

Current

Page 1 of 1

529/13751

पावती

Original/Duplicate

Saturday, August 26, 2023

नोंदणी क्र.: 39म

11:57 AM

Regn.: 39M

पावती क्र.: 15118 दिनांक: 26/08/2023

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-13751-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: डिप्टी कमांडेंट विक्रम सिंह - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:17 PM ह्या वेळेस मिळेल.

M. S. D. S.
Joint Sub Registrar Panvel 5

बाजार मूल्य: रु. 4444028.3 /-

मोबदला रु. 4450000/-

भरलेले मुद्रांक शुल्क : रु. 311500/-

**सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)**

1) देयकाचा प्रकार: DHC रकम: रु. 640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0823226301484 दिनांक: 26/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006944503202324E दिनांक: 26/08/2023

बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी

[Signature]
पुणे न्याय प्रत पिळाला.

[Signature]
निरीक्षक
सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)

ISXIRNP66W

8/26/2023

पत्र संख्या: १११११/२०२३
दिनांक: १२/०५/२०२३
पत्र संख्या: १११११/२०२३
पत्र संख्या: १११११/२०२३

१२/०५/२०२३

वार्षिक मूल्य दर तक्त्यानुसार मूल्यांकन

विवरण	वर्ष	कार्यवाही	मूल्य	विवरण	वर्ष
बांधीव क्षेत्राची माहिती					
प्लॉट क्र. १२३	२०२३	१२३४	५६७८	१२३४	५६७८
प्लॉट क्र. १२३	२०२३	१२३४	५६७८	१२३४	५६७८
प्लॉट क्र. १२३	२०२३	१२३४	५६७८	१२३४	५६७८

पत्र संख्या: १११११/२०२३

वार्षिक मूल्य दर तक्त्यानुसार मूल्यांकन - १२३४

१२/०५/२०२३

१२/०५/२०२३

एकीकृत अंतिम मूल्य

१२३४

१२३४

१२३४

पत्र - ५

१२/०५/२०२३

१२/०५/२०२३



Registration Summary (नोंदणी पूर्व घोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र बांधीव)

26/08/2023 10:41:26 AM

सं. 2023	राज्य 3
शहर 3	टील्को पनवेल
19/20-सारधर सिडको से क 20	A Class Palika

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	सर्वे नंबर न. गु. क्रमांक
निवासी सदर्निका	
कार्यालय	
दुकाने	
ओद्योगिक	
ग्रामाणन्य	

वाधीव क्षेत्राची माहिती
 Type - Resale
 First Sale Date - 22/08/2022
 Property constructed after circular dt.02/01/2018

मिळकतीचे क्षेत्र 44.05 चौ मीटर
 मिळकतीचा प्रकार - निवासी सदर्निका
 मिळकतीचे वय - 17 वर्ष
 मजला - 5th to 10th Floor
 मिळकतीचा प्रकार - बांधकामाचा दर - वाचीव
 Rs. 25280/-

घसा-यानुसार टक्केवारी + खुल्या जमिनीचा दर
 ((112155-11400) * (83 - 100)) + 11400
 Rs. 100886 -
 वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 100886 * 44.05
 Rs. 4440283 -

3, 9, 18, 19

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅडॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूला (खुली बाळकनी) + बांधकामाचे मूल्य + वाहीव वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बांधकामाचे मूल्य + अन्वयित वाहन तळ

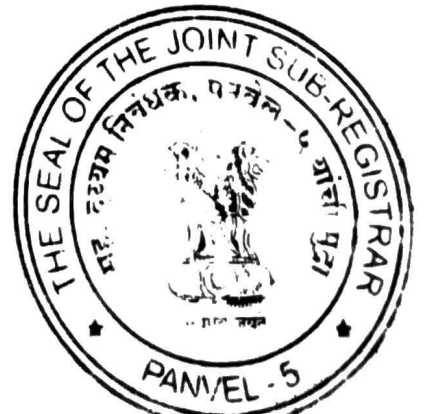
A + B + C + D + E + F + G + H + I + J
 11110283 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 Rs. 4444028/-

= ४ चव्चेचाळीस लाख चव्चेचाळीस हजार अठ्ठावीस /-

पवल - ५

१३०५१ / २०२३

१ / १२





CHALLAN
MTR Form Number-6



GRN	MH001199135202324E	BARCODE			Date	26/08/2023-11 16 00	Form ID	25 2
Department				Payer Details				
Inspector General Of Registration								
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment				PAN No.(If Applicable)				
Sale of Non Judicial Stamps IGR Rest of Maha				CJAPS6607N				
Office Name				Full Name				
PNL3 PANVEL 3 JOINT SUB REGISTRAR				VIKRAM SINGH AND OTHERS				
Location				Flat/Block No.				
RAIGAD				FLAT NO.508, 5TH FLOOR, B BUILDING.				
Year				Premises/Building				
2023-2024 One Time				ADVANCE GALAXY CHS				
Account Head Details			Amount in Rs.		Road/Street			
0030046401 Sale of NonJudicial Stamp			10500.00		PLOT NO.47, SEC-20, KHARGHAR, NAVI MUMBAI			
					Area/Locality			
					KHARGHAR, TAL-PANVEL, DIST-RAIGAD			
					Town/City/District			
					PIN			
					4 1 0 2 1 0			
					Remarks (If Any)			
					SecondPartyName=ANIL KUMAR KHYALI RAM VERMA AND OTHERS-			
					<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>पवल - ५</p> <p>१३०४९२०२३</p> <p>2132</p> </div>			
Total			10,500.00		Amount In Words		Ten Thousand Five Hundred Rupees Only	
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		69103332023082811624 2825348349	
Cheque/DD No.			Bank Date		RBI Date		26/08/2023 17:39 Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

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

Anil K Verma
Anita Verma

BETWEEN

MR. ANIL KUMAR KHYALI RAM VERMA (PAN No. AFCPV9362B) age-41 years, and MRS. ANITA VERMA (PAN No. ALHPV5972G) age- 37 years, Indian Inhabitant, both are residing at- L-602, Kamal, Jalvayu Vihar Defence Enclave, Phase-1, Plot No.20, Sector-20, Kharghar, Navi Mumbai-410210, hereinafter for brevity's sake called and referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns of the ONE PART.

पबल - ५
93047 2023
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AND

DY. COMDT. VIKRAM SINGH (PAN No. CJAPS6607N) age- 32 years Indian Inhabitant, MRS. SAKSHI (PAN No. CUEPS4354R) age- 32 years Indian Inhabitant, both are Residing at- Flat No. 508, 5th Floor, Advance Galaxy CHS, Ltd., Plot No.47, Sector-20, Kharghar, Navi Mumbai-410210, hereinafter for brevity's sake called and referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.



DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>BUILDING</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
508	5 th	B	47	20

NODE : KHARGHAR, NAVI MUMBAI.

Admeasuring about : 351 Sq.Ft. Carpet area+ 44 Sq.Ft. Flower Bed
Carpet area=395 Sq.Ft. Equivalent to 474 Sq.Ft. Built up area = 44.05 Sq.Mtrs.

SOCIETY: ADVANCE GALAXY CO-OPERATIVE HOUSING SOCIETY LTD.,
REGN NO. NBOM/CIDCO/H.S.G./ (OH)/2028/JTR/2005-2006

SALE PRICE: Rs.44,50,000/- (RUPEES FORTY FOUR LAKHS FIFTY THOUSAND ONLY)

Hereinafter referred to as "THE SAID FLAT.

Anil Kumar Verma

Anita Verma

[Signature]

[Signature]

WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., Govt. Company within the meaning of the companies Act. 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal. 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. xxxviii of 1966) hereinafter referred to as the said Act.

AND WHEREAS:

The State Government in pursuant to Section 113 (I) of the said Act, acquired the land described therein and vesting such lands in the said Corporation for development and of such piece 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:

By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the state government under the said act.

AND WHEREAS:

The Corporation forced to 1) SHRI. VASUDEV PATIL, 2) SHRI. BALARAM BHAGVAN PATIL, 3) SHRI. LAXMAN BHAGVAN PATIL, 4) SMT. PADMINI CHANDRAKANT BHOIR, 5) SMT. ANUSUYA BHAGVAN PATIL, 6) SMT. KASHIBAI JOMA THAKUR, & 7) SMT. YAMUBAI GANPAT KADU, the ORIGINAL LICENCEES (therein referred to as THE LICENSEES) vide Agreement to lease dated 28.02.2003 duly registered with Sub-Registrar of Assurance on 16.04.2003 under Serial No. 2984/2003 for a period of 60 years computed from the date of Agreement to lease, a plot of land Bering No.47, admeasuring about 1599.98 Sq. Mtrs. At Sector-20, Kharghar, (G.E.S.), Navi Mumbai, (hereinafter referred to as "THE SAID PLOT") for the purpose of residential-commercial use for proper premium and has handed over the physical possession of the said plot to the Lessees.

Anita Verma
Anita K VERMA

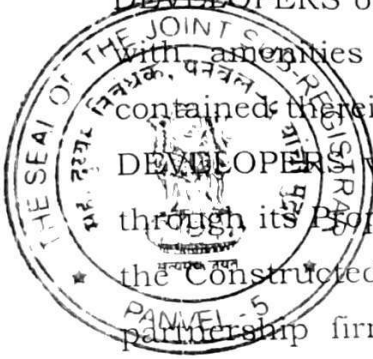
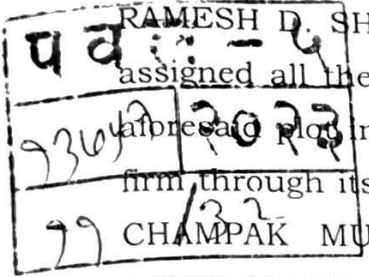
[Signature]

AND WHEREAS:

The said ORIGINAL LICENSEES, vide an Development Agreement dated 16.04.2003 duly registered with sub-registrar of Assurance on 16.04.2003 under Serial No. 2987/2003, have granted & as agreed all Development rights, title and interest in respect of the above said plot in favour of the M/S. ADVANCE HOME MAKER GROUP through its Proprietor SHRI. RAMESH D. SHAH for proper consideration and as per terms and conditions contained therein.

AND WHEREAS:

M/S. ADVANCE HOME MAKER GROUP through its Proprietor SHRI. RAMESH D. SHAH vide Development Agreement dated 30.06.2003 have assigned all their Development rights, title and interest in respect of the aforesaid plot in favour of M/S. B. C. C. CONSTRUCTIONS a partnership firm through its Partners, 1) MR. CHANDRAKANT MURJI DEDHIA 2) MR. CHAMPAK MURJI DEDHIA & 3) MR. BHAGVANJI M. TANK, the DEVELOPERS on 35.65 basis and as per list of constructed Flats & Shop with amenities and plan attached therein & terms and conditions contained therein. (i.e. 35% of total Constructed Area Constructed by the DEVELOPERS will remain with M/S. ADVANCE HOME MAKER GROUP through its Proprietor SHRI. RAMESH D. SHAH and the remaining 65% if the Constructed Area will be retained by M/S. B. C. CONSTRUCTIONS a partnership firm through its Partners, 1) MR. CHANDRAKANT MURJI DEDHIA 2) MR. CHAMPAK MURJI DEDHIA & 3) MR. BHAGVANJI TANK, the DEVELOPERS).

**AND WHEREAS:**

By virtue of Development Agreement dated 30/06/2003 the Developers is/are the lawful owner of 65% share of carpet area of F.S.I. on the said plot (which is more particularly Flats and Shops listed the aforesaid Agreement).

AND WHEREAS:

The Purchaser/s has/have demanded from the Developers and the Developers have given infection to the Purchasers of all the documents of title relating to the said lands and the plans designs and specifications prepared by the "ARCHITECTS" and such of other documents as are specified under the Maharashtra Ownership Flats Act 1963 (hereinafter referred to as "THE SAID ACT" and the rules made hereunder.

Amal K. Verma
Amal Verma

[Handwritten signature]

AND WHEREAS;
City & Industrial Development Corporation of Maharashtra Ltd., has approved the plans and specifications in respect of the building on the said Plot and they have granted permission vide **Commencement Certificate** bearing No. **CIDCO/EE(BP)/ATPO/1711** dated **28th May 2003** to commence the construction of residential-cum-commercial building on the said Plot.

AND WHEREAS:
The DEVELOPER/s has/have completed the construction of the building on the said LAND as per the plans and specifications granted by the City & Industrial Development Corporation of Maharashtra Ltd., and obtained **OCCUPATION CERTIFICATE** bearing No. **CIDCO/BP/ATPO/1029** dated **6th July 2005** from the City & Industrial Development Corporation of Maharashtra Ltd.

AND WHEREAS:
ADVANCE GALAXY Co-operative Housing Society Ltd., as its member issued Share Certificate bearing No. **56**, Comprising of **5** fully paid up shares of **Rs.50/-** each bearing distinctive nos. from **276 to 280** (both inclusive) in favour of **MR. ANIL KUMAR KHYALI RAM VERMA**
MRS. ANITA VERMA.

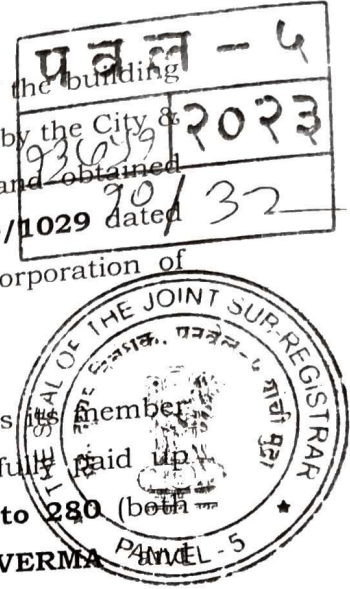
AND WHEREAS:
M/s. **B. C. C. CONSTRUCTIONS**, A Proprietor ship firm through its Proprietor **1) MR. CHANDARKANT MURJI DEDHIA 2) MR. CHAMPAK MURJI DWDHIA & 3) MR. BHAGWANJI M. TANK** have sold, transferred the said **Flat No. 508, 5th Floor, Building-B, Building known as 'ADVANCE GALAXY Co-operative Housing Society Ltd' Plot No.47, Sector-20, Kharghar, Navi Mumbai, Tal-Panvel, Dist-Raigad-410210**, by Agreement for sale dated **30th June 2005** vide Registration Document No. **Panvel-3-2192-2005**, Registration dated **06/07/2005** at Sub Registrar Office, **Panvel-3, Receipt No.2193**, to **MR. CHANGAYIL THANKAPPAN THANSON.**

AND WHEREAS:
MR. CHANGAYIL THANKAPPAN THANSON have sold, transferred the said **Flat No. 508, 5th Floor, Building-B, Building known as 'ADVANCE GALAXY Co-operative Housing Society Ltd' Plot No.47, Sector-20, Kharghar, Navi Mumbai, Tal-Panvel, Dist-Raigad-410210**, by sale deed dated **22th August 2022** vide Registration Document No. **Panvel-3-14112-2022**, Registration dated **22/08/2022** at Sub Registrar Office, **Panvel-3, Receipt No.15545**, to **MR. ANIL KUMAR KHYALI RAM VERMA** and **MRS. ANITA VERMA.**

Anil K VERMA

Anita Verma

Changayil Thankappan Thanson



AND WHEREAS:

MR. ANIL KUMAR KHYALI RAM VERMA and MRS. ANITA VERMA fully seized and possessed Flat No. 508, 5th Floor, Building-B, Building known as 'ADVANCE GALAXY Co-operative Housing Society Ltd' Plot No.47, Sector-20, Kharghar, Navi Mumbai, Tal-Panvel, Dist-Raigad-410210, (hereinafter referred to as the said Flat).

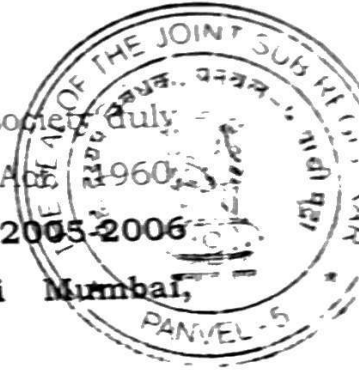
AND WHEREAS:

The Transferor alone has the sole and exclusive right to dispose of the Residential Flat No. 508, 5th Floor, Building-B, Building known as 'ADVANCE GALAXY Co-operative Housing Society Ltd' Plot No.47, Sector-20, Kharghar, Navi Mumbai, Tal-Panvel, Dist-Raigad-410210, to the prospective TRANSFEREES on the terms and condition stipulated in the Agreement.

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Plot No. 47, Sector-20, Kharghar, Navi Mumbai, Tal-Panvel, Dist-Raigad-410210
2023
22/32

AND WHEREAS:

ADVANCE GALAXY Co-operative Housing Society Ltd., is a society duly registered under the Maharashtra Co-operative Societies Act, 1960 under REGN NO.NBOM/CIDCO/H.S.G./(OH)/2028/JTR/2005-2006 having address at - Plot No.47, Sector-20, Kharghar, Navi Mumbai, Tal-Panvel, Dist-Raigad-410210.

**AND WHEREAS:**

The Transferors are the Registered Members of the Flat No. 508, 5th Floor, Building-B, in the building known as ADVANCE GALAXY Co-operative Housing Society Ltd., on Plot No.47, Sector-20, Kharghar, Navi Mumbai, Tal-Panvel, Dist-Raigad-410210.

AND WHEREAS:

The Transferors do hereby covenant and declare that they are the registered members of the society and having been admitted by the Society as members.

AND WHEREAS:

The Transferors do hereby declare that no notice for the recovery of the Stamp Duty and Registration have been received by them on account of the registration of the Agreement of the above said Flat.

Anil K VERMA
Anita Verma

[Handwritten signature]

AND WHEREAS,

The Transferors have agreed to transfer their interests in the said Flat to the Transferees, which the Transferees have agreed to acquire from the Transferors, after taking inspection of the documents and after being conversant with the several conditions and the provisions contained therein on the terms and conditions hereinafter appended. The parties herein are desirous of recording the same in writing as stated hereinafter.

पत्र न - ७
२००३
१६ / १२

NOW THIS AGREEMENT WITNESSTH IT IS MUTUALLY AGREED AS FOLLOWS:

- 1. The Transferors have agreed to sell convey, all interest and rights in and upon Flat

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>BUILDING</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
508	5 th	B	47	20



NODE : KHARGHAR, NAVI MUMBAI.
Admeasuring about : 351 Sq.Ft. Carpet area + 44 Sq.Ft. Flower Bed
Carpet area=395 Sq.Ft. Equivalent to 474 Sq.Ft. Built up area = 44.05 Sq.Mtrs.

SOCIETY: ADVANCE GALAXY CO-OPERATIVE HOUSING SOCIETY LTD.,
REGN NO. NBOM/CIDCO/H.S.G./(OH)/2028/JTR/2005-2006

SALE PRICE: Rs.44,50,000/- (RUPEES FORTY FOUR LAKHS FIFTY THOUSAND ONLY)

to the party of the Second Part/ Transferees which the Transferees have agreed to acquire the same and the Shares and interest of the Transferors for a total consideration of **Rs. 44,50,000/- (Rupees Forty Four Lakhs Fifty Thousand Only)** inclusive of all costs, share capital and the amount to the credit of the Transferors in the books of the said Society.

[Faint signatures and stamps at the bottom left]

[Handwritten signature and initials at the bottom right]

CIDCO TRANSFER

Transfer charges if any payable to CIDCO for recording the name of Transferors shall be paid by the Transferors while for recording the name of the Transferees in CIDCO records shall be paid by the Transferees.

THE SCHEDULE ABOVE PLOT:

All that piece or parcel of land known as **Plot No.47, Sector-20, Kharghar, Navi Mumbai**, admeasuring **1599.98 Sq. Mtrs area**, or thereabout in the 12.5% Scheme (Erstwhile Gaothan Expansion Scheme) of Village **Kharghar, Tal-Panvel, Dist-Raigad- 410210** and bounded as follows that is to say:

ON THE NORTH BY : Plot No. 48
 ON THE SOUTH BY : Plot No. 46
 ON THE EAST BY : 34 Mtr. Wide Road
 ON THE WEST BY : 11.00 Mtr. Wide Road

पवेल - 4	
73697	2023
20/32	

SCHEDULE OF PROPERTY FLAT:

Flat No.508, 5th Floor, Building-B, admeasuring about **351 Sq.Ft. Carpet area+ 44 Sq.Ft. Flower Bed Carpet area=395 Sq.Ft. Equivalent to 474 Sq.Ft. Built up area = 44.05 Sq.Mtrs.**, in the Building known as **ADVANCE GALAXY Co-operative Housing Society Ltd.**, on **Plot No.47, Sector-20, Kharghar, Navi Mumbai, Tal-Panvel, Dist-Raigad-410210** within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.



Anita Desai

Anita Desai

[Signature]

IN WITNESS
their respective hands and seal the

SIGNED AND DELIVERED by the
Within named 'TRANSFERORS'

पत्र - ५	
MR. 73649	2029
29/32	

MR. ANIL KUMAR KHYALI RAM VERMA

Anil K Verma



MRS. ANITA VERMA

Anita Verma

In the presence of

1. [Signature]
2. [Signature]

SIGNED AND DELIVERED by the
Within named 'TRANSFEREES'

DY. COMDT. VIKRAM SINGH

[Signature]

MRS. SAKSHI

In the presence of

[Signature]

1. [Signature]
2. [Signature]

THE SEAL

15
RECEIPT

Received from the within named Transferees **DY. COMDT. VIKRAM SINGH** and **MRS. SAKSHI** a sum of **Rs. 11,00,000/-** being the **PART PAYMENT** paid to the Transferors by the Transferees in respect of the **Flat No.508, 5th Floor, Building-B**, admeasuring about **351 Sq.Ft. Carpet area+ 44 Sq.Ft. Flower Bed Carpet area=395 Sq.Ft. Equivalent to 474 Sq.Ft. Built up area = 44.05 Sq.Mtrs.**, in the Building known as **ADVANCE GALAXY Co-operative Housing Society Ltd.**, on **Plot No.47, Sector-20, Kharghar, Navi Mumbai, Tal-Panvel, Dist-Raigad-410210** as agreed under these present.

Sr. No.	RTGS/IMPS REF/ Cheque No.	Date	Bank	Branch	Amount (Rs.)
1	IRW6330896	20/07/2023	---	---	Rs. 25,000/-
2	---	20/07/2023	---	---	Rs. 25,000/-
3	320310525159	22/07/2023	---	---	Rs. 3,50,000/-
4	32041976969+	23/07/2023	---	---	Rs. 4,00,000/-
5	---	28/07/2023	---	---	Rs. 2,00,000/-
6	253753267	31/07/2023	---	---	Rs. 40,000/-
7	103590094	03/08/2023	---	---	Rs. 40,000/-
8	76122454	21/08/2023	---	---	Rs. 20,000/-
				TOTAL	Rs. 11,00,000

WE SAY RECEIVED

Rs.11,00,000/-

पंचल

73649

22/

MR. ANIL KUMAR KHYALI RAM VERMA

23/08/2022



सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. पनवेल 3

दस्त क्रमांक : 14112/2022

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

मेल डीड
4200000
4199727

- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती : इतर माहिती: मदतिका क्र.508, पाचवा मजला, अँडव्हान्स गॅलेक्सी को. ऑप. हौ. सोसायटी लि., प्लॉट नं. 47, सेक्टर-20, खारघर, ता. पनवेल, जि. रायगड, क्षेत्र- 44.05 चौ.मीटर विल्टअप, पवेल-3 दस्त क्र. 4455/2022, दिनांक 15/03/2022, नुमां. मु.शु. 252000/- व नोंदणी फी 30000/- वसुल ((Plot Number : 47 ; SECTOR NUMBER : 20 ;))

1) 44.05 चौ.मीटर

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

1): नाव:-चांगातील धाकपन धानसन -- वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 508, 5वा मजला, अँडव्हान्स गॅलेक्सी को. ऑप. हौ. सोसायटी लि., प्लॉट नं. 47, सेक्टर-20, खारघर नवी मुंबई, जिल्हा नं. महाराष्ट्र, राईगार (०). पिन कोड:-410210 पॅन नं:-AFTPC7544K
2): नाव:-अनिल कुमार ख्याली राम वर्मा -- वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ई-903, जलवायु डिपॉजिट ईन्क्लेव्ह फेज-1, प्लॉट नं. 20, सेक्टर-20, खारघर नवी मुंबई, जिल्हा नं. महाराष्ट्र, राईगार (०). पिन कोड:-410210 पॅन नं:-AFPCPV9362B
3): नाव:-अनिता वर्मा -- वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ई-908, जलवायु डिपॉजिट ईन्क्लेव्ह फेज-1, प्लॉट नं. 20, सेक्टर-20, खारघर नवी मुंबई, जिल्हा नं. महाराष्ट्र, राईगार (०). पिन कोड:-410210 पॅन नं:-ALHPV5972G

- (9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक, खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोंदणी शुल्क
(14) शेर

22/08/2022
22/08/2022
14112/2022
100
100

सह दुय्यम निबंधक वर्ग-
पनवेल क्र. ३.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



पिनको

नव औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय :
मुस्ता मजला, नरीमन पॉइंट,
पिन ४०० ०२९.
(रवानत कोड) ००-९९-२२-५६५० ०९०१
००-९९-२२-५६५० ०९२८
००-९९-२२-२२०२ २५०९ / ५६५० ०९३२

मुख्य कार्यालय :
'शिडको' भवन, सी.वी.डी., वेंकटगुड,
नवी मुंबई - ४०० ६९४.
दूरधनी : ००-९९-२२-५५९९ ८९००
फॅक्स : ००-९९-२२-५५९९ ८९६३

REF NO: CIDCO/BP/ATPO/ 11029

दिनांक : ६/२/२०१३

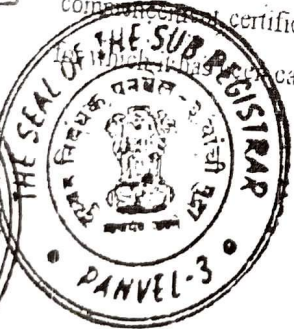
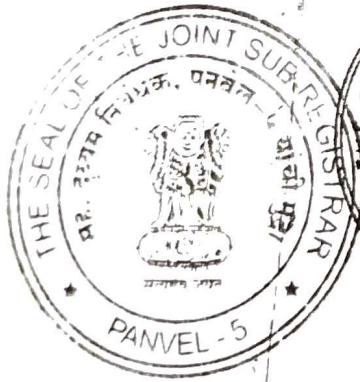
प व ल - ३
९४९९२ / २०२२

OCCUPANCY CERTIFICATE

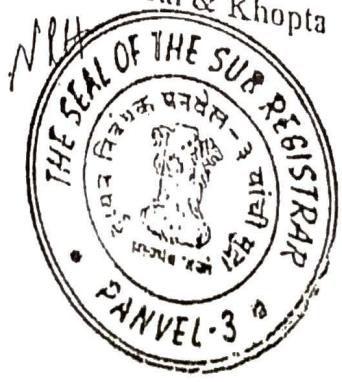
प व ल - ३
४४५५ / २०२२
२२३५

प व ल - ५
२३५५९ / २०२३
२४ / ३२

I hereby certify that the development of Residential Building [Res.BUA= 9169.738 Sq.mtrs. Comm.BUA=230.045 Sq.mtrs. Total BUA=2399.783 Sq.mtrs. (No. of Units R-66, C-12)] on Plot no. 47, Sector-20, at Kharghar (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s. Techno Arch has been inspected on 15/06/2005 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the completed certificate dated 28/05/2003 and that the development is fit for the use as intended.



(Signature)
(N.S. Swami) 6/2/05
Additional Town Planning Officer
Navi Mumbai & Khopta



18/5/2023

107
MUMBAI DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to

Shri Vinodkumar Bhagwan Patil & Others

Unit No. 47 Road No. Sector 20 Node Chhatrapati of

New Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Vertical Bld 7cd Oct - B/A 2 2394.781 S.

168.946 sqm (own 225.835 sqm)

Nos. of Residential Units 68 Nos. of Commercial units 2

पवल - ३

४४५५/२०२२

२५/३/२३

पवल - ३

१४११२/२०२२

२९/३/२३

पवल - ३

२०२३

६/३/२३

(1) Certificate is liable to be revoked by the Corporation if:

(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

(d) The applicant shall:

(i) Give written notice to the Corporation for completion of development work, at least 7 days before the commencement of the further work.

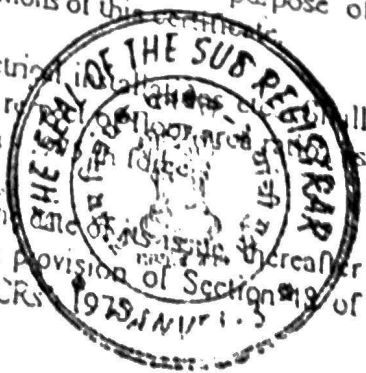
(ii) Give written notice to the Corporation regarding completion of the work.

(c) Obtain Occupancy Certificate from the Corporation.

(d) Permit authorised officers of the Corporation to enter the premises, for which the permission has been granted, at any time for the purpose of enforcing the building control Regulations and conditions of this certificate.

(e) The structural design, building materials, installations, electrical and plumbing work shall be in accordance with the provision (except for provision in respect of plumbing work) prescribed in the National Building Code of India and / or GDCRs.

(f) The Certificate shall remain valid for period of 1 year from the date of issue thereof. The renewal of the same shall be done in accordance with provision of Section 49 of MRTP Act, 1948 and as per regulation no 16.1(2) of the GDCRs.



28/5/2023

REF NO. CIDCO LE (BPYATPO) 1211
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XX(VII) of 1966 to _____

Shri Vasudeo Bhagwan Patil & Others
Unit/Plot No. 47 Road No. _____ Sector 20 Node Phase 1 (E) of
Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bld Total BUA 2394.781 sq
Peri BUA = 2168.946 sqm Comm Area = 225.835 sqm

(Nos. of Residential Units 68 Nos. of Commercial units 2)

पवल - 3
73049/2023
24/32

पवल - 3
8899/2023

पवल - 3
8899/2023

(a) This Certificate is liable to be revoked by the Corporation if:
(i) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and of any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

(d) The applicant shall:
1. Give a notice to the Corporation for completion of development work at the level, at least 7 days before the commencement of the further work.

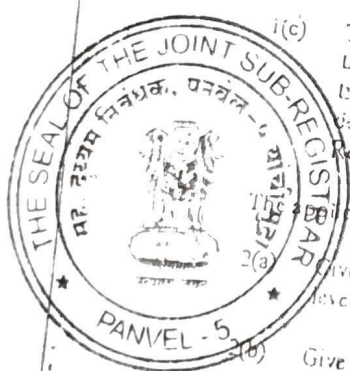
2. Give written notice to the Corporation regarding completion of the work.

2. (c) Obtain Occupancy Certificate from the Corporation.

2. (d) Permit authorised 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 control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical and plumbing shall be in accordance with the provision (except for provision in respect of plumbing) prescribed in the National Building Code or and / or GDCRs.

4. The Certificate shall remain valid for period of 1 year from the date of issue. The revalidation of the same shall be done in accordance with provision of MRTP Act 1966 and as per regulation no 16.1(2) of the GDCRs.



पवल - ३
 २४७७२ २०२२
 २४/३०

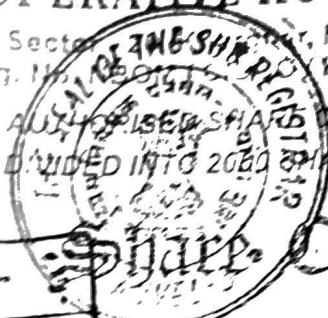
Share Certificate No. 056

Member's Register No. _____

ADVANCE GALAXY CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 47, Sector _____, Navi Mumbai - 410210, (Maharashtra)
 (Reg. No. _____ HSG (OH) / 2028 / JTR / 05-05.

AUTHORISED SHARE CAPITAL RS. 1,00,000/-
 DIVIDED INTO 2000 SHARES OF RS. 50/- EACH



Share Certificate

पवल - ६
 २४७७२ २०२२
 २४/३०

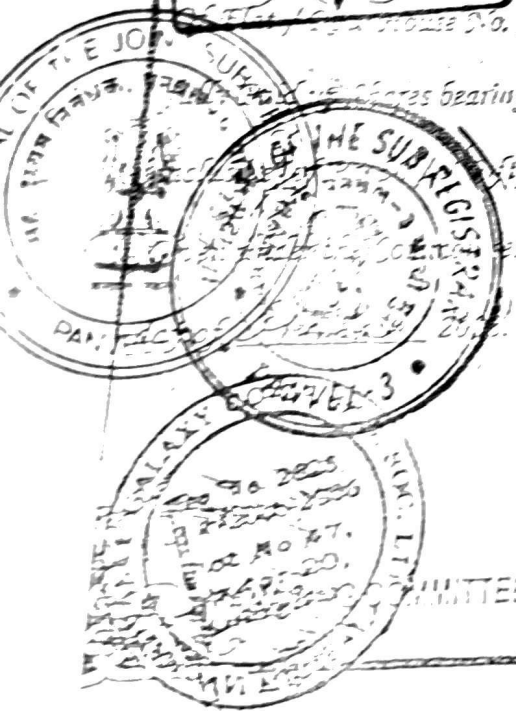
Name / Smt. / M/s. C. T. THAKSON

House No. 502 REGISTERED HOLDER Of 5 (Five)

Shares bearing distinctive No. 00276 to 00280 (both

inclusive) each in the above Society subject to the Bye-Laws there of.

Witnessed and signed by the Secretary of the said Society at Navi Mumbai this 31



 COMMITTEE MEMBER

Shalil
 SECRETARY

Let
 CHAIRMAN

ANIL KUMAR KHYALI RAM VERMA
Permanent Account Number Card
AFCPV9362B
15/05/1981
ANIL K VERMA



अनिल कुमार ख्याली राम वर्मा
Anil Kumar Khyali Ram Verma
जन्म तारीख/DOB: 15/05/1981
पुरुष/ MALE

2565 6624 6467

VID: 2152 1356 7977 5163

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
VERMA ANITA
SURESH VERMA

15 12 1985

ALHPV5972G

Anitaverma



भारत सरकार
GOVT. OF INDIA

भारत सरकार
Government of India

अनिला वर्मा
Anita Verma
जन्म तारीख/DOB: 15/12/1985
महिला/ FEMALE



2723 0743 2102

VID: 9173 3948 2671 4208

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
VIKRAM SINGH
DINESH KUMAR RATHORE

26/03/1991

Permanent Account Number

CJAPS6607N

Signature

भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

Vikram Singh
Year of Birth: 1991
Male



3335 8786 5035

- आम आदमी का अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CUEPS4354R

नाम Name
SAKSHI

पिता का नाम Father's Name
PAWAN KUMAR

जन्म की तारीख / Date of Birth
08/06/1991

हस्ताक्षर / Signature

भारत सरकार
GOVERNMENT OF INDIA

साक्षी
Sakshi
जन्म तारीख / DOB: 08/06/1991
महिला / FEMALE

3894 8073 7097

माझे आधार, माझी ओळख

भारत सरकार
Government of India

भिमराव पादुरंग चव्हाण
Bhimrao Pandurang Chavhar
जन्म तारीख/DOB: 03/05/1993
पुरुष/ MALE



3825 8856 5623

VID: 9195 2949 5476 4613

माझे आधार, माझी ओळख

भारत सरकार
Government of India

राकेश कोली
Rakesh Koli
जन्म तारीख/DOB:
पुरुष/ MALE



6456 1726 22

VID: 9177 3742 528

माझे आधार, माझी ओळख

Ravi



26/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 13751/2023

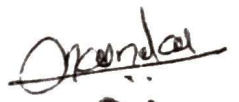
नोंदणी :

Regn:63m

(1) विलेखाचा प्रकार	गावाचे नाव : खारघर
(2) मोबदला	करारनामा
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4450000 4444028.3
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: म.न.पा. विभाग 19/20, दर 107100/- प्रती चौ.मीटर... सदनिका क्र.508, पाचवा मजला, बी बिल्डींग, अँडव्हान्स गॅलेक्सी को.ऑप.हौ. सोसायटी लि., प्लॉट नं.47, सेक्टर-20, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्र- 44.05 चौ.मीटर बिल्टअप ((Plot Number : 47 ; SECTOR NUMBER : 20 ;)) 1) 44.05 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- अनिल कुमार ख्याली राम वर्मा - - वय:-41; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एल-602, कमल, जलवायु विहार, डिफेंन्स इन्क्लेव्ह, फेज-1, प्लॉट नं.20, सेक्टर-20, खारघर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AFCPV9362B 2): नाव:- अनिता वर्मा - - वय:-37; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एल-602, कमल, जलवायु विहार, डिफेंन्स इन्क्लेव्ह, फेज-1, प्लॉट नं.20, सेक्टर-20, खारघर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-ALHPV5972G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- डिष्टी कुमांडेंट विक्रम सिंह - - वय:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 508, पाचवा मजला, बी विंग, अँडव्हान्स गॅलेक्सी को.ऑप.हौ. सोसायटी लि., प्लॉट नं.47, सेक्टर-20, खारघर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-CJAPS6607N 2): नाव:- साक्षी - - वय:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 508, पाचवा मजला, बी विंग, अँडव्हान्स गॅलेक्सी को.ऑप.हौ. सोसायटी लि., प्लॉट नं.47, सेक्टर-20, खारघर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-CUEPS4354R
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13751/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	311500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it


 सह दुय्यम निबंधक वर्ग-२,
 (पनवेल-५)