



26/11/2020

सूची क्र.2

दुय्यम निबंधक : सह द.नि.पनवेल 3

दस्त क्रमांक : 11098/2020

नादणी

Regn 63m

गावाचे नाव : वडघर

(1) गिरेलसाचा प्रकार	करारनामा
(2) मोबदला	2900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबितपट्टाकार आकारणी देती की पट्टेदार तः नमुद करावे)	1328424.5
(4) मू मापन पॉल्टिहिसा व घरक्रमांक (असल्यास)	1) पॉलकचे नाव:रायगड इतर वर्णन , इतर माहिती: सर्दनीका क्र 201,दुसरा मजला,साई ज्यात प्लॉट न 174,सेक्टर आर 4 पुष्पक वडघर ता पनवेल जि रायगड क्षेत्र 25.21 चौ मी कारपेट + 5.90 चौ मी बाल्कनी ((Plot Number : 174 ;))
(5) क्षेत्रफळ	1) 25.21 चौ.मीटर
(6) आकारणी किंवा जुडी दण्यात असले तक्ता	
(7) दस्ताएवज करून देणा-या/लिहून ठवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे जागृती कन्स्ट्रक्शन तर्फे प्रो प्रा प्रविण नरसी मनानी यांच्या तर्फे कु मु मंगेश इंदारे वय: 33; पत्ता:-प्लॉट न:-, माळा न:-, इमारतीचे नाव:-, ब्लॉक न:-, रोड न:- प्लॉटन-222 सेक्टर-19 कोपरखेरणे नवीमुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन न:- ADFPM3730K 2): नाव:-मान्यतादेणार 1) दर्शन दत्तात्रय पाटील 2) दत्तात्रय विठ्ठल पाटील 3) सत्यवान दत्तात्रय पाटील 4) मंगान दत्तात्रय पाटील तर्फे कु मु मे जागृती कन्स्ट्रक्शन तर्फे प्रो प्रा प्रविण नरसी मनानी तर्फे कु मु मंगेश इंदारे वय: 33; पत्ता:-, -, -, कोपर पोस्ट पनवेल ता. पनवेल जि रायगड, नेरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:-410206 पॅन न:-ADFFPM3730K
(8) दस्ताएवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुप्रिया सुनिल सकपाळ - - वय:-56; पत्ता:-प्लॉट न:-, माळा न:-, इमारतीचे नाव:-, ब्लॉक न:-, रोड न:- रूम न- 13 पाचवा मजला विल्सन हाउस दमानिया रोड कोलाबा मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन न:-EISPS2985A 2): नाव:-रोहन सुनिल सकपाळ - - वय:-27; पत्ता:-प्लॉट न:-, माळा न:-, इमारतीचे नाव:-, ब्लॉक न:-, रोड न:- रूम न- 13 पाचवा मजला विल्सन हाउस दमानिया रोड कोलाबा मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन न:-DYXPS6011P 3): नाव:-सुनिल शांताराम सकपाळ - - वय:-60; पत्ता:-प्लॉट न:-, माळा न:-, इमारतीचे नाव:-, ब्लॉक न:-, रोड न:- रूम न- 13 पाचवा मजला विल्सन हाउस दमानिया रोड कोलाबा मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन न:-BQKPS0348N
(9) दस्ताएवज करून दिल्याचा दिनांक	26/11/2020
(10) दस्त नादणी कल्याचा दिनांक	26/11/2020
(11) अनुक्रमांक, खंड व पृष्ठ	11098/2020
(12) बाजारभावाप्रमाण मुद्राक शुल्क	87000
(13) बाजारभावाप्रमाण नादणी शुल्क	29000
(14) शरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३



मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्राक 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

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)		26 November 2020 02:08:06 PM	
Valuation ID	202011261610	पवेल 3	
मूल्यांकनाचे वर्ष	2020		
जिल्हा	रायगड		
तालुक्याचे नाव	पनवेल		
गावाचे नाव	वडघर		
क्षेत्राचे नाव	Rural	सर्व्हे नंबर / न भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
4180			
औद्योगिक	गाजमापनाचे एकक	चौ मीटर	
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र -	33.631 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे
उद्भववाहन साधेधा -	आहे	मजला -	1st To 4th Floor
मिळकतीचा प्रकार -	बांधीव	मूल्यदर (बांधकामाचा दर) - Rs. 11800/-	
Sale Type - First Sale			
Sale Resale of built up Property constructed after circular dt 02/01/2018			
धसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	(वार्षिक मूल्यदर * धसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ	99000/2020	
	$(39500 * (100 / 100)) * 1$	9 / 1984	
	Rs 39500/-		
मजला निहाय घट वाढ	100% of 39500 - Rs 39500/-		
A) मुख्य मिळकतीचे मूल्य	वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र		
	$39500 * 33.631$		
	Rs 1328424.5/-		
Applicable Rules	3, 18, 19		
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बांदस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + शमारती भावतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मझनाईन मजला क्षेत्र मूल्य + बांदस्त बाल्कनी		
	$A + B + C + D + E + F + G + H + I$		
	$1328424.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$		
	Rs. 1328424.5/-		



मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

Valuation ID: 202011261610

26 November 2020 02:08:06 PM
पवल 3

मूल्यांकन वर्ष: 2020
जिल्हा: रायगड
तालुक्याचे नाव: पनवल
गावाचे नाव: वडधर
क्षेत्राचे नाव: Rural
सर्व्हे नंबर न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. 4180
खुली जमीन: निवासी सदनिका
कार्यालय: दुकाने
औद्योगिक: गोजमापनाचे एकक
चौ मीटर

बांधीव क्षेत्राची माहिती
मिळकतीचे क्षेत्र: 33.631 चौ मीटर मिळकतीचा वापर: निवासी सदनिका
बांधकामाचे वर्गीकरण: 1-आर सी सी मिळकतीचे वय: 0 TO 2वर्षे
उद्भववाहन सुविधा: आहे मजला: 1st To 4th Floor
मिळकतीचा प्रकार: बांधीव
मूल्यदर बांधकामाचा दर: Rs. 1180/-

Sale Type: First Sale
Sale/Resale of built up Property constructed after circular dt 02/01,2018

घसा-यानुसार मिळकतीचा प्रांत चौ मीटर मूल्यदर (वार्षिक मूल्यदर * घसा-यानुसार टक्कवारी) * मजला निहाय घट/वाढ
 $(39500 * (100 - 100)) * 1$
Rs. 39500/-

मजला निहाय घट वाढ: 100% of 39500 = Rs. 39500/-

A) मुख्य मिळकतीचे मूल्य: वरील प्रमाण मूल्य दर + मिळकतीचे क्षेत्र
 $39500 + 33.631$
Rs. 1328424.5/-

Applicable Rules: 3, 18, 19

एकत्रित अंतिम मूल्य: मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बांदिस्त वाहन तळाचे मूल्य + लगतच्या मजलीचे मूल्य + वरील मजलीचे मूल्य + शमारती भावतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मझनाई-न मजला क्षेत्र मूल्य + बांदिस्त बाल्कनी
 $= A + B + C + D + E + F + G + H + I$
 $= 1328424.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$
Rs. 1328424.5/-



CHALLAN
MTR Form Number-6

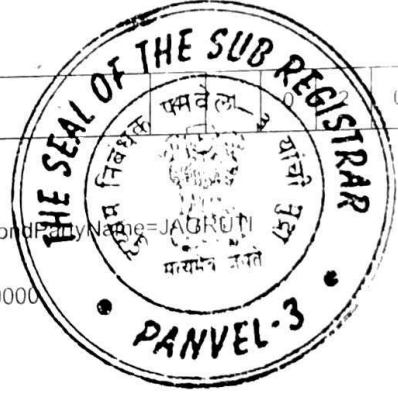


GRN	MH-N 146174000001E	BARCODE	[Barcode]	Date	26/11/2020-11 36 06	Form ID	257
-----	--------------------	---------	-----------	------	---------------------	---------	-----

Department	Sub Registrar Office of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)	EISPS2985A
Location	RAIGAD	Full Name	SUPRIYA SUNIL SAKPAL
Year	2020 One Time	Flat/Block No.	FLAT NO 201 2ND FLOOR SAI JYOT PLOT NO
		Premises/Building	174

पवेल - 3
99004/2020
3/1984

Account Head Details	Amount In Rs.	Road/Street	SECTOR R 4 PUSHPAK VADGHAR TAL PANVEL
Stamp Duty	87000.00	Area/Locality	DIST RAIGAD
Registration Fee	29000.00	Town/City/District	
		PIN	0 6
		Remarks (If Any)	
		PAN2=ADFPM3730K~Second Party Name=JAGRUTI	
		CONSTRUCTION-CA=2900000	
Total	1,16,000.00	Amount In	One Lakh Sixteen Thousand Rupees Only
		Words	



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref No.	69103332020112612664 2644313966
Cheque-DD No		Bank Date	RBI Date	26/11/2020-11.36.35 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK	
Name of Branch		Scroll No , Date	Not Verified with Scroll	

NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी न करता येईल. नोंदणी न करता येईल. नोंदणी न करता येईल. नोंदणी न करता येईल.
 नोंदणी न करता येईल. नोंदणी न करता येईल. नोंदणी न करता येईल. नोंदणी न करता येईल.

Handwritten signature/initials

Rohan
S. Sakpal

23/11/20



AGREEMENT FOR SALE

(Under the provision of Maharashtra
Ownership Flat Act, 1963)

=====

**NODE : FLAT NO. 201, ON THE 2ND FLOOR, BUILDING KNOWN AS
"SAI JYOT", TO BE CONSTRUCTED ON PLOT NO. 174, SECTOR
NO. R 4, PUSHPAK VADGHAR, TAL. PANVEL, DIST. RAIGAD.**

=====

STAMP DUTY : RS.87,000/-

REGN. CHARGES : RS.29,000/-

=====

SALE PRICE : RS.29,00,000/-

=====

Rohar

राशि २९०००००/-

Sakpal
२४/१२/२०
Rohar

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel, on this 26th day of Nov, 2020 BETWEEN M/S. JAGRUTI CONTRUCTION through its Proprietor MR. PRAVIN NARASI MANANI, (PAN NO. ADFPM3730K), having its office at Ashirwad, Plot No. 222, Sector 19, Koparkhairane, Navi Mumbai, Tal & Dist- Thane-400709, heremafter jointly referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns) OF THE FIRST PART

१९०८८२०२०
२४/१२/२०

AND

(1) SMT. SUPRIYA SUNIL SAKPAL, age 56 years, (PAN NO. EISPS2985A), (AADHAR CARD NO. 9606 8881 3778), (2) MR. ROHAN SUNIL SAKPAL, age 27 years, (PAN NO. DYXPS6011P), (AADHAR CARD NO. 7520 2947 8498), & (3) MR. SUNIL SHANTARAM SAKPAL, age 60 years, (PAN NO. BQKPS0348N), (AADHAR CARD NO. 7777 9291 8244), adults, Indian Inhabitants, residing at Room No. 13, 5th Floor, Wilson House, Dumaniya Road, Colaba Bus Depot, Colaba, Mumbai-400005, hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning thereof mean and include the case of individuals his/her/their heirs and legal representatives in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE SECOND PART



(Signature)
Promoter

Rohar
(Signature)
Allottee

(Signature)
Confirming Party

AND

1) **MR. DARSHAN DATTATRAY PATIL**, age 40 years. 2) **MR. DATTATRAY VITTHAL PATIL**, age 65 years. 3) **MR. SATYWAN DATTATRAY PATIL**, age 32 years. & 4) **MR. BHAGVAN DATTATRAY PATIL**, age 29 years, having address at Kopar, Post-Panvel, Tal. Panvel, Dist. Raigad-410 206, hereinafter referred to as "**CONFIRMING PARTIES/THE ORIGINAL LICENSEES**" (which expression shall not be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner or their assigns) OF THE THIRD PART.

५२३
 २२०६
 २०/१४

WHEREAS : THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at 2nd Floor, Marine Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) 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") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act.

AND WHEREAS : The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provision of Section 113 of the said Act.

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

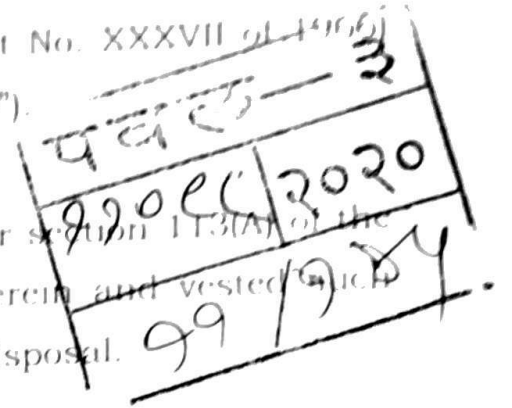
(Handwritten signature)

Rohan

(Handwritten signature)

AND WHEREAS : The Corporation as the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai as declared by Government of Maharashtra (hereinafter referred to as the "State Government") in exercise of its powers under Subsection (1) and (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 "MRTP ACT, 1966").

AND WHEREAS : The State Government as per section 113(A) of the MRTP Act 1966, acquired lands described therein and vested such lands in the Corporation for development and disposal.



AND WHEREAS : The Corporation as 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 18174 (hereinafter referred to as the "LA ACT, 18174") by the State Government.

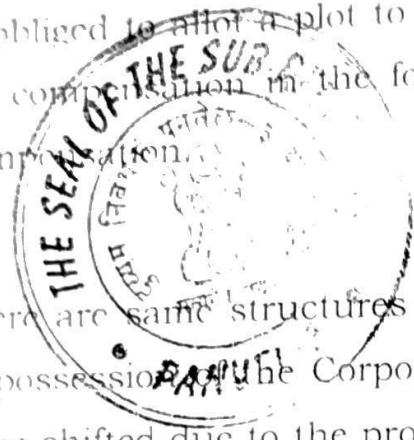


AND WHEREAS : The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f. 01.01.2014 replacing the Act 18174. Although the land for the Project was notified under the LA Act 18174, awards under section 11 of the LA Act, 18174 have not been declared for certain lands as on 01.01.2014. Therefore as per S. 24 of the LARR Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

Handwritten signature

Handwritten signature: Babbar

AND WHEREAS: Pursuant to section 108(1) and 108 (2) of the LARR Act of 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.



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** dated **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 case. In accordance with the Govt. Resolution Revenue and Forest Dept. No. **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 structure 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 Raigad or as per the award declared by the Deputy Collector(Land Acquisition), as the case may be.

पवल-३
११०८८/२०२०

AND WHEREAS The LICENSEES is having an authorized structure on the land possessed by the Corporation at village KOPAR Tal. Panvel which is required to be shifted due to development of the project. The Collector Raigad vide his order No. NIL dated 13/12/2016 determined eligible the LICENSEES for grant of a plot of 410 Sq. Mtrs. for resettlement and other benefits per Resolution dated 28th May 2014 hereinabove mentioned. The details of the structure of the LICENSEES mentioned in the order of the Collector Raigad, eligibility determined etc. as recorded under :



Relevant Details of the Structure(s)

Order No.	Name of the Structure OWNERS	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
KOP. COG-D-135	1) MR. DARSHAN DATTATRAY PATIL 2) MR. DATTATRAY VITTHAL PATIL 3)MR. SATYWANDATTATRAY PATIL & 4) MR. BHAGVAN DATTATRAY PATIL	135	KP-283, KP-284, 284A, 284B	Residential	136.54	410

AND WHEREAS : As per directions of the State Government vide **G.R dated 28.05.2014** referred to hereinabove, and as per the order passes by the collector Raigad, the Corporation has allotted to the LICENSEES vide its allotment letter No. **2015/573** dated **14/10/2015**, for the purpose of constructing a building or building on the terms and conditions mentioned in agreement to lease dated **23/03/2017** hereinafter contained.

Description of land allotted

Place/Node	Plot No.	Sector No.	Area in sq. mtrs.	Admissible FSI
PUSHPAK VADGHAR	174	R 4	410	1.5

[Signature]

Rohan

[Signature]

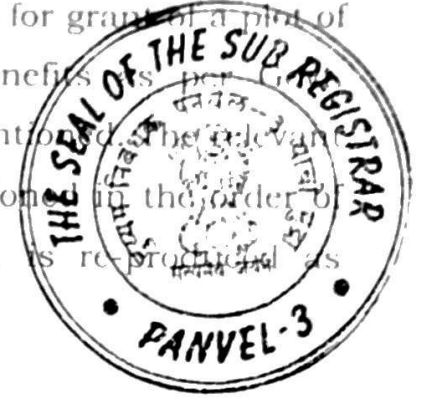
Promoter

Allottee

Confirming Party

पवल-३
११०९८/२०२०

AND WHEREAS The LICENSEES is having an authorized structure on the land possessed by the Corporation at village KOLAR Tal Panvel which is required to be shifted due to development of the project. The Collector Raigad vide his order No. NIL dated **13/12/2016** determined eligible the LICENSEES for grant of a plot of **410 Sq. Mtrs.** for resettlement and other benefits. The relevant Resolution dated **28th May 2014** hereinabove mentioned. The relevant details of the structure of the LICENSEES mentioned in the order of the Collector Raigad, eligibility determined etc. is reproduced as under.



Relevant Details of the Structure(s)

Order No	Name of the Structure OWNERS	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
KOP KOG D 135	1) MR. DARSHAN DATTATRAY PATIL 2) MR. DATTATRAY VITTHAL PATIL 3)MR. SATYWANDATTATRAY PATIL & 4) MR. BHAGVAN DATTATRAY PATIL	135	KP-283, KP-284, 284A, 284B	Residential	136.54	410

AND WHEREAS : As per directions of the State Government vide **G.R dated 28.05.2014** referred to hereinabove, and as per the order passes by the collector Raigad, the Corporation has allotted to the LICENSEES vide its allotment letter No. **2015/573** dated **14/10/2015**, for the purpose of constructing a building or building on the terms and conditions mentioned in agreement to lease dated **23/03/2017** hereinafter contained.

Description of land allotted

Place/Node	Plot No.	Sector No.	Area in sq. mtrs.	Admissible FSI
PUSHPAK VADGHAR	174	R 4	410	1.5

Signature

2017

AND WHEREAS : The LICENSEES has, before the execution of the Agreement paid to the corporation on **21/03/2017** a sum of Rs. 60/- (Rupees sixty only) being "Lease Rent" for the period of 60(sixty) year at the rate of Re 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** dated **6th October 2015**.

AND WHEREAS By an **AGREEMENT TO LEASE** on **21/03/2017** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART AND **1) MR. DARSHAN DATTATRAY PATIL 2) MR. DATTATRAY VITTHAL PATIL 3) MR. SATYWAN DATTATRAY PATIL & 4) MR. BHAGVAN DATTATRAY PATIL** (Hereinafter referred to as **"THE ORIGINAL LICENSEES/THE CONFIRMING PARTIES"**) and the Original Licensee/The Confirming Parties agreed to accept the Lease of **Plot No. 174, Sector No. R 4, Pushpak Vadghar, Tal. Panvel, Dist. Raigad, admeasuring 410 Sq. Mtrs.** offered on the terms and conditions mentioned in the said Agreement to Lease, which was registered before the Sub Registrar of Assurance at **Panvel-3**, vide its Registration Receipt No. **2130** under Registration Document Serial No. **PVL-3-1660-2017** dated **23/03/2017**.

AND WHEREAS : The said Original Licensees/The Confirming Parties before execution of the said Agreement to Lease had effected the payment of Rs.60/- (Rupees Sixty Only) to the Corporation being the premium agreed to be paid by the said Original Licensee/The Confirming Parties to the Corporation.

AND WHEREAS As per the said Agreement to Lease, the Corporation had granted to the said Original Licensees/The Confirming Parties a Lease of all that piece or parcel of land **admeasuring 410 sq. mtrs. Bearing Plot No. 174, Sector No. R 4, Pushpak Vadghar, Tal. Panvel, Dist. Raigad**, hereinafter referred to as **"THE SAID PLOT"** more particularly described in the Schedule hereunder written

पवल-३
११०८८/२०२०
१५/११/१९

AND WHEREAS : On payment of the entire lease premium & execution of Lease Agreement, the Corporation handed over the possession of the said plot to the Original Licensees/The Confirming Parties.

AND WHEREAS : 1) MR. DARSHAN DATTATRAY PATIL 2)MR. DATTATRAY VITTHAL PATIL 3) MR. SATYWAN DATTATRAY PATIL & 4) MR. BHAGVAN DATTATRAY PATIL Obtained the Commencement Certificate No. CIDCO / BP-16054 / TPO (NM&K) / 2018 / 3530, dated : 18/12/2018 from CIDCO and PROMOTER have Commenced the construction of the Residential Building thereon namely "SAI JYOT" consisting 1 Ground + 4 floors as per the plans and specification duly approved by the Town Planning Department of CIDCO Ltd. Hereto annexed and marked as Annexure-A is the copy of said Commencement Certificate.



AND WHEREAS : Development Agreement dated 17/06/2019 executed between 1) MR. DARSHAN DATTATRAY PATIL, 2) MR. DATTATRAY VITTHAL PATIL, 3) MR. SATYWAN DATTATRAY PATIL & 4)MR. BHAGVAN DATTATRAY PATIL as a Original Licensees/The Confirming Parties and M/S. JAGRUTI CONTRUCTION through its Proprietor MR. PRAVIN NARASI MANANI as the developer, which was registered with the Sub-Registrar of Assurances at Panvel-5, vide its Registration Receipt No. 6540 under Registration Document Serial No. PVL-5-6422-2019 dated 17/06/2019.

AND WHEREAS : Power of attorney dated 17/06/2019 executed between 1) MR. DARSHAN DATTATRAY PATIL, 2) MR. DATTATRAY VITTHAL PATIL, 3) MR. SATYWAN DATTATRAY PATIL & 4)MR. BHAGVAN DATTATRAY PATIL as a Original Licensees/The Confirming Parties and M/S. JAGRUTI CONTRUCTION through its Proprietor MR. PRAVIN NARASI MANANI as the developer, which was registered with the Sub-Registrar of Assurances at Panvel-5, vide its Registration Receipt No. 6541 under Registration Document Serial No. PVL-5-6423-2019 dated 17/06/2019.

[Handwritten signature]

Rohan

[Handwritten signature]

Promoter

Allottee

Confirming Party

AND WHEREAS : By virtue of the aforesaid Agreement to Lease and Development Agreement, the PROMOTER are absolutely seized and possessed of and well and sufficiently entitled to the said.

पवल-३
 १००८८/३३०
 SE
 AND WHEREAS : By terms of said Development Agreements, the PROMOTER are entitled to develop the said land by using maximum FSI available thereon and also entitled to transfer/sell on what is popularly known as 'ownership basis', retain, dispose of or otherwise

deal with the flats/shops/premises/parking space allotted to their shares in the building as they may deem fit and proper and for that purpose to enter into agreements, allotment letters or such other writings or documents in their own name.

AND WHEREAS : The PROMOTER have proposed to construct on the project land a building project known as "SAI JYOT" to be constructed on **Plot No. 174, Sector No. R 4, Pushpak Vadghar, Tal. Panvel, Dist. Raigad** for residential use, on OWNERSHIP BASIS to the prospective buyers.

AND WHEREAS : The Allottee(s) is/are offered a **Flat No. 201, on the 2nd Floor**, building known as "SAI JYOT", admeasuring about **25.21 Sq. Mtrs. of Carpet area**, additional areas admeasuring of **Balcony 5.90 Sq. Mtrs.**, to be constructed on **Plot No. 174, Sector No. R 4, Pushpak Vadghar, Tal. Panvel, Dist. Raigad**, (hereinafter referred to as the said "Building") being constructed of the said project, by the PROMOTER.

AND WHEREAS : The PROMOTER have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

AND WHEREAS : The PROMOTER have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

990EL 2020
9/6/2019

AND WHEREAS : By virtue of the aforesaid Agreement, the PROMOTER have sole and exclusive right to sell the Flats, Shops and Other Units in the proposed building(s) to be constructed by the PROMOTER on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flats, Shops and Other Units therein and to receive the sale price in respect thereof.

AND WHEREAS : On demand from the allottees, the PROMOTER have given inspection to the Allottee(s) of all documents relating to the project land and the plans, design and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 ((hereinafter referred to as "the said Act") and the Rules and Regulations made there under.



AND WHEREAS : The authenticated copy of Certificate of Title dated 22/06/2019 issued by the Advocate Abhimanyu H. Jadhav of the PROMOTER, showing the nature of the title of the Promoter to the project land on which the Flats/Shops are to be constructed have been annexed hereto and marked as "Annexure-B".

AND WHEREAS : The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "Annexure-C".

AND WHEREAS : The PROMOTER have got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building(s) so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS : While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the PROMOTER while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building(s) shall be granted by the concerned local authority.

Signature

Rohan

Signature

AND WHEREAS : The PROMOTER have accordingly commenced construction of the said building/s in accordance with the said proposed plans

AND WHEREAS : The Promoter has entered into a prescribed Agreement with the Architect, **MR. AMIT PATEL, ARCHITECTS**

registered with the Council of Architects and also appointed **SHARVANI CONSULTANTS** as Structural Engineers for preparing structural designs and drawings and specifications of the building to be constructed on the said Plot and the Purchaser/s accept the professional supervision of the said Architect and the said Structural Engineer till the completion of the building unless otherwise changed;

AND WHEREAS : The PROMOTER have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority on **06.11.2019** No. **PRR/2000022970**; the authenticated copy of the certificate is annexed herewith as "**Annexure-D**".

AND WHEREAS : The Allottee(s) have applied to the PROMOTER for allotment of a **Flat No. 201, on the 2nd Floor**, building known as "**SAI JYOT**", admeasuring about **25.21 Sq. Mtrs. of Carpet area**, additional areas admeasuring of **Balcony 5.90 Sq. Mtrs.**, to be constructed **on Plot No. 174, Sector No. R 4, Pushpak Vadghar, Tal. Parnel, Dist. Raigad.**

AND WHEREAS : The carpet area of the said Flat is **25.21 Sq. Mtrs.** and "**Carpet Area**" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat.

on the terms and conditions of the

AND WHEREAS : Prior to the execution of these presents, the Allottee(s) has/have paid to the PROMOTER a sum of **Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the PROMOTER to the Allottee(s) as advance payment or application money and receipt whereof the PROMOTER. Both the Parties (and acknowledge) and the Allottee(s) have agreed to pay to the PROMOTER the balance of the sale consideration in the manner hereinafter appearing.

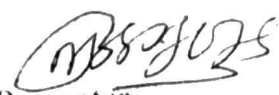



AND WHEREAS : Under Section 13 of the said Act the PROMOTER are required to execute a written Agreement for sale of said Flat with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

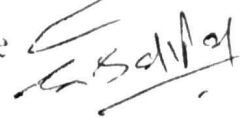
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the PROMOTER hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.

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

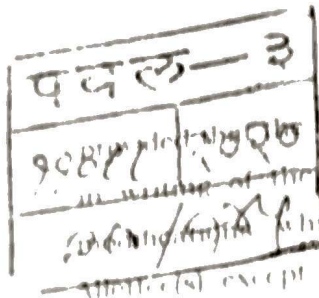
- 1) The PROMOTER shall construct the said building project to be known as **“SAI JYOT”** consisting of **1 Ground + 4 Floors** on the project land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the PROMOTER may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises,


Promoter



Rohan
Allottee



Confirming Party



PROMOTER shall have to obtain prior consent of the Allottee(s) in respect of such variations of the value of the Flat of the Allottee(s) which may adversely affect the Flat of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

a) Allottee(s) hereby agree(s) to purchase from the PROMOTER and the PROMOTER hereby agree to sell to the Allottee(s) the said Flat No. 201, on the 2nd Floor, building known as "SAI JYOT", admeasuring about 25.21 Sq. Mtrs. of Carpet area, additional areas admeasuring of Balcony 5.90 Sq. Mtrs. to be constructed on Plot No. 174, Sector No. R 4, Pushpak Vadghar, Tal. Panvel, Dist. Raigad, hereinafter referred to as "THE SAID FLAT" and more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-C" for a lump sum price of **Rs.29,00,000/- (Rupees Twenty Nine Lakhs Only)** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder.

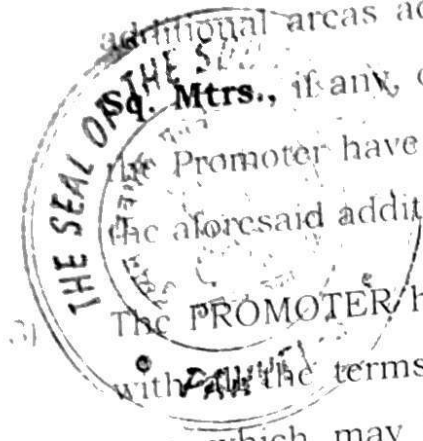
PAYMENT SCHEDULE

TOTAL AMOUNT	Rs.29,00,000/-
AMOUNT RECEIVED	Rs.4,50,000/-
BALANCE AMOUNT	Rs.24,50,000/-

SR. NO.	PARTICULARS	PERCENT
1	At the time of Booking	10%
2	At the time of execution of Agreement	20%
3	At the time of Completion of Plinth	20%
4	Commencement of 1 st slab	10%
5	Commencement of 2 nd slab	10%
6	Commencement of 3 rd slab	10%
7	Commencement of 4 th slab	05%
8	Commencement of 5 th slab	05%
9	Commencement of Brick Work	03%
10	Commencement of Flooring	02%
11	On Possession	5%
	TOTAL	100%

पव ३-३
9900
2/2/2/2

The Promoter have further represented that as per the sanctioned building plans, CIDCO Ltd./PMC has sanctioned certain additional areas as permitted under GDCR. The Promoter have paid necessary premium / charges to the CIDCO Ltd./PMC, where applicable for getting the sanction of the said additional areas from the CIDCO Ltd./PMC. The aforesaid additional areas admeasuring app consisting of **Balcony 5.90 Sq. Mtrs.**, if any, etc, are fused to the said premises. However, The Promoter have not charged any additional consideration for the aforesaid additional areas from the Purchaser/s.



The PROMOTER hereby agree 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 Allottee(s), obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Flat. Notwithstanding anything to the contrary contained herein, the Allottees shall not be entitled to claim possession of the said Flat until the completion certificate is received from the local authority and the Allottees has/have paid all the dues payable under this agreement in respect of the said Flat to the PROMOTER and has/have paid the necessary maintenance amount/deposit, GST, vat and other taxes payable under this agreement of the said Flat to the PROMOTER.

- 4) The payment of all the above installments /payment will be accepted by Cheque / Demand Draft / Pay Order / NEFT / RTGS Only and as per the Payment Schedule mentioned in clause 1(a) hereof. The Cheque/s or Demand Draft or Pay Order should be drawn in favour of: **M/S. JAGRUTI CONSTRUCTION**, Account no. **003011300005349**, IFSC Code - **PJSB000005**, with **Gopinath Patil Parsik Janata Sahakari Bank Ltd., Kopar Khairane Branch, Navi Mumbai-400709**, and shall be sent to **Ashirwad, Plot No. 222, Sector 19, Koparkhairane, Navi Mumbai, Tal & Dist-Thane 400709**.

[Handwritten signature]

Rohan
Allottee

[Handwritten signature]
Continuing Party

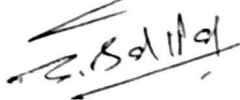
(Acknowledges Due in all cases)
Purchaser/s has/have made the payment by NEFT or by RTGS,
then immediately upon the Purchaser/s making such payment
to the Promoter's designated account, the Promoter shall
intimate to the Promoter the UTR Number and such other
such other details as shall be required by the Promoter to
identify and acknowledge the receipt of the payment by the
Promoters/Developers. In case if the Promoters/Developers
desires to receive further payments of balance installments,
favouring certain other Bank Account of the Promoter, then and
in that event, the Promoter shall specifically mention the new
Bank Account in the Installment Demand Letter that shall be
addressed to the Purchaser/s. Thereafter, the Purchaser/s shall
himself/herself/ themselves or cause his/her/ their Financial
Institute to draw the Cheque/s or Demand Draft or Pay Order
favouring the said new Bank Account.



- a) Time is essence for the PROMOTER as well as the Allottee(s).
The PROMOTER shall abide by the time schedule for completing
the project and handing over the Flat to the Allottee(s) and the
common areas to the association of the Allottee(s) after receiving
the occupancy certificate or the completion certificate or both,
as the case may be. Similarly, the Allottee(s) shall make timely
payments of the installment and other dues payable by
him/her/them and meeting the other obligations under the
Agreement subject to the simultaneous completion of
construction by the Promotes as provided in clause 1 (c) herein
above. ("Payment Plan").
- 5) The PROMOTER hereby declare that the Floor Space Index
available as on date in respect of the project land is **410 Sq.
Mtrs.** only. The PROMOTER have disclosed the Floor Space
Index of 1.5 as proposed to be utilized by him on the project
land in the said Project and Allottee(s) have agreed to purchase
the said Flat based on the proposed construction and sale of


Promoter

२३/१२/११

Rohan
Allottee



Confirming Party

48) The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the Allottee(s) only.

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

20/06/2016
20 9/11

50) 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 courts at Panvel will have the jurisdiction for this Agreement

FIRST SCHEDULE

Description of the Property

All that piece and parcel of land bearing Plot No. 174, Sector No. R 4, Pushpak Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai, of containing by the measurement 410 Sq. Mtrs. are there about bounded as follows:

On or towards the North by	:	Propose 9.00 Mtrs wide
On or towards the South by	:	Plot No-226 & 227
On or towards the East by	:	Plot No-175
On or towards the West by	:	Plot No-173



SECOND SCHEDULE

Description of the Property

Right, title, interest and ownership of Flat No. 201, on the 2nd Floor, building known as "SAI JYOT", admeasuring about 25.21 Sq. Mtrs. of Carpet area, additional areas admeasuring of Balcony 5.90 Sq. Mtrs., to be constructed on Plot No. 174, Sector No. R 4, Pushpak Vadghar, Tal. Panvel, Dist. Raigad.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on this day, month and year first hereinabove written.

SIGNED, SEALED & DELIVERED
By the within named "THE PROMOTER"
M/S JAGRUTI CONTRUCTION
through its Proprietor
MR. PRAVIN NARASI MANANI
In the presence of

Pravin Narasi Manani

1) *Pravin Narasi Manani*

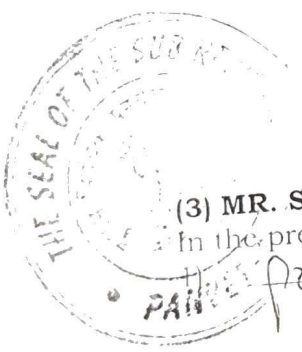
2) *Ull*

SIGNED, SEALED & DELIVERD BY THE
Within named "ALLOTEE/S"
(1) SMT. SUPRIYA SUNIL SAKPAL

सुप्रिया

पवल - ३
११०८ २२२०
MR. ROHAN SUNIL SAKPAL

Rohan



(3) MR. SUNIL SHANTARAM SAKPAL
In the presence of

S. Sakpal

2) *Ull*

SIGNED, SEALED & DELIVERD BY THE
Within named "THE CONFIRMING PARTY"

- 1) MR. DARSHAN DATTATRAY PATIL
 - 2) MR. DATTATRAY VITTHAL PATIL
 - 3) MR. SATYWAN DATTATRAY PATIL
 - 4) MR. BHAGVAN DATTATRAY PATIL
- M/S. JAGRUTI CONTRUCTION
through its Proprietor
MR. PRAVIN NARASI MANANI
In the presence of

Pravin Narasi Manani

1) *Pravin Narasi Manani*

2) *Ull*

Rohan

RECI
Thou
SAK
SHA



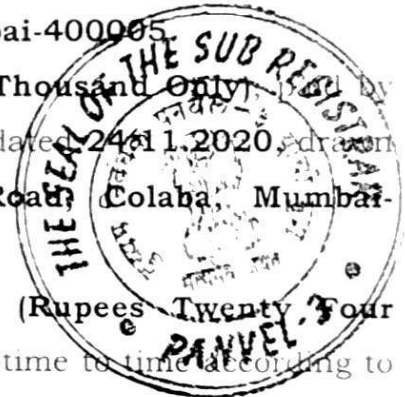
493-3
9900/2020
80/984

RECEIPT

RECEIVED the sum of **Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)** paid by the Purchaser/s (1) **SMT. SUPRIYA SUNIL SAKPAL**, (2) **MR. ROHAN SUNIL SAKPAL &** (3) **MR. SUNIL SHANTARAM SAKPAL**, to the Promoter by way of Cash/Cheque/NEFT/RTGS towards the token amount for the sale, transfer of the **Flat No. 201, on the 2nd Floor**, building known as **"SAI JYOT"**, admeasuring about **25.21 Sq. Mtrs. of Carpet area**, additional areas admeasuring of **Balcony 5.90 Sq. Mtrs.**, to be constructed on **Plot No. 174, Sector No. R 4, Pushpak Vadghar, Tal. Panvel, Dist. Raigad.**

DETAILS OF PAYMENT

- i) **Rs.2,00,000/- (Rupees Two Lakhs Only)**, paid by Cheque vide its Cheque No. **844999**, on dated **02.10.2020**, drawn on **Syndicate Bank, Arthur Bunder Road, Colaba, Mumbai-400005**.
- ii) **Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)**, paid by Cheque vide its Cheque No. **042551**, on dated **24.11.2020**, drawn on **Syndicate Bank, Arthur Bunder Road, Colaba, Mumbai-400005**.
- iii) And balance amount of **Rs.24,50,000/- (Rupees Twenty Four Lakhs Fifty Thousand Only)** shall be paid time to time according to the above payment schedule through bank loan/any other form of Finance.



WE SAY RECEIVED,
Rs.4,50,000/-

X

M/S JAGRUTI CONTRUCTION
Through its Proprietor
MR. PRAVIN NARASI MANANI
Promoter

WITNESS:

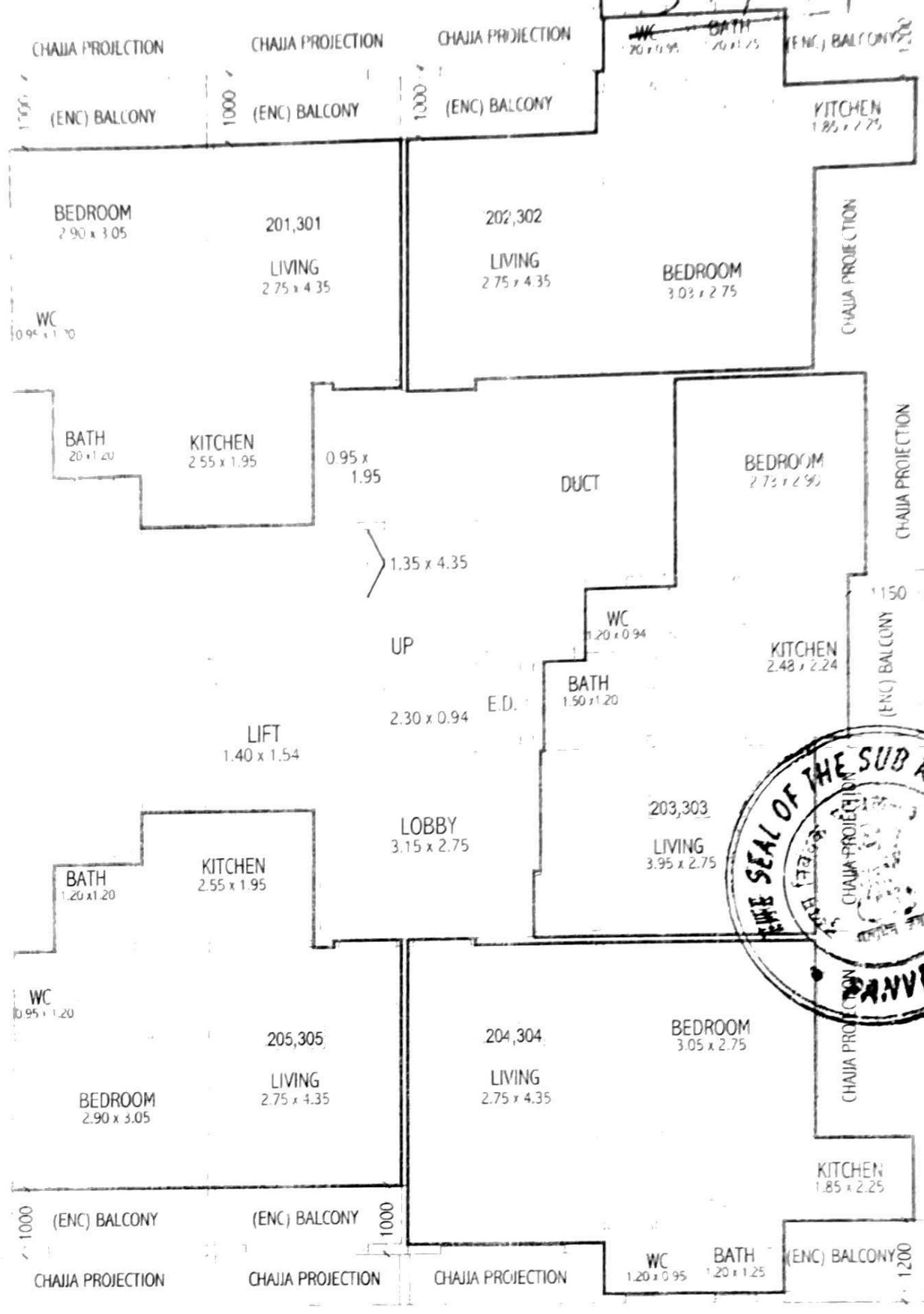
1)

2)

Rohan

पवल-3
990e

39/984



9.00 MTS. WIDE ROAD

Handwritten signatures and text:
Rohan
27/12/21

FLAT NO.
FLOOR
CARPET AREA

2ND & 3RD FLOOR PLAN

OWNER'S NAME:
Darshan Dattatray Patil
Dattatray Vitthal Patil
Satyawar Dattatray Patil
Bhagwan Dattatray Patil.

"SAI JYOT"
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON
PLOT NO.-174, SECTOR-R4, PUSHPAK NODE, NAVI MUMBAI.



AMIT N. PATIL ARCHITECTS
217, 2ND FLOOR SHIV CENTER,
SECTOR-17 JASH, NAVI MUMBAI
TEL 022-66097332

ERS NAME:
 Janshan Dattatray Patil
 Dattatray Vitthal Patil
 Satyawman Dattatray Patil
 Bhagwan Dattatray Patil

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON
 PLOT NO.-174, SECTOR-R4, PUSHPAK NODE, NAVI MUMBAI.



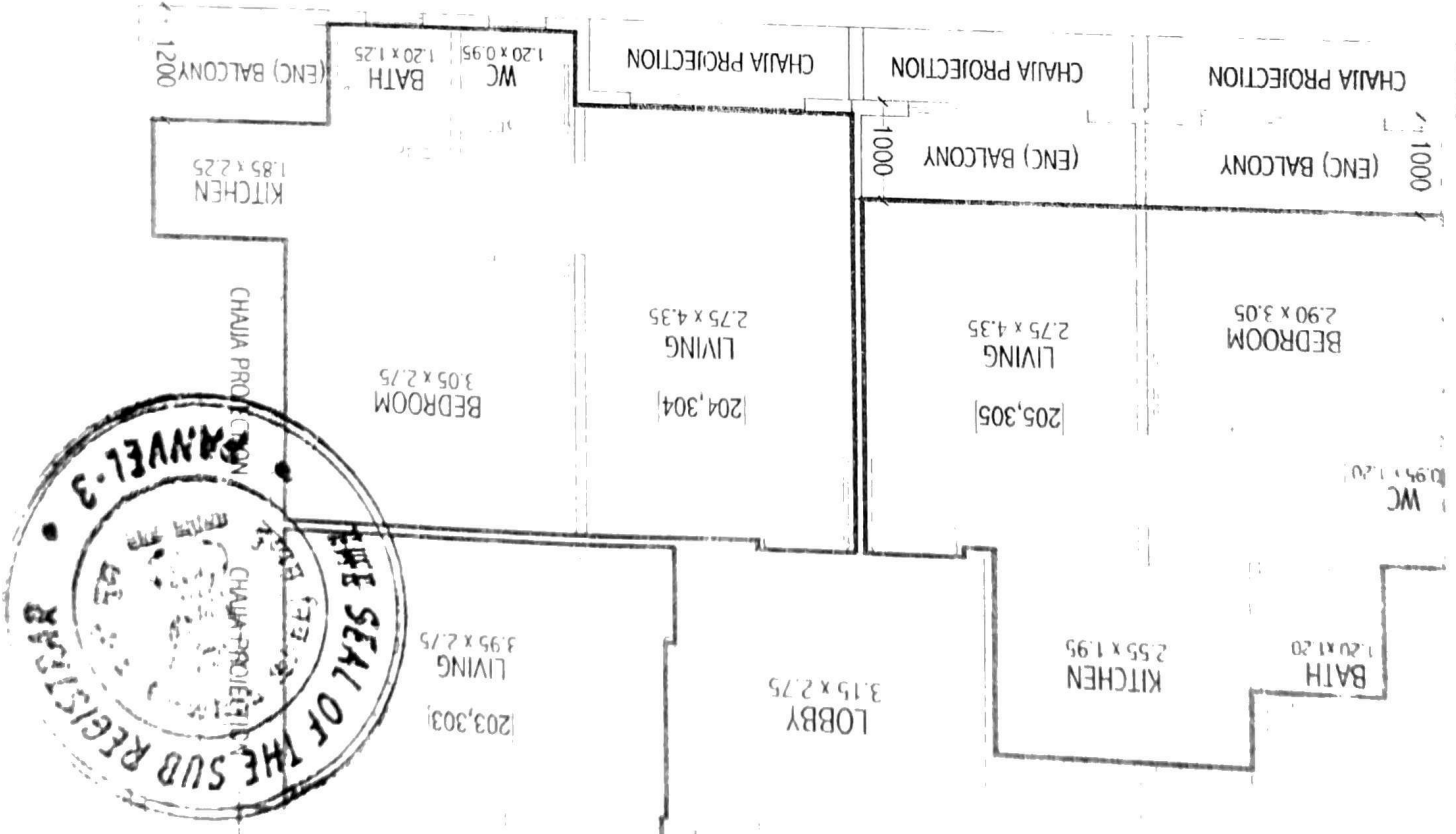
AMIT N. PATIL ARCHITECTS
 217, 2ND FLOOR, SHIV CENTER,
 SECTOR-17, VASHI, NAVI MUMBAI
 TEL : 022 - 66097332

"SAI JYOT"

2ND & 3RD FLOOR PLAN

FLAT NO. _____
 FLOOR _____
 CARPET AREA _____

Handwritten signatures and notes:
 Rohan
 27/11/21
 9.00 MTS. WIDE ROAD





ADV. ABHIMANYU H. JADHAV

Advocate High Court (Mumbai)

And Shop No 3 Krishna Arcade CHS Ltd Plot No 83/84, Sector-04 New Parvel
Tal Parvel Dist Raigad Email: abhimanyuj71@gmail.com

Date: 22/07/2019

TITLE CERTIFICATE

SUB: Title Clearance Certificate in respect of Plot No. 174, Sector No. 04, measuring 410 Sq. Mtrs. Village -Pushpak- Vadghar Tal. Parvel, Dist. Raigad, Navi Mumbai.

40700-3
50000-100

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken search as per request made by **M/S. JAGRUTI CONSTRUCTION** through its Proprietor **MR. PRAVIN NARASI MAKANI** having its office at Aashrivad, Plot No-222, Sector-19, Heparakhairane, Navi Mumbai, Tal. & Dist. Thane 400709 by making application to Sub Registrar Office, Parvel by Receipt No. 9137 dated 25/06/2019 for 3 years i.e. of 2017 to 2019 in respect of the property which is described as follows:

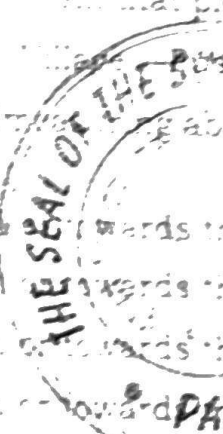
1) DESCRIPTION OF PROPERTY:

All that piece and parcel of Land known as Plot No. 174, Sector No. 04, Village -Pushpak- Vadghar Tal. Parvel, Dist. Raigad, Navi Mumbai measuring about 410 Sq. Mtrs. and bounded that is to say:

- | | |
|-----------------|-----------------------------|
| On the North by | Propose 9.00 Mtrs wide road |
| On the South by | Plot No-226 & 227 |
| On the East by | Plot No-173 |
| On the West by | Plot No-175 |

2) DOCUMENTS:

For the purpose of investigation of title of the said Plot, I also certify the Copies of following documents:



Mob.: 93200



ADV. ABHIMANYU H. JADHAV

B. Sc. LL

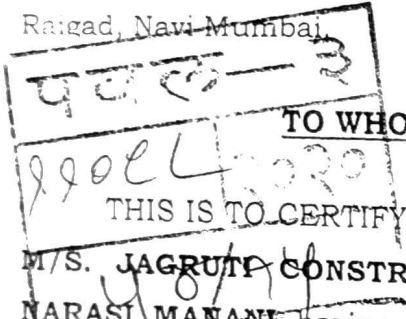
Advocate High Court (Mumbai)

Add Shop No 3, Krishna Arcade CHS, Ltd., Plot No. 83 / 84, Sector- 04, New Panvel (E)
Tal. Panvel, Dist. Raigad. Email : abhimanyuj71@gmail.com

Date : 25/06/2019

TITLE CERTIFICATE

Sub : Title Clearance Certificate in respect of Plot No. 174, Sector No. R4, admeasuring 410 Sq. Mtrs. Village -Pushpak- Vadghar Tal. Panvel, Dist. Raigad, Navi Mumbai.



TO WHOMSOEVER IT MAY CONCERN

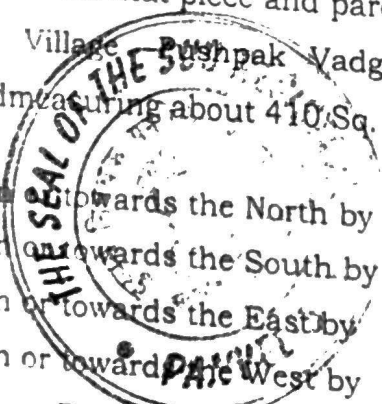
THIS IS TO CERTIFY that I have taken search as per request made by M/S. JAGRUTI CONSTRUCTION through its Proprietor MR. PRAVIN NARASI MANANI having its office at Aashrivad, Plot No-222, Sector-19, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane 400709 by making application to Sub Registrar Office, Panvel by Receipt No. 9157 dated 25/06/2019 for 3 years i.e. of 2017 to 2019 in respect of the property which is described as follows:

1) DESCRIPTION OF PROPERTY:

All that piece and parcel of Land known as Plot No. 174, Sector No. R-4, Village -Pushpak- Vadghar Tal. Panvel, Dist. Raigad, Navi Mumbai admeasuring about 410 Sq. Mts. and bounded that is to say:

- On towards the North by : Propose 9.00 Mtrs wide road
- On towards the South by : Plot No-226 & 227
- On towards the East by : Plot No-173
- On or toward West by : Plot No-175

2) DOCUMENTS:



Act 2013 (hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f. 01.01.2014 replacing the Act 1894. Although the land for the Project was notified under the LA Act 1894, awards under section 11 of the LA Act 1894 have not been declared for certain lands as on 01.01.2014. Therefore as per S. 24 of the LARR Act, 2013, the determination of compensation for such lands 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 OWNERSs whose lands are to be acquired for the project . Accordingly, the Corporation is obliged to allot a plot to the land OWNERS concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation. There are same 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 dated 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 OWNERSs for their resettlement as a special case. In accordance with the Govt. Resolution Revenue and Forest Dept. No.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 OWNERSs, whose structure are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector

Handwritten notes and stamps in the right margin, including a rectangular stamp with the text "G. R." and "2014" and a signature.

Official circular stamp of "THE SEAL OF THE SUB REGISTRAR" with a central emblem and the name "PANNEL" at the bottom.

Official circular stamp of "ABHIMANU BHADURAO JAD" with the name "MAHI" and the number "1547/2016" in the center.

Date : 18/12/2018

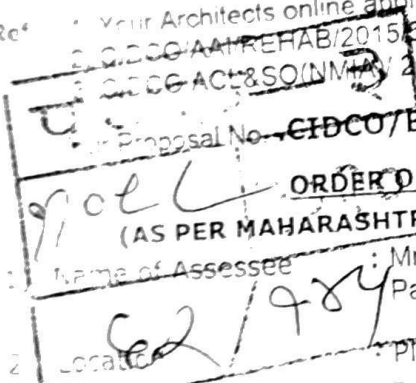
CIDCO/BP-16054/TPO(NM & K)/2018/3530

Mr. Darshan Dattatray Patil, Mr. Dattatray Vitthal...

ASSESSMENT ORDER NO. 2018/3372

Sub. Payment of New development charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 174, Sector R4 at Pushpak(New), Navi Mumbai.

Ref. Your Architects online application dated 04.12.2018
CIDCO/AA/REHAB/2015/573 dtd. 14.10.2015 and Agreement to lease on 21.03.2017
CIDCO ACT & SO(NM&K) 2017/ dtd. 28.09.2017



Proposal No. CIDCO/BP-16054/TPO(NM & K)/2018 dated 31 October, 2018
ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1. Name of Assessee : Mr. Darshan Dattatray Patil, Mr. Dattatray Vitthal Patil, Mr. Satyawan Dattatray Patil, Mr. Bhagwan Dattatray Patil
- 2. Location : Plot No. 174, Sector R4 at Pushpak(New), Navi Mumbai.
- 3. Use : Residential + Mercantile / Business (Commercial)
- 4. Plot Area : 409.78
- 5. Permissible FSI : 1.5
- 6. Rates as per SR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fee	Total Built up Area * Rate	Resi:615 * 8	4920
Total Assessed Charges				4920

7. Date of Assessment : 18 December, 2018

Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP.2018/1163	10/08/2018	4920	01410/TPO/Account/7609/2018	12/10/2018	Demand Draft
2	CIDCO/BP.2018/1521	12/07/2018	5100	CIDCO/BP/2018/1521	11/12/2018	Demand Draft

Code No. 2018 04 021 02 1171 01 is for this New Development Permission for Residential + Mercantile / Business (Commercial) Building on Plot No. 174, Sector R4

Reference No. : CIDCO/BP-16054/TPO(NM & K)/2018/3530

Date : 18/12/2018



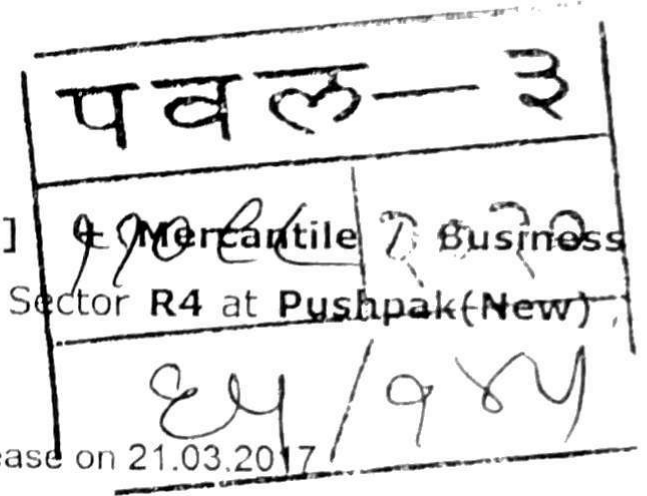
COMMENCEMENT CERTIFICATE

Mr. Darshan Dattatray Patil, Mr. Dattatray Vitthal Patil, Mr. Satyawan Dattatray Patil, Mr. Bhagwan Dattatray Patil
At Koper, Post :- Panvel, Tal Panvel, Raigad.
PIN - 410206

Sub : Development Permission for **Residential [Resi+Comm]** **Commercial [Resi+Comm]** Building on Plot No. 174 , Sector R4 at Pushpak(New), Navi Mumbai.

Ref : 1 Your Architects online application dated 04.12.2018
2 CIDCO/AAI/REHAB/2015/573 dtd. 14.10.2015 and Agreement to lease on 21.03.2017
3 CIDCO/ACL&SO(NMIA)/ 2017/ dtd. 28.09.2017.

Dear Sir / Madam,



SCHEDULE

RAIN WATER HARVESTING

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

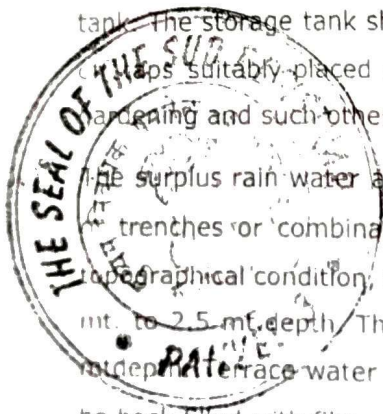
1. The following systems may be adopted for harvesting the rain water drain from the terrace on the paved surface.

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 should be provided with ventilating covers. The water from the open well may be used for potable domestic purposes such as washing, flushing and for watering the garden etc.

Rain water harvesting for recharge of ground water may be done 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 filtered rain water may be channelled into the refilled pit for recharging the bore well.

ii) 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 taps suitably placed so that the rain water may be drawn off for domestic, washing and gardening and such other purposes. The storage tanks shall be provided with an overflow. The surplus rain water after storage may be recharged into ground through percolation trenches or combination of pits and trenches. Depending on the geomorphological & 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 6mt. length X 1.5 mt. depth. Surface 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.



- b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
- c) Coarse sand as upper middle layer up to 20% of the depth.
- d) A thin layer of fine sand as top layer.
- e) Top 10% of the pits/trenches will be empty and a splash pad to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.
- g) The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

490-3
99000000
03/1989

g) Perforated concrete slabs shall be provided on the pits/trenches.

If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.

The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/pvc pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. for a roof area of 100 sq.mt.



Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

The water so collected/ recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by

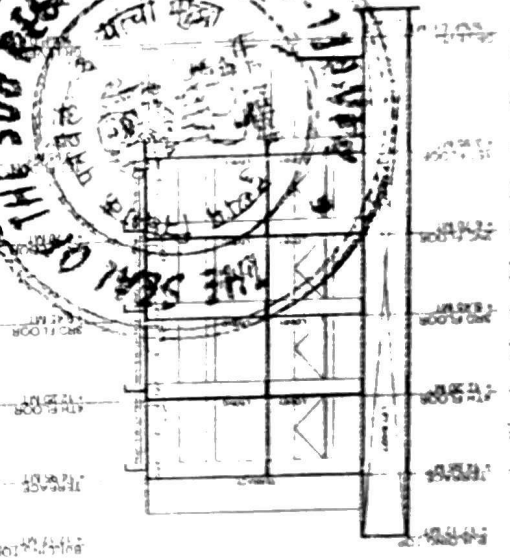
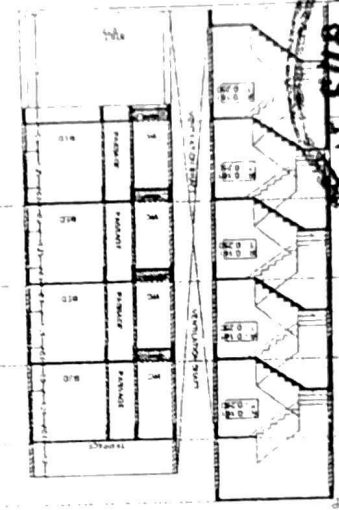


पत्र - ३
 ११०८२०२०
 १९६/१८४

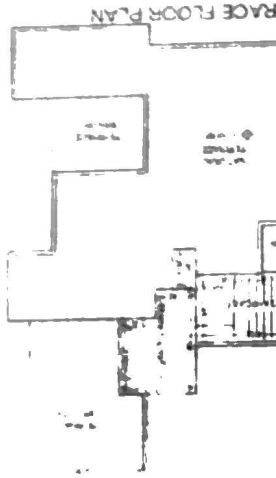
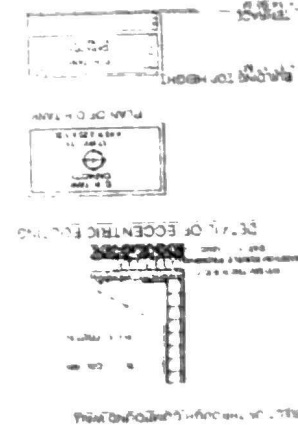
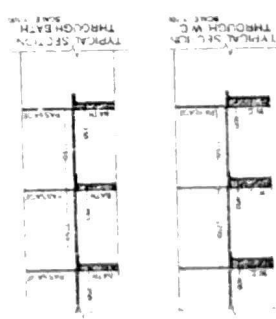
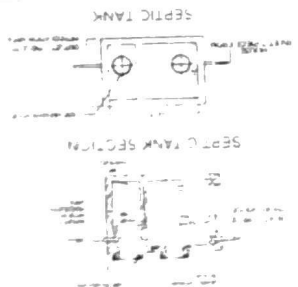
ELEVATION



SECTION AA



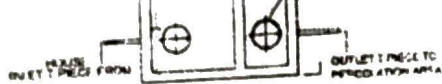
SEPTIC TANK WITH STATEMENT
 20 PLATS - SEPTIC TANKS & SEPTIC TANKS IN PROGRESS
 PROVIDED DRAWINGS & STATEMENTS TO BE SUBMITTED TO THE REGISTRAR OF BUILDINGS
 SEPTIC TANKS REQUIRED



1. THE ARCHITECTURAL DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT, 1947 AND THE BUILDING REGULATIONS, 1947.
 2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND FOR OBTAINING THE NECESSARY APPROVALS FROM THE APPROPRIATE AUTHORITIES.
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING AND FOR THE WELL-BEING OF THE OCCUPANTS.
 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE INTERESTS OF THE CLIENT AND FOR THE PROTECTION OF THE PUBLIC INTEREST.
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT AND FOR THE PROTECTION OF THE CULTURAL HERITAGE.
 6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE HISTORICAL MONUMENTS AND FOR THE PROTECTION OF THE ARCHITECTURAL HERITAGE.
 7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE LANDSCAPE AND FOR THE PROTECTION OF THE NATURAL HERITAGE.
 8. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SOCIAL AND ECONOMIC INTERESTS OF THE COMMUNITY.
 9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE NATIONAL INTERESTS AND FOR THE PROTECTION OF THE NATIONAL HERITAGE.
 10. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE INTERNATIONAL INTERESTS AND FOR THE PROTECTION OF THE INTERNATIONAL HERITAGE.



SECTION THROUGH U.G. TANK



ENTRANCE GATE ELEVATION
SCALE 1:50

SEPTIC TANK

SEPTIC TANK REQUIRED
 2X FLATS + 4 SHOPS X 5 PERSONS X 80 LIT/PERSON = 9600 LITS
 PROVIDED VOLUME OF SEPTIC TANK : 10.40 CUMETER (10,400 LIT)
 SIZE OF SEPTIC TANK : 3.25 MT X 2.00 MT X 1.60 MT
 SEPTIC TANK AREA STATEMENT

WATER CAPACITY REQUIRED

FOR EACH WATER HARVESTING TANK

NO. OF FLATS + NO. OF PERSONS X 100 LIT/PERSON
 PROVIDED VOLUME OF TANK : 10,400 LIT
 PROVIDED VOLUME OF TANK : 10,400 LIT

NO. OF FLATS X 5 PERSONS X 80 LIT/PERSON = 9600 LIT
 PROVIDED VOLUME OF TANK : 10,400 LIT
 U.G. TANK PROVIDED = 10,400 LIT
 O.H. TANK PROVIDED = 10,400 LIT

FOR COMMERCIAL

NO. OF SHOPS X 5 PERSONS X 80 LIT/PERSON = 1,600 LIT
 PROVIDED VOLUME OF TANK : 1,600 LIT
 U.G. TANK PROVIDED = 1,600 LIT
 O.H. TANK PROVIDED = 1,600 LIT

U.G. TANK & O.H. TANK CAPACITY			
TOTAL	U.G. TANK	O.H. TANK	
REQUIREDOMESTIC LETTERS	DOMESTIC TANK	DOMESTIC TANK	DOMESTIC TANK
42,500	18,370	2,070	14,700

BUILDING TOP
+12.17 MT

TERACE
+12.00 MT

4TH FLOOR
+12.20 MT

3RD FLOOR
+8.45 MT

2ND FLOOR
+6.70 MT

1ST FLOOR
+1.90 MT

GROUND LEVEL
+2.10 MT



ELEVATION

Handwritten notes and signatures:

99022020

986/1700

986/1700

986/1700

OWNER'S NAME:
 Mr. Gokul Chandra Das, Mr. Gokul Chandra Das, Mr. Gokul Chandra Das

PROJECT NAME:
 Plot No. 174, Sector 1, Phase 1, Gurgaon

DATE OF DRAWING:
 15/05/2020

SCALE: 1:50

DRAWN BY: H.E. KHANDELWAL

CHECKED BY: H.E. KHANDELWAL

DATE: 15/05/2020

SHEET NO: 1/1

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5408 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700
FAX: 773-936-3701
WWW: WWW.CHEM.UCHICAGO.EDU

RECEIVED
UNIVERSITY OF CHICAGO
LIBRARY
10/10/00

10/10/00



ADV. ABHIMANYU H. JADHAV

Mob.: 93203817

B. Sc. LL.B

Advocate High Court (Mumbai)

Add Shop No 3, Krishna Arcade CHS, Ltd., Plot No. 83 / 84, Sector- 04, New Panvel (E)
Tal. Panvel, Dist. Raigad Email : abhimanyuj71@gmail.com

Date : 25/06/2019

SEARCH REPORT

Concern for my client M/S. JAGRUTI CONSTRUCTION through its
Proprietor MR. PRAVIN NARASI MANANI I have taken search for Three
years in respect of Plot No. 174, Sector No. R-4, admeasuring 410 Sq. Mtrs.
Village - Pushpak - Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai within
the limits of Sub-Registrar of assurance Panvel by making application to
Sub Registrar Office, Panvel under Receipt No. 9157 dated 25/06/2019 of 3
years i.e. 2017 to 2019 in respect of the above said Property which is
described as follows:

I did not find any adverse entry regarding conveyance or any other
transaction whatsoever nature in respect of the above-mentioned property.

THE SEAL OF THE SUB-REGISTRAR
PANVEL-3
2017

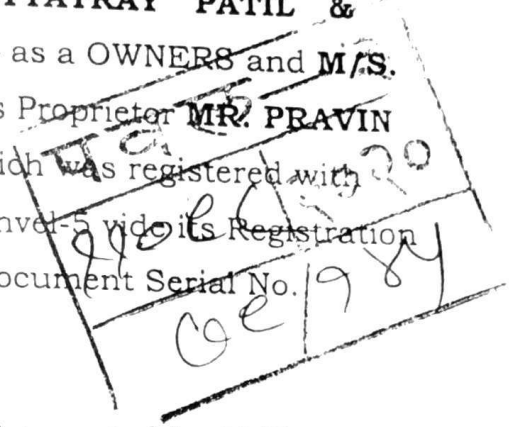
TRANSACTION

AGREEMENT TO LEASE 21/03/2017 executed between the
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD., of the ONE PART AND 1) MR. DARSHAN
DATTATRAY PATIL 2) MR. DATTATRAY VITTHAL PATIL 3)
MR. SATYWAN DATTATRAY PATIL & 4) MR. BHAGVAN
DATTATRAY PATIL of the Other Part hereinafter referred to as
"THE ORIGINAL LICENSEES/OWNERS", therein called "THE
LICENSEES" and the same was registered before the Sub
Registrar of Assurance at Panvel-3 vide its Registration Receipt
No. 2130 under Registration Document Serial No. PVL-3-1660-
2017 dated 23/03/2017.

MANYU HINDURAO

2018 NO ENTRY FOUND

2019 i) Development Agreement dated 17/06/2019 executed between
1) MR. DARSHAN DATTATRAY PATIL 2) MR. DATTATRAY
VITTHAL PATIL 3) MR. SATYWAN DATTATRAY PATIL &
4) MR. BHAGVAN DATTATRAY PATIL as a OWNERS and M/S.
JAGRUTI CONSTRUCTION through its Proprietor MR. PRAVIN
NARASI MANANI as the Developer, which was registered with
the Sub-Registrar of Assurances at Panvel-5 vide its Registration
Receipt No. 6540 Under Registration Document Serial No.
PVL-5-6422-2019 dated 17/06/2019.



ii) Power of attorney dated 17/06/2019 executed by 1) MR.
DARSHAN DATTATRAY PATIL 2) MR. DATTATRAY VITTHAL
PATIL 3 MR. SATYWAN DATTATRAY PATIL & 4) MR.
BHAGVAN DATTATRAY PATIL as a OWNERS and M/S.
JAGRUTI CONSTRUCTION through its Proprietor MR. PRAVIN
NARASI MANANI as the Developer, which was registered with
the Sub-Registrar of Assurances at Panvel-5 vide its Registration
Receipt No. 6541 under Registration Document Serial No. PVL-5-
6423-2019 dated 17/06/2019.

As looking at the records and after confirming and
investigating the title I am of the opinion that the said Plot
presently standing in the name of 1) MR. DARSHAN DATTATRAY
PATIL 2) MR. DATTATRAY VITTHAL PATIL 3) MR. SATYWAN
DATTATRAY PATIL & 4) MR. BHAGVAN DATTATRAY PATIL
and vide development agreement and Power of Attorney dated
17/06/2019 M/S. JAGRUTI CONSTRUCTION through its
Proprietor MR. PRAVIN NARASI MANANI is entitled to develop the



HHFVASHOU20000011059

**HERO HOUSING FINANCE LTD.
ACCOUNT STATEMENT**

Generated On (Date & Time):09-Jan-2023 03:38:14 PM

Customer Name	ROHAN SUNIL SAKPAL	Address	ROOM NO 12 GRND FI R SEETA SADANDATTARAM LAD MARG KALACHOWKIMUMBAI
Agreement No.	HHFVASHOU20000011059		
Branch	VASHI		
Application ID	1036942		
Sanction Amount	2,450,000.00	Product	HOME LOAN
Sanction Date	15/12/2020	Disbursal Amount	2,450,000.00
Instalment Overdue	0.00	Disbursal Date (first)	15/12/2020
Pre-Emi Overdue	0	Tenure	372
TDS Overdue		Interest Rate (ROI)	11.29
Bounce Charge Overdue		PLR	
Other Overdues	0.00	Variance	-6.31
Unadjusted Amt		Interest Type	Floating
Net Receivable	0	Currency	INR
Future Instalments	4,119,331.00/253	Regn. No.	
Future Pre-EMI	0	Frequency	MONTHLY EMIs
Principal Paid	134,490.00	Instl. Period	05/02/2021 To 05/01/2052
Pre-EMI Paid		Instalment Paid	577,116.00
Status	ACTIVE	Interest Paid	442,626.00
Co-Applicant(s) Name	null		
Property Address(s)			

Date	Value Date	Particulars	Increased By	Decreased By	OD Chg. Due	OD Chg. Paid	Bounce Chg. Due	Bounce Chg. Paid
06/11/2020	06/11/2020	Pmnt Rcvd Vide FT() UTR No.: Receipt No.---- (N.A.) *** Clear	0.00	2,950.00	0.00	0.00	0.00	0.00
15/12/2020	15/12/2020	Cersai Charges- Due (Incl. Tax)	118.00	0.00	0.00	0.00	0.00	0.00
15/12/2020	15/12/2020	Application Processing Fees- Due (Incl. Tax)	28,910.00	0.00	0.00	0.00	0.00	0.00
15/12/2020	15/12/2020	Amt Financed- Payable	0.00	2,450,000.00	0.00	0.00	0.00	0.00
15/12/2020	15/12/2020	Pemi- Due	13,340.00	0.00	0.00	0.00	0.00	0.00
21/12/2020	21/12/2020	Amount Paid Vide FT(RT) UTR No.: Receipt No. (N.A.)	2,410,582.00	0.00	0.00	0.00	0.00	0.00

Please Tick

Saving A/C No. _____ Branch FILE No.: _____

CIF NO _____ Tie up no. (if applicable) _____

LOS Reference No. : _____ PAL/Take Over/NEW/Resale/Top up _____

Applicant Name : **ROHAN SUNIL SAKPAL**

Co-Applicant Name : _____

Contract (Resi.) : _____ Mobile : _____

Loan Amount : _____ Tenure : _____

Interest Rate : _____ EMI : _____

Loan Type : _____ SBI LIFE : _____

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : _____

Property Cost : _____

Name of Developer / Vendor : _____

RBO - PEN ZONE - Branch : (Code No)

Contact Person : AKASH D. WADKAR Mobile No. 9082728675

Name of RACPC Co-ordinator along with Mob No: _____

SEARCH - 1 _____ DATE _____

SEARCH - 2 _____ DATE _____

VALUATION - 1 _____ DATE _____

VALUATION - 2 _____ DATE _____

RESIDENCE VERIFICATION _____

OFFICE VERIFICATION _____

SITE INSPECTION _____

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



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

HL TO BE PARKED AT _____ BRANCH

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Regular Customer Yes No

CIF No/ Account No.



PRIZYANKA | SIDDHARTH | SHIRKE

Mrs Ms Dr. Other Gender M F Transgender

Single Married Other Date of Birth 26 | 10 | 1995

House SUPRIYA ROHANI | SUNAL | SHIRKE

Relationship Primary Applicant (Applicable for Co-applicant/ Guarantor) WIFE

Father SIDDHARTH | GANAKRAM | SHIRKE

UID No. 5013 83704555 PAN No. G7PPS1658C

Prizyanka

No. Driving License No.

No. MGNREGA Job Card No.

Religious Status Resident NRI / CIO Citizenship INDIA

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General

Residential Address

Company Address: Years at current address 02

Months at current address

Residence Type Owned Rented Company Lease

BUJ FLAT NO - 201, 2ND FLOOR, PLOT NO 174, SAI JYOT BUILDING
SECTOR - R/14, VADGHAR, KARANJADE, (PUSHPAKINAGAR)

PANVEL Village KARANJADE City PANVEL
410206 State MAHARASHTRA Country INDIA

RAJGAD Email ID 8793734145

Permanent Address Same as Present Address? Yes No

Address: (If no, fill below)

VIYA

Village City
State Country
Email ID

Co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Chairman Managing Director Other Director

Member of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor
 Spouse (Independent) Daughter's husband
 Mother (including step mother) Brother's wife
 Son (including step-son) (Independent) Sister's husband
 Daughter (including step daughter) (Independent) Sister (including step-sister) of spouse
 Brother (including step brother)

आयकर विभाग

INCOME TAX DEPARTMENT

ROHAN SUNIL SAKPAL

SUNIL SHANTARAM SAKPAL

04/07/1993

Permanent Account Number

DYXPS6011P

Rohan

Signature

भारत सरकार

GOVT. OF INDIA



20022012



भारत सरकार
GOVERNMENT OF INDIA



नेहन मुनिल सक्पाळ
Rohan Sunil Sakpal
बाहील : मुनिल सक्पाळ
Father Sunil Sakpal
जन्म वर्ष / Year of Birth : 1993
पुरुष / Male



7520 2947 8498

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O मुनिल सक्पाळ, कम नं. १३,
५ वा मजला, विल्सन हाऊस, दुमानिया
रोड, कुलाबा बस आगार, कुलाबा, मुंबई
महाराष्ट्र, 400005

Address: S/O Sunil Sakpal, Room
no. 13, 5th Floor, Wilson House,
Dumaniya Road, Colaba Bus
Depot, Colaba, Mumbai,
Maharashtra, 400005



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Rohan