipt (pavti)

353/12529

Tuesday, July 18, 2023

7:30 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14422 दिनांक: 18/07/2023

गावाचे नाव: वहाळ
दम्तऐवजाचा अनुक्रमांक: पवेल2-12529-2023
दम्तऐवजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: कैदार भाऊ जाधव - -

नोंदणी फी
दम्त हाताळणी फी
पृथांची संख्या: 60

₹. 30000.00
₹. 1200.00

एकूण:

₹. 31200.00

आपणाम मूळ दम्त, थंवेनेल पिंट, मूची-२ अंदाजे
7:50 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 1352862 /-
मोवदला ₹. 3000000/-
भरलेले मुद्रांक शुल्क: ₹. 180000/-

Joint Sr Panvel 2

सह दुय्यम निबंधक वर्ग-३
(पनवेल -२)

- 1) देयकाचा प्रकार: DHC रकम: ₹. 1200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1807202308980 दिनांक: 18/07/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005368882202324E दिनांक: 18/07/2023
बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला

लिपीक

दुय्यम निबंधक, पनवेल-२

मुळ दस्तऐवज परत मिळाला

Kedre
कैदारकी सती

201

7/18/2023

Index-II



18/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्न क्रमांक : 12529/2023

नोंदणी :

Regn:63m

गावाचे नाव : वहाळ

(1) विलेखान्ना प्रकार	करारनामा
(2) मोवदला	3000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	1352862
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: मदतिका क्र. 201,दुसरा मजला,गॅलेक्सी फाय,प्लॉट नं 498,मेक्टर 25ए,मौजे पुष्पक वहाळ,ता. पनवेल,जि. रायगड क्षेत्र 16.830 चौ.मी. कारपेट,बाल्कनी क्षेत्र 2.170 चौ.मी. व मज्जा क्षेत्र 3.180 चौ.मी. ((Plot Number : 498 ; SECTOR NUMBER : 25ए ;))
(5) क्षेत्रफळ	1) 16.830 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 अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.एस एस ग्रुप तर्फे प्रो प्रा श्री. अब्दुल वाहीद मोह. वामीक शेख - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 2, हाऊस नं 940, शिवकृपा विल्डींग, सेक्टर 11, वाशी, नवी मुंबई, 400703. ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 फॅन नं:-BVIPS5345G 2): नाव:-बबन लक्ष्मण सुळे - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, म्युनिसिपल कामगार वसाहत, न्यू गौतम नगर पार्ट-3, गोंवडी शिवाजी नगर मुंबई 400043, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400043 फॅन नं:-ANFPM0353G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-केदार भाऊ जाधव - - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रुम नं 1664, एम.आय.डी.सी. रोड, बागडे कंपनी जवळ, इंदिरानगर, तुर्भे, नवी मुंबई 400703, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 फॅन नं:-BHZPJ7915E
(9) दस्तऐवज करून दिल्याचा दिनांक	18/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	12529/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) थंग	

मुल्यांकनासाठी विचारान घेवलेला 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.

सह दुय्यम निबंधक वर्ग-२

(संकेत -२)



201

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

गुल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)		18 July 2023,06:03:25 PM	
Valuation ID	202307186259	पवल2	
मूल्यांकनाचे वर्ष	2023		
जिल्हा	रायगड		
तालुक्याचे नांव	पनवेल		
गावाचे नांव	वहाळ		
क्षेत्राचे नांव	Rural	सर्व्हे नंबर/न. भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
4750	56700		
औद्योगिक	मोजमापनाचे एकक		चौ मीटर
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र	23.86चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उदववाहन सुविधा -	आहे	मजला -	1st To 4th Floor
			मिळकतीचा प्रकार - बांधीव
			मूल्यदर/बांधकामाचा दर - Rs 4750/-
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 - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)	
		= ((56700-4750) * (100 / 100)) + 4750)	
		= Rs.56700/-	
मजला मिहाय घट/वाढ		= 100% of 56700 = Rs.56700/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 56700 * 23.86	
		= Rs.1352862/-	
Applicable Rules :	3,18,19		
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + भेईनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ	
		= A + B + C + D + E + F + G + H + I + J	
		= 1352862 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
		=Rs.1352862/-	
		= R तेरा लाख बावन्न हजार आठ शे बासष्ठ /-	

Home

Print

सह दुय्यम निबंधक; वर्ग-१
(पनवेल -२)

पवल - २
१२५२९ २०२३
१ / ९०





CHALLAN
MTR Form Number-6



GRN	MH005368882202324E	BARCODE	[Barcode]		Date	18/07/2023-15:38:25	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	BHZPJ7915E			
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			Full Name	KEDAR BHAI JADHAV			
Location	RAIGAD							
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 201 2ND FLOOR GALAXY-V			
Account Head Details	Amount In Rs.	Premises/Building						
0030046401 Stamp Duty	180000.00	Road/Street	PLOT NO 49B SECTOR 25A PUSHKAR VAHAL					
0030063301 Registration Fee	30000.00	Area/Locality	TAL PANVEL DIST RAIGAD					
		Town/City/District						
		PIN	3 4 1 0 2 0 6					
		Remarks (If Any)	SecondPartyName=S S GROUP-					
		Amount In	Two Lakh Ten Thousand Rupees Only					
Total	2,10,000.00	Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332023071817356	2818870292			
Cheque/DD No.		Bank Date	RBI Date	18/07/2023-15:39:56	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 0000000000

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 दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

[Handwritten Signature]

[Handwritten Signature]



201

प व त - २
१२५२२०२३
२ / २०

AGREEMENT TO SALE

This AGREEMENT made and entered into at Navi
18th day of July 2023

BETWEEN



M/S. S. S. GROUP THROUGH ITS PROPRIETOR 1] SHRI. ABDUL WAHID MOHD. WAMIK SHAIKH, Residing at Shop No. 02, House-No. 940, Shivkripa Building, Sector No. 11, Vashi, Navi Mumbai 400703 and 2] SHRI. BABAN LAXMAN MULE, Residing at 412, Municipal Kamgar Vasahat, New Gautam Nagar, Part-3, Govandi, Shivaji nagar, Mumbai 400043 hereinafter called as "The Developer" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/their heirs, executors, administrators and assigns) of the **ONE PART.**

AND

MR. KEDAR BHAU JADHAV, Age 26 years, PAN NO. BHZPJ7915E /ADHAAR NO. 5749 4808 1801, Indian Inhabitant, Both Residing at Room No. 1664, MIDC Road, Near Bagade Company, Indira Nagar, Turbhe, Navi Mumbai 400703 hereinafter called "The Purchasers" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS the City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as "**THE CORPORATION**") having its office at Nirmal Bhavan, 2nd floor, Nariman Point, Mumbai - 400021, is the New Town Development Authority, under the provision of subsection (3-a) of Section-113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) hereinafter referred to as the said Act.

पत्र
9243213023
90/1/CO

AND WHEREAS the State Government in pursuant to Section 113 (1) of the said Act acquired the land described therein and vesting such lands in the same Corporation for development and of such place of land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessees.



AND WHEREAS the Corporation, as a part of the development of Navi Mumbai, has decided to establish an International Airport namely Navi Mumbai International Airport with the approval of the State and Central Government (hereinafter referred to as "the Project" which includes development of land for the purposes allied thereto).

AND WHEREAS except for land(s) already in possession of the Corporation, the remaining private land(s) required for the Project were notified for acquisition before 01/01/2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as the "LA Act, 1894") by the State Government.

AND WHEREAS the right to fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the LARR ACT, 2013) came into force w.e.f. 01/01/2014 replacing the LA Act 1894. Although the land for the project was notified under the LA Act 1894, awards under section 11 of the LA Act, 1984 have not been declared for certain lands as on 01/01/2014. Therefore, as per the LARR Act, 2013, the determination of compensation for such land shall be in conformity with the LARR Act 2013.

AND WHEREAS Pursuant to Section 108(1) and 108(2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR-274/UD-10, dated 1st March 2014 (hereinafter referred to as "the G.R. dated 01/03/2014) has, in lieu of monetary compensation, provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be acquired for the project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.

[Handwritten signatures and marks]

पत्र
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90/1/CO

AND WHEREAS there are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10, dtd. 28th May 2014 (hereinafter referred to as "the G.R. dated 28/05/2014) has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special In accordance with the Govt. Resolution Revenue and Forest Dept. RPA-2014/CR-52/R-3 dated 25th June 2014 (hereinafter referred to as the G.R. dated 25/06/2014), the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G. R. dated 25/06/2014, the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 01/03/2014, G.R. dated 28/05/2014 and as per circular issued by the Corporation bearing No. CIDCO/Vya.Sa./Aa.Vi.Ta./2014 dated 19/09/2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad, or as per the award declared by the Deputy Collector (Land Acquisition), as the case may be.



AND WHEREAS the Licensee is having un-authorized structure on the land possessed by the Corporation at Village Targhar, Tal. Panvel, Dist. Raigad, which is required to be shifted due to development of the project. The Collector Raigad vide his order No. NIL, dated 14/02/2018 determined eligible the Licensee for grant of a plot of 220 Sq. Mtr. for resettlement and other benefit as per Govt. Resolution dated 28th May, 2014 hereinabove mentioned relevant details of the structure of the Licensee mentioned in the order of the Collector Raigad, eligibility determined etc. is re-produced as under.

Relevant details of the Structure(s)

Order No.	Name of the structure owner	Building No. as per survey	Structure No. as per survey	Use of structure	Area admissible for determining eligibility	Area of the plot to be allotted jointly
TAR-ICOG D-208	NITIN SHANKAR MOHITE	208	TG-282, 283	Residential	70.74	220

[Handwritten signatures and marks]

92/28099	Raigad
2017/1960	Letter No.
92	This Agreement

As per instructions of the State Government vide G.R. dated 28/05/2014, Raigad Corporation has allotted to the Licensee, vide its allotment letter No. 2017/1960 dtd. 14/02/2018 and which shall form a part of this Agreement, a piece and parcel of land which is written hereinafter and more particularly delineated on the plan (hereinafter referred to as the **PLAN BAND**) for the purpose of constructing a building or buildings under the conditions hereinafter contained.

Place/Block	Plot No.	Sector No.	Area in Sq. Mtr.	Admissible FSI
PUSHPAK VAHAL	498	25A	220	1.5

The Licensee has before the execution of Agreement to Lease paid to the Corporation on 03/01/2018 a sum of Rs. 60/- being "Lease Rent" for the period of 60 (sixty) years at the rate of the Rs. 1/- per annum as per the letters from the Urban Development Dept. bearing Dept. No. CID-1812/CR-274/UD-10, dated 18th August 2014 and No. CID-1812/CR-274/UD-10 dtd. 6th October 2015.

AND WHEREAS the Corporation has allotted to SHRI. NITIN SHANKAR MOHITE (THE OWNER/LICENSEE) a plot admeasuring about 340 Sq. Mtr. bearing Plot No. 498, Sector - 25A, at Pushpak Vahal, Tal. Panvel, Dist. Raigad through its Allotment Letter No. 2017/1960 dated 14/02/2018.

AND WHEREAS thereafter the Corporation has leased a plot admeasuring about Plot No. 498, Sector - 25A, at Pushpak Vahal, Tal. Panvel, Dist. Raigad to SHRI. NITIN SHANKAR MOHITE (THE OWNER/LICENSEE) (vide Agreement to Lease dated 29/05/2018 for a period of 60 years computed from the date of Agreement to Lease for the purpose of residential use and has handed over the physical possession of the said plot to the Licensee. The said Agreement to Lease dated 29/05/2018 is duly registered with Sub - Registrar Panvel-3 on 29/05/2018 vide Registration Document Sr. No. PVL3-5714-2018.

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AND WHEREAS the Licensee has submitted their plans for the construction of a residential building on the said plot and subsequently the CORPORATION has issued Commencement Certificate on 04/06/2019 vide their letter bearing Ref. No. CPO/CM&K/2019/4792 for commencing construction on the said plot as per the plans and specifications approved by the Local Authorities.

AND WHEREAS The Original Licensee has transferred the Plot No. 498, Sector - 25A, at Pushpak Vahal, Tal. Panvel, Dist. Raigad to the Developer M/S. S. S. GROUP THROUGH ITS PROPRIETOR, SHRI. ABDUL WAHID MOHD. WAMIK SHAIKH and LAXMAN MULE vide TRIPARTITE AGREEMENT under Document No. PVL4-14207-2021 dated 23/12/2021.

AND WHEREAS the Developer alone has the sole and exclusive right to sell the Shops in the building being constructed by The Owner/Developer on the said plot and to enter into agreements with the Purchaser of the said Flat etc. and to receive the Sale Price in respect thereof.

AND WHEREAS the Developer has got verified the title of the said Land/Plot from Shri. Yogesh Bashte an Advocate annexed hereto is a copy of the Title Certificate as Annexure "A"

AND WHEREAS the Developer has now commenced construction of the Complex /Building on the said Plot in accordance with sanctioned plans and the Developer are desirous of selling Flats in the said proposed Complex/Building. The building being constructed on the said plot shall be known as "GALAXY-V".

AND WHEREAS the Developer has registered the project under the provisions of The Real Estate (Regulation And Development) Act with the Real Estate Regulatory Authority at Mumbai, Registration No. P520000022692; authenticated copy is attached.

AND WHEREAS the Purchaser demanded from the Developer and the Developer has given inspection to the Purchaser of all the documents of title relating to the said plot, and the plan, designs and specifications

prepared by the "ARCHITECTS" and such other documents as are referred to under the Maharashtra Ownership Flat Act 1963 (hereinafter referred to as "THE SAID ACT") and the rules made there under. The Purchaser has read and inspected the Title of the Developer to the said land/prior and declares that they shall not be entitled to raise any objection or requisition to the same or any matter relating to title or otherwise whatsoever.

AND WHEREAS the Developer is the lawful owner of the Flat No. 201, Second Floor, measuring about 16.830 Sq.Mtr. Carpet area plus usable enclosed balcony 2.170 Sq. Mtr. and Non Accessible Chajja 3.180 Sq. Mtr. area in the building known as "GALAXY-V" being constructed on Plot No.498 at Sector - 25A, Pushpak Vahal, Tal. Panvel, Dist. Raigad.

AND WHEREAS the Developer had sold Flat No. 201, Second Floor, measuring about 16.830 Sq.Mtr. Carpet area plus usable enclosed balcony 2.170 Sq. Mtr. and Non Accessible Chajja 3.180 Sq. Mtr. area in the building known as "GALAXY-V" being constructed on Plot No.498 at Sector - 25A, Pushpak Vahal, Tal. Panvel, Dist. Raigad to [1] MR. ABDUL RAZAK HASAN KHAN AND [2] MRS. NASREEN ABDUL RAZAK KHAN vide AGREEMENT FOR SALE by Document No. PVL2-1819/2022 dated 04/02/2022 registered before the Sub-Registrar Panvel-2. Due to financial problem, [1] MR. ABDUL RAZAK HASAN KHAN AND [2] MRS. NASREEN ABDUL RAZAK KHAN has not paid consideration amount to the Developer. Therefore the said AGREEMENT FOR SALE by Document No. PVL2-1819/2022 has been cancelled vide DEED OF CANCELLATION by Document No. PVL2-12221-2023 dated 12/07/2023. Hence the Developer is the present owner of the said flat.

AND WHEREAS the Purchaser have agreed for purchasing the said Flat No. 201, Second Floor, measuring about 16.830 Sq.Mtr. Carpet area plus usable enclosed balcony 2.170 Sq. Mtr. and Non Accessible Chajja 3.180 Sq. Mtr. area in the building known as "GALAXY-V" being constructed on Plot No. 498 at Sector - 25A, Pushpak Vahal, Tal. Panvel, Dist. Raigad (Hereinafter referred to as the "Said Premises") for a total consideration of Rs. 30,00,000/- (Rs. THIRTY LAKH Only).

AND WHEREAS under section 13 of the said Act the Developer is required to execute a written Agreement for Sale of said Flat with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act 1908.

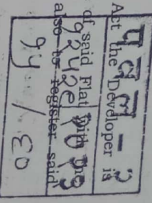
AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Developer and the Purchaser hereby agrees to sell and the Purchaser hereby agrees to purchase the Flat and covered parking.

AND WHEREAS the parties relying the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to inter into this Agreement on the terms and conditions appearing hereinafter.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Developer shall construct the said building/s consisting of Ground plus upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Developer shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the Flat of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

2. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser Flat No. 201, Second Floor, measuring about 16.830 Sq.Mtr. Carpet area plus usable enclosed balcony 2.170 Sq. Mtr. and Non Accessible Chajja 3.180 Sq. Mtr. area in the building known as "GALAXY-V" being constructed on Plot No. 498 at Sector - 25A, Pushpak Vahal, Tal. Panvel, Dist. Raigad (hereinafter referred to as "the Flat") as shown in the Floor plan.



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Rs. 10,00,000/-	Rs. THIRTY LAKH ONLY
Amount of Rs. 5,00,000/-	(Rupees FIVE LAKH ONLY)
9252003	Check No. 25,00,000/- (Rupees TWENTY FIVE LAKH ONLY)
9	Clearing loan from bank and/or any financial institution.



3. The total aggregate consideration amount for the Flat is Rs. 10,00,000/- (Rupees THIRTY LAKH ONLY) and the Part consideration amount of Rs. 5,00,000/- (Rupees FIVE LAKH ONLY) has been paid by Cheque No. 25,00,000/- (Rupees TWENTY FIVE LAKH ONLY) by amount of Rs. 25,00,000/- (Rupees TWENTY FIVE LAKH ONLY) by clearing loan from bank and/or any financial institution.

The Part Price above excludes Taxes (consisting of tax paid or payable by way of Value Added Tax Service Tax, and Cess or other similar taxes which may be levied, in connection with the construction of a building carrying out the Project payable by the Developer) up to the date of handing over the possession of the Flat including GST as applicable.

4. The Purchaser shall pay and bear all the following Charges, Deposits and Expenses to the Developer as and when demanded:

- Legal and document charges at the time of execution of this Agreement.
- Charges for valuation report, if required.
- Water resource development charges and Development charges of CIDCO.
- Co-operative Society/ Condominium of Apartments /limited Company formation/ registration charges.
- Water and Drainage connection deposit and meter charges or any other charges imposed by the CIDCO/CIDCO or other Government authority.
- Electricity connection, meter deposit, MSRB service charges, cable charges and transformer.
- Property Tax from the date of Possession of said Flat.
- Service Tax, VAT Tax, LBT OR Cess, GST or any other taxes or charges levied by the state or Government authorities.
- CIDCO Transfer Charges.
- Any other charges, taxes and expenses levied by the Government authorities.

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9252003	Check No. 25,00,000/- (Rupees TWENTY FIVE LAKH ONLY)
9	Clearing loan from bank and/or any financial institution.



5. The Total Price is escalation-free, save escalations/increases, due to increase on account of development charges payable to the competent authority and increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Developer undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, levies imposed by the competent authorities etc., shall enclose the said notification order rule/regulation, published in the official gazette, issued in that behalf to that effect along with the demand being issued to the Purchaser, which shall only be applicable on subsequent payments.

6. The Developer shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the charges if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area within the defined limit then Developer shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Developer shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed of this Agreement.

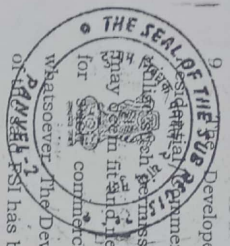
7. The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

8. Time is essence for the Developer as well as the Purchaser. The Developer shall abide by the time schedule for completing the project and handing over the Flat to the Purchaser and the common areas to the

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association of the Purchaser after receiving the occupancy certificate or certificate of completion or both, as the case may be. Similarly, the Purchaser shall make timely payments of the installment and other dues under this Agreement subject to the simultaneous completion of construction by the Developer as provided in "Payment Plan".



9. The Developer has obtained the sanction from CIDCO for the use of the said plot for commercial use. The Developer has reserved their right to use the said plot for any other purpose for which it may be fit and necessary. The Purchaser shall not be entitled to object for any commercial utilization by the Developer in any manner whatsoever. The Developer has represented to the Purchaser that no part of the said plot has been used/ utilized or will be utilized by the Developer elsewhere for any purpose whatsoever save/except global FSI of the reserved plots or set back area of the said plot. In case while developing the said plot, if the Developer has utilized FSI of any other Plot by way of floating F.S.I. then the Developer shall disclose the particulars of such FSI to the said Co-op Society in which the Purchaser shall be admitted as the member thereof.

10. If the Developer fails to abide by the time schedule for completing the project and handing over the Flat to the Purchaser, the Developer agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser for every month of delay till the handing over of the possession. The Purchaser agrees to pay to the Developer interest as specified in the Rule on all the delayed payment which become due and payable by the Purchaser to the Developer under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Developer.

11. Without prejudice to the right of Developer to charge interest, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Developer under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Developer shall at his own option may terminate this Agreement:

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Provided that, Developer shall give notice of fifteen days in writing to the Purchaser by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which the Developer terminates the Agreement. If the /Purchaser fails to rectify the breach or breaches mentioned by the Developer within the period of notice then at the end of such notice period, the Developer shall be entitled to terminate this Agreement.



Provided further that, upon termination of this Agreement, the Developer shall refund to the Purchaser (subject to recovery of any agreed liquidated damages or any other amount which may be payable to Developer) within a period of thirty days of the termination, the installments of sale consideration of the Flat which may till then have been paid by the Purchaser to the Developer.

12. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand or price range (if unbranded) to be provided by the Developer in the said building and the Flat as are annexed hereto.

13. The Developer will hand over vacant possession of the Flat to the Purchaser on or before 21/12/2023. If the Developer fails or neglects to give possession of the Flat to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Developer shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat with interest at the same rate as may mentioned in herein above from the date the Developer received the sum till the date the amounts and interest thereon is repaid.

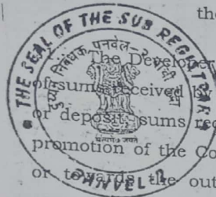
Provided that, the Developer shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of -

- (i) War, civil commotion or act of God;
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court

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Purchaser shall permit the Developer and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.



The Developer shall maintain a separate account in respect of sums received by the Developer from the Purchaser as advance or deposits received on account of the share capital for the promotion of the Co-operative Society or association or Company or to pay the out goings legal charges and shall utilize the amounts only for the purposes for which they have been received.

22. After the Developer executes this Agreement he shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such [Flat].

23. This Agreement may only be amended through written consent of the Parties.

24. That all notices to be served on the Purchaser and the Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Developer by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

MR. KEDAR BHAI JADHAV,
Residing at Room No. 1664, MIDC Road, Near Bagade Company, Indira Nagar, Turbhe, Navi Mumbai 400703

25. That in case there are Joint Purchaser all communications shall be sent by the Developer to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchaser.

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26. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser.

27. Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Mumbai Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

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28. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Parties shall have the jurisdiction for this Agreement.



FIRST SCHEDULE

THE DESCRIPTION OF THE PROPERTY

All the peace and parcel of land known as Plot No. 498, Sector - 25A, at Pushpak Vahal, Tal. Panvel, Dist. Raigad, containing by admeasuring about 220 Sq. Mtrs. or thereabout and bounded as follows.

- On or towards the North by :
- On or towards the South by :
- On or towards the East by :
- On or towards the West by :

SECOND SCHEDULE

Flat No. 201, Second Floor, admeasuring about 16.830 Sq.Mtr. Carpet area plus usable enclosed balcony 2.170 Sq. Mtr. and Non Accessible Chajja 3.180 Sq. Mtr. area in the building known as "GALAXY-V" being constructed on Plot No.498 at Sector - 25A, Pushpak Vahal, Tal. Panvel, Dist. Raigad

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

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SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED "DEVELOPER"

M/S. S. S. GROUP THROUGH ITS PROPRIETOR 1] SHRI. ABDUL WAHID MOHD. WAMIK SHAIKH



2] SHRI. BABAN LAXMAN MULE IN THE PRESENCE OF.....

1. MR.

[Signature]

2. MR.

[Signature]

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED "PURCHASER"

MR. KEDAR BHAY JADHAV IN THE PRESENCE OF.....

1. MR.

[Signature]

2. MR.

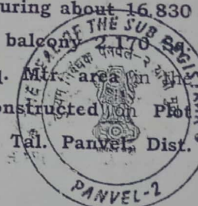
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:: RECEIPT ::

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Received from the PURCHASER a sum of Rs.5,00,000/- (Rs. FIVE LAKH Only) by following details as a Part Payment against the sale of Flat No. 201, Second Floor, admeasuring about 16.830 Sq.Mtr. Carpet area plus usable enclosed balcony Mtr. and Non Accessible Chajja 3.180 Sq. Mtr. area in a building known as "GALAXY-V" being constructed on Plot No.498 at Sector - 25A, Pushpak Vahal, Tal. Panvel, Dist. Raigad.



Cheque No.	Date	Name of the Bank	Amount (Rs.)
RTGS	18/07/2023	UTR No. PUNBR52023071817017351	5,00,000/-
Rupees Five Lakh Only			5,00,000/-

WE SAY RECEIVED. Rs. 5,00,000/-

M/S. S. S. GROUP THROUGH ITS PROPRIETOR 1] SHRI. ABDUL WAHID MOHD. WAMIK SHAIKH and 2] SHRI. BABAN LAXMAN MULE, THE DEVELOPER

IN THE PRESENCE OF.....

1. MR.

[Signature]

2. MR.

[Signature]

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12/2023

Reference No. : CIDCO/BP-16595/TPO(NM & K)/2019/4792

Date : 4/6/2019

To,
SHRI.NITIN SHANKAR MOHITE
HOUSE NO.121,AT-TARGHA...

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

ASSESSMENT ORDER NO. 2019/4637

Sub : Payment of **New** development charges for **Residential + Mercantile + Business (Commercial)** Building on Plot No. 498, Sector 25A at **Pushpak(New)**, Navi Mumbai.

Ref : 1. Architects application for development permission dtd 8/3/2019

Your Proposal No. .CIDCO/BP-16595/TPO(NM & K)/2019 dated 22 April, 2019

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)
33

1) Name of Assessee : SHRI.NITIN SHANKAR MOHITE

2) Location : Plot No. 498, Sector 25A at **Pushpak(New)** Navi Mumbai.

3) Plot Use : Residential + Mercantile / Business (Commercial)

4) Plot Area : 219.9

5) Permissible FSI : 1.5

6) Rates as per ASR : 13600

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dated 22 April, 2019
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Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resi: 329.85 * 8	2639
Total Assessed Charges				2639

7) Date of Assessment : 04 June, 2019

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/0916	04/18/2019	2639	00797/TPO/Account/7609/2019	22/4/2019	Demand Draft
2	CIDCO/BP/2019/1143	05/15/2019	100	00953/TPO/Account/7609/2019	22/5/2019	Demand Draft

Unique Code No. **2019 04 021 02 1783 01** is for this **New** Development Permission for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **498**, Sector **25A** at **Pushpak(New)**, Navi Mumbai.

Reference No. : CIDCO/BP-16595/TPO(NM & K)/2019/4792

Date : 4/6/2019

To,
SHRI.NITIN SHANKAR MOHITE
HOUSE NO.121,AT-TARGHA...

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

ASSESSMENT ORDER NO. 2019/4637

Unique Code No.	2	0	1	9	0	4	0	2	1	0	2	1	7	8	3	0	1
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Sub : Payment of Construction & Other Workers Welfare Cess, charges for Residential +
Mercantile / Business (Commercial) Building on Plot No. 498, Sector 25A at
Pushpak(New), Navi Mumbai.

Ref : 1) Your Proposal No. CIDCO/BP-16595/TPO(NM & K)/2019 dated 22/04/2019

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

- 1) Name of Assessee : SHRI.NITIN SHANKAR MOHITE
- 2) Location : Plot No. 498, Sector 25A at Pushpak(New), Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 219.9
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 591.99 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 19360
- B) AMOUNT OF CESS : Rs. 114609.26



7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20190402102178301	15/5/2019	114609	20190402102178301	3/6/2019	Net Banking

Reference No. : CIDCO/BP-16595/TPO(NM & K)/2019/4792

Date : 4/6/2019



COMMENCEMENT CERTIFICATE

Name : PATIL MITHILESH JANARDHAN
Associate Planner
Organization : CIDCO

To,
SHRI.NITIN SHANKAR MOHITE
HOUSE NO.121,AT-TARGHAR,POST-ULWA,
TAL-PANVEL,DIST-RAIGAD
PIN - 410206

Sub : Development Permission for Residential [Resi+Comm] + Mercantile / Business [Resi+Comm] Building on Plot No. 498 , Sector 25A at Pushpak(New) , Navi Mumbai

Ref : Architects application for development permission dtd 8/3/2019

Dear Sir / Madam,



Reference No. : CIDCO/BP-16595/TPO(NM & K)/2019/4792

Date : 4/6/2019

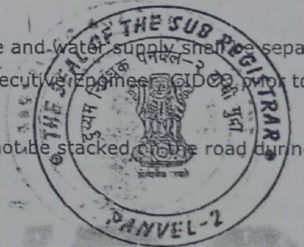
Please refer to your application for Development Permission for Residential [Resi+Comm] + Mercantile / Business [Resi+Comm] Building on Plot No. 498, Sector 25A at Pushpak(New) , Navi Mumbai.

The Development Permission is hereby granted to construct Residential [Resi+Comm] + Mercantile / Business [Resi+Comm] Building on the plot mentioned above.

The Commencement Certificate as required under section 5 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt , the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO, prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.



- 2(a) Give a notice to the Corporation for completion of development work upto 10th level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building contraventions and conditions of this certificate.

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3. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act, 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

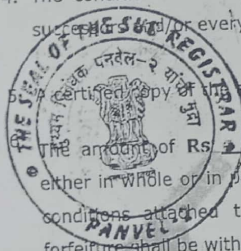
4. The conditions of this certificate shall be binding not only on the applicant but also on the successors and every person deriving title through or under him.

5. Certified copy of the approved plan shall be exhibited on site.

The amount of Rs. _____/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

7. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".

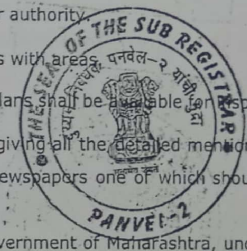
8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.



9 As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C-87, UD-11/RDF Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction is obtained by the Owners/Developer, he shall install a Display Board on the conspicuous place on site indicating following details :-
- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above shall be published in two widely circulated newspapers one of which should be in regional language.

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11. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces/amenities spaces of Housing Society/ and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

SCHEDULE

Name : PATEL MITHULESH
 JANARDHAN
 Designation : Associate
 Planner
 Organization : CIDCO

RAIN WATER HARVESTING

Rain Water Harvesting in a building includes storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water from the terrace and the paved surface.

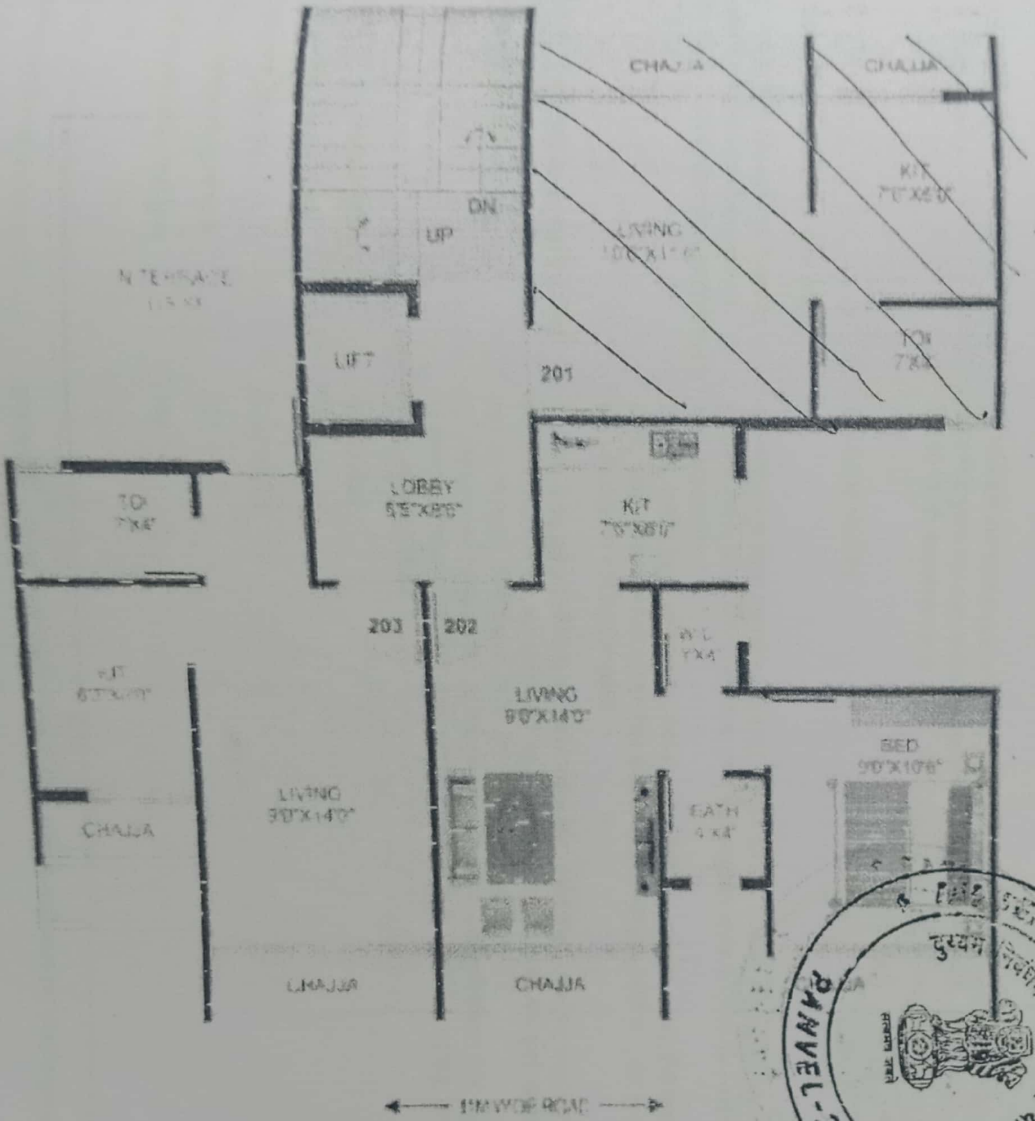
- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. In-depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt and refilled with stone aggregate and sand. The filter of rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pit or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 1.5 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6 mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.



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Second Floor Plan



पत्र नं - २
१३५२२०२३
१२/१०

2/2023

12/07/2023



सूची क्र. 2

Index-II

पत्रिका क्र. 122/2023	पत्रिका क्र. 122/2023
Regn:63m	Regn:63m
सुरे 2023	सुरे 2023
49/100	49/100

गावाचे नाव : वहाळ

- (1) दिवजाचा प्रकार रद्दनेच 0
- (2) मोवदला 0
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आजारणी देणे की पट्टेदार नै नमुद करावे) 1
- (4) मृगापन(पोटिहिसा व शरक्रमांक(असल्यास))
- (5) क्षेत्रफळ 1) 16.830 चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दत्तपत्रक करून देणा-य/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश प्रविष्टाचिने नाव व पना.
- (8) रमोवच करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश शम्याम प्रविष्टाचिने नाव व पना
- (9) रमोवच करून दिल्याचा दिनांक
- (10) रस नोंदणी केल्याचा दिनांक
- (11) शत्रुक्रमांक, खंड व पृष्ठ
- (12) राजारभावाप्रमाणे मुद्रांक शुल्क
- (13) राजारभावाप्रमाणे नोंदणी शुल्क
- (14) शत्र



1) पालिकेचे नाव: रायाड इतर वर्णन :- इतर माहिती: सविकका 25ए. मीजे पुष्पक वहाळ. पनवेत. लि. रायाड क्षेत्र 16.830 चौ.मी. करारनामा क्रमा. पवला 2 18/9/2022 दि. 04/02/2022 सविकका क्रमांक (2.180 चौ.मी. करारनामा क्रमा. पवला 2 18/9/2022 दि. 04/02/2022 सविकका क्रमांक (25ए. ;))

1) नाव:-अब्दुल रझाक हसन खान - - वय:-61; पता:-व्हाट नं. - , माळा नं. - , इमारतीचे नाव: बी.सेक्टर-जे लेन, रम गुलशन ए वगदाद जवळ, मस्जिद चिंता कॅम्प, दूर्गम्बे, मुंबई 400088, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-CBOPK8088B

2): नाव:-नसरीन अब्दुल रझाक खान - - वय:-41; पता:-व्हाट नं. - , माळा नं. - , इमारतीचे नाव: बी.सेक्टर-जे लेन, रम क्र.17, गुलशन ए दवादाद जवळ, मस्जिद चिंता कॅम्प, दूर्गम्बे, मुंबई 400088, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-CBOPK8088B

1): नाव:-मै.एस एस तुफ तर्फे प्रो प्रा श्री. अब्दुल बाहीद मोह. बासीक शेव - - वय:-34; पता:-व्हाट नं. - , माळा नं. - , इमारतीचे नाव: शॉप नं 2, वृत्तम नं 940, शिवकृपा बिर्डींग, नेक्टर 11, वाशी, नवी मुंबई, 400703. ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-BV/PS5345G

2): नाव:-बबन लक्ष्मण मुळे - - वय:-49; पता:-व्हाट नं. - , माळा नं. - , इमारतीचे नाव: 412, म्युनिसिपल कामगार वसाहन, न्यू गौतम नगर पार्ट-3, गांबडी शिवाजी नगर मुंबई 400043, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-ANFPM0353G

युल्याकामासाठी दिवाणत घेनकेला तपशील:-
 युल्याकामाची आवश्यकता नाही कारण दस्तावजातुसार आवश्यक नाही कारणचा तपशील दस्तावजातुसार आवश्यक नाही
 युल्याकामाची आवश्यकता नाही कारण दस्तावजातुसार आवश्यक नाही कारणचा तपशील दस्तावजातुसार आवश्यक नाही
 Document IS Will Revokation Type

सह दृष्ट्याम निदेशक वर्ग-२
 (पनवेत -२)

7/18/2023

353/12529

मंगळवार 18 जुलै 2023 7:30 म.ने.

दम्न क्रमांक: पत्रन2/12529/2023

बाजार मूल्य: रु. 13,52,862/-

मरमलेने मुद्रांक शुल्क: रु. 1,80,000/-

दु. नि. मद्र. दु. नि. पत्रन2 यांचे कार्यालयाने

अ. क्र. 12529 वर दि. 18-07-2023

रंगी 7:29 म.ने. वा. इजाजताने.

Summary 1 (Dastgoshwara bhag 1)

दस्त गोपवारा भाग-1

पत्रन2 ये/६०
दम्न क्रमांक: 12529/2023

मोबदलात: रु. 30,00,000/-

पावती: 14422

मादरकरणागारे नाव: केदार भाऊ जाधव - -

पावती दिनांक: 18/07/2023

नंदाणी फी

रु. 30000.00

दम्न हाताळणी फी

रु. 1200.00

गुष्टांची संख्या: 60

एकूण: 31200.00

दम्न करण करणाऱ्याची मदी:

Joint Sr Panvel 2

दम्नाचा प्रकार: करणानामा

मुद्रांक शुल्क: (दाने) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश पाविकायामा अधिकारणाऱ्या हद्दीत असलेल्या कोणत्याही शारीण क्षेत्राने, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वास्तिक विवरणपत्रातील दत्तप्रमाण प्रभाव क्षेत्राने.

शुक्रा. क्र. 1/18/07/2023 07:29:34 PM ची वेळ: (सादरीकरण)

शुक्रा. क्र. 2/18/07/2023 07:30:14 PM ची वेळ: (फी)



दस्तावेजासोबत जोडलेली कागदपत्रे
कुत्रेमुद्रन्यायपत्रे, व्यवहारी इत्यादी वनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल

रिहून देणार

रिहून देणार

7/18/2023

Summary-2



18072023 7 48:10 PM

दस्तावेज क्रमांक: 12529/2023

पत्रांक: ६०/६०
दस्तावेज क्रमांक: 12529/2023

दस्तावेज क्रमांक: 12529/2023

दस्तावेज प्रकार: - कर्तारनामा

अनु क्र. पत्रकाराचे नाव व पत्ता

1 नाव: सं. गणपत गुराव व पत्ता श्री. अश्विन वाहीर मोह. बाभीक शेवट --
पत्ता: प्लॉट नं. १, साळा नं. १, इमारतीचे नाव: शीत नं. 2, हाऊस नं. 940,
शिववृषा विन्डीवा, संकर 11, वाशी, नवी मुंबई, 400703, ज्योति नं. १,
नेड नं. १, महाराष्ट्र, ठाणे.
पिन नंबर: BVIPSS345G

पत्रकाराचा प्रकार
विद्युत देणार
वय :- 34
स्वाक्षरी:-



2 नाव: वरदान वडमण मुळे --
पत्ता: प्लॉट नं. १, साळा नं. १, इमारतीचे नाव: 412, मुलसिपल कामगार
बंगला, न्यू सोनम नगर फॉट-3, सोबडी शिवाजी नगर मुंबई 400043,
ज्योति नं. १, नेड नं. १, महाराष्ट्र, मुंबई.
पिन नंबर: ANFPM0353G

विद्युत देणार
वय :- 49
स्वाक्षरी:-



3 नाव: करार भाऊ जाधव --
पत्ता: प्लॉट नं. १, साळा नं. १, इमारतीचे नाव: रूम नं. 1664,
एम.आय.डी.सी. रोड, बागाई कंपनी जवळ, इंद्रियानगर, तुमै, नवी मुंबई
400703, ज्योति नं. १, नेड नं. १, महाराष्ट्र, ठाणे.
पिन नंबर: BHZPJ7915E

विद्युत देणार
वय :- 26
स्वाक्षरी:-



वरील दस्तावेज करार देणार नयाकधीत करारनामा चा दस्तऐवज करार दिव्याचे कट्टार करतात.
प्रिण्ट क्र.3 ची वेळ: 18 / 07 / 2023 07 : 45 : 25 PM

ओळख:-

खालील इनाम असे निवेदीत करताना की ते दस्तऐवज करार देणाऱ्यानी व्यक्ती: शोखनन, व त्यांनी ओळख पाटविताना

अनु क्र. पत्रकाराचे नाव व पत्ता

1 नाव: इरशाण खान --
वय: 33
पत्ता: संकर 16, वाशी 400706
पिन कोड: 400706

स्वाक्षरी



2 नाव: गौतम गुमाना --

वय: 29
पत्ता: क्रामोंड संकर 34
पिन कोड: 410206

स्वाक्षरी



प्रमाणित करणे येते की, सदर दस्तावेज एकूण ६०
पाने आहेत. पुस्तक क्र. 9
क्रमांक 2652E चर मोठेना.

प्रमाणित करणे येते की, सदर दस्तावेज एकूण ६०
पाने आहेत. पुस्तक क्र. 9
क्रमांक 2652E चर मोठेना.

मुद्रांकृत प्रमाणित, पत्रकाराच्या
सिवाय, 9 मार्चे 010 सन 2023.

sr.	Purchaser	Type	Verification no/Vendor	GRM/Licence	Amount			
1	KEDAR BHAI JADHAV	eCallan	69103332023071817356	MH00536882202324E	180000.00	SD	0002774133202324	18/07/2023
2		DHC		1807202308980	1200	RF	1807202308980D	18/07/2023
3	KEDAR BHAI JADHAV	eChallan		MH005368882202324E	30000	RF	0002774163202324	18/07/2023

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12529 / 2023

APPLICATION FORM for HOME LOAN

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Branch: _____
 Reference no.: _____
 Received on: ___/___/___



Recent Photograph of Co-Applicant

Personal Details

Information	Applicant	Co-Applicant
First Name	KEDAR	Relation with Applicant: <input type="checkbox"/> Parent <input type="checkbox"/> Spouse <input type="checkbox"/> Other
Middle Name	BHAU	
Last Name	JADHAV	
Father's/Husband's Name	BHAU RAMCHNDRA JADHAV	
Income Tax PAN No.* AADHAR No.*	BHZPT7915E 374948081801	
Identification no. (tick any one)* <input type="checkbox"/> Passport no. <input type="checkbox"/> Voter ID <input type="checkbox"/> Driving License <input type="checkbox"/> UID	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Date of Birth* and Gender	17/03/1997 <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Transgender	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Category	<input type="checkbox"/> Physical <input type="checkbox"/> Ex-Serviceman <input type="checkbox"/> Minority <input type="checkbox"/> Handicapped <input type="checkbox"/> None of these <input type="checkbox"/> SC/ST	<input type="checkbox"/> Physical <input type="checkbox"/> Ex-Serviceman <input type="checkbox"/> Minority <input type="checkbox"/> Handicapped <input type="checkbox"/> None of these <input type="checkbox"/> SC/ST
Educational Qualification*	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input type="checkbox"/> PG <input type="checkbox"/> Professional course <input type="checkbox"/> Other	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input type="checkbox"/> PG <input type="checkbox"/> Professional course <input type="checkbox"/> Other
Marital Status and No. of dependents in the household	<input type="checkbox"/> Single <input checked="" type="checkbox"/> Married No. of Dependents <input type="checkbox"/>	<input type="checkbox"/> Single <input type="checkbox"/> Married No. of Dependents <input type="checkbox"/>
Email address	Kedarjadhav64@gmail.com	
Phone details (STD code - Tel res.)		
Mobile No.	8693818206	
Relative of Staff/ Director of bank?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Residential Address	Applicant	Co-Applicant
Residence Address* (Present)	Room No-1664, Indira Nagar Balgade company, Turbhe, Navi Mumbai, Thane.	
	City: Navi Mumbai State: Maharashtra Pin: 400705 Country: India	City: _____ State: _____ Pin: _____ Country: _____
Residence Address* (Permanent) <input checked="" type="checkbox"/> Same as above		
	City: _____ State: _____ Pin: _____ Country: _____	City: _____ State: _____ Pin: _____ Country: _____
Status of current residence	<input checked="" type="checkbox"/> Owned (Self/spouse/ dependent children) <input checked="" type="checkbox"/> Owned (Parents) <input type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt. <input type="checkbox"/> Other	<input type="checkbox"/> Owned (Self/spouse/ dependent children) <input type="checkbox"/> Owned (Parents) <input type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt. <input type="checkbox"/> Other
Years at current residence*	<input type="checkbox"/> Years <input type="checkbox"/> Months	<input type="checkbox"/> Years <input type="checkbox"/> Months
	<input type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office	<input type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office