TRUPTI RAUT LEGAL ASSOCIATES

FAMILY, PROPERTY, BANKING MATTER CONSULTANT

CLIENT : 1) MISS. VANISHA VIJAY SHETTY
/MRS. VANISHA RINKESH DONGARE,
2) MR. BABASAHEB MAHADEV DONGARE,

PROPERTY : Flat No. 303 on Third floor Matru Prem Chs Ltd, Plot No. 44, Sector 21, at Ulwe, Taluka Panvel, District Raigad.

ADVOCATE : TRUPTI S. RAUT (B.S.L.LL.M.)

OFFICE : SHOP NO 1, MAHALAKSHMI CRYST,
PLOT NO. 36, SECTOR 19, ULWE,
TALUKA PANVEL, (TIME 10.30 TO 8.30PM.)

Email : advtruptiraut@gmail.com

MOBILE NO. : 9987258712.

ALL COURT MATTER, DIVORCE, FAMILY MATTERS, LEGAL HEIRSHIP WORK, ALL LEGAL DOCCUMENTION, AGREEMENTS, REGISTRATION, STAMP DUTY, LEGAL TITLE AND SEARCH REPORT, SOCIETY FORMATION, ALL SOCIETY COMPLAINTS, CONVEYANCE DEED, CIDCO TRANSFER WORK DONE HERE.

Receipt (pavti)

86/8124
Thursday,September 21 ,2023
9:05 AM

पावती

Original/Duplicate
नोंदणी क्र. 39म
Regn. 39M

पावती क्र.: 10569 दिनांक: 21/09/2023

गावाचे नाव: उलवे
दस्तऐवजाचा अनुक्रमांक: पवल1-8124-2023
दस्तऐवजाचा प्रकार : ॲग्रीमेंट टू सेल
सादर करणाऱ्याचे नाव: वनीशा विजय शेट्टी उर्फ वनीशा रिंकेश डोंगरे - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 580.00
पृष्ठांची संख्या: 29	
एकूण:	रु. 30580.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
9:25 AM ह्या वेळेस मिळेल.

JOINT S R PANVEL 1
सह दुय्यम निबंधक, पनवेल-१

बाजार मुल्य: रु.2958450 /-
मोबदला रु.3700000/-
भरलेले मुद्रांक शुल्क : रु. 222000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.580/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923192901115 दिनांक: 21/09/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008328191202324E दिनांक: 21/09/2023
बँकेचे नाव व पत्ता:

दस्त परत मिळाला

पक्षकाराचा
मूळ दस्त

22/09/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 8124/2023

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल
(2)मोबदला	3700000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2958450
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग 27.1 दर 82500/- प्रति चौ. मी. सदनिका क्रमांक 303 तिसरा मजला मातृप्रेम सीएचएस ली प्लॉट नंबर 44 सेक्टर 21 उलवे तालुका पनवेल जिल्हा रायगड यासी क्षेत्र 33.498 चौ. मी. बिल्टअप + सी.बी. 2.362 चौ. मी.((Plot Number : 44 ; SECTOR NUMBER : 21 ;))
(5) क्षेत्रफळ	1) 33.498 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राकेश कुमार - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नंबर १६३ बिल्डिंग नंबर ८ एम एम रोड सीजीएस कॉलनी सेक्टर ७ अँटॉप हिल मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-AYPPK6458F 2): नाव:-प्रतिमा कुमारी - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नंबर १६३ बिल्डिंग नंबर ८ एम एम रोड सीजीएस कॉलनी सेक्टर ७ अँटॉप हिल मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-HENPK9655H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वनीशा विजय शेट्टी उर्फ वनीशा रिंकेश डोंगरे - - वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लल्लुभाई कंपाऊंड एकता सीएचएस ली बी /२०ए आर ३०३नहिरानंदानी आकृती मानखुर्द मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400043 पॅन-नं:-LRGPS4119A 2): नाव:-बाबासाहेब महादेव डोंगरे - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लल्लुभाई कंपाऊंड एकता सीएचएस ली बी /२०ए आर ३०३नहिरानंदानी आकृती मानखुर्द मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-BDQPD7757M
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	8124/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	222000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

OF THE SUB RE
पनवेल

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

Valuation ID 20230920327

20 September 2023,10 19 52 AM

पवल।

मूल्यांकनाचे वर्ष	2023
जिल्हा	रायगड
तालुक्याचे नांव	पनवेल
गावाचे नांव	उलवे,गव्हाण,खारकोपर
प्रमुख मूल्य विभाग	27
उप मूल्य विभाग	27 1
क्षेत्राचे नाव	Influence Area

सर्व्हे नंबर /न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर	मोजमापनाचे एकक
82500/-	चौ मीटर

बाधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	35.86चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.82500/-
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर =(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)

= (82500 * (100 / 100))

= Rs 82500/-

मजला निहाय घट/वाढ = 100% of 82500 = Rs.82500/-

Rules Applicable 3 ,19 , 18

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 82500 * 35.86

= Rs.2958450/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 2958450 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.2958450/-

= ₹ एकोणतीस लाख अठ्ठावन्न हजार चार शे पन्नास /-

Home Print

सह दुय्यम निबंधक, पनवेल-१

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THE JOINT SUB REGISTRAR

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Panvel Navi Mumbai, on this 21st day of **September, 2023.**

BETWEEN

MR. RAKESH KUMAR, Age – 44 yrs., **PAN NO. AYPPK6458F, MRS. PRATIMA KUMARI,** Age – 39 yrs., **PAN NO. HENPK9655H,** Indian Inhabitant, Residing, Room No. 163, Building No. 8, S M Road, CGS Colony, Sector 7, Antop Hill Mumbai – 400037,

hereinafter referred to as **"The Transferors"** [which expression shall unless and otherwise repugnant to the context or meaning thereof shall mean & include his heirs, executors, administrators and assigns] of the **One Part**.

AND

MISS. VANISHA VIJAY SHETTY/MRS. VANISHA RINKESH DONGARE, Age - 23 yrs., **PAN NO. LRGPS4119A AND MR. BABASAHEB MAHADEV DONGARE,** Age – 50 yrs., **PAN NO. BDQPD7757M,** both residing at Lallubhai Compund, Ekta Chs Ltd, B/20A, R-303, Hiranandani Akruti, Mankhurd, Mumbai – 400043.

hereinafter referred to as **"The Transferees"** [which expression shall unless and otherwise repugnant to the context or meaning thereof shall mean & include her heirs, executors, administrators and assigns] of the **Other Part**.

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WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. is a Government company incorporated under the companies Act, 1956 (hereinafter referred to as **"the Corporation"**) having its registered office at Nirmal, 2nd floor, Nariman Point Mumbai-400021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub. Sec (3) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966

JOINT SUB-REGISTRAR PANVEL-1

Pratima Kumari

Rakesh Kumar

(Maharashtra Act No- XXXVIII of 1966) (hereinafter referred to as **"The Said MRTP 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 MRTP 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 provisions of section 113 of the said MRTP 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 any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said MRTP Act.

AND WHEREAS the Corporation has laid down plot (12.50% GES) in Ulwe, Taluka Panvel on one 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 lessee.

WHEREAS CIDCO on 3/12/2007, executed Lease Deed with the Original Licensee **Shri. Padmakar Hanuman Gharat,** registered with Sub Registrar Uran vide serial No. 08272/2007, dated 3/12/2007 and the original lessee had been allotted plot of land bearing No. 44, admeasuring area 199.98 Sq. Mtrs.

WHEREAS Original Licensee has sold, transferred and assigned their leasehold rights in favour of **M/S. MUDRA ENTERPRISES** by virtue of a Tripartite Agreement dated 16/1/2008, registered with sub registrar vide Sl. No. Uran/00504/2008, executed between CIDCO, Original Lessee and **M/S. MUDRA ENTERPRISES.** Thereafter obtained the Final order from CIDCO vide **Ref. No. CIDCO/VASAHAT/12.50% scheme /ULWE/1377/2008 dated 28/1/2008.**

WHEREAS, **M/S. MUDRA ENTERPRISES** New Licensee has sold transferred and assigned their leasehold rights in favour of **M/S. SAVITA Enterprises,** by virtue of a Tripartite Agreement dated 24/3/2014,

Rajesh Kumar Pratima Kumari

registered with sub registrar vide Sr. No. PVL-2/2218/2014, executed between CIDCO, **M/S. MUDRA ENTERPRISES** and **M/S. SAVITA Enterprises.** Thereafter obtained the Final order from CIDCO vide **Ref No. CIDCO/VASAHAT/12.50%SCHEME/ULWE/1377/2014,dated 17/4/2014.**

WHEREAS the **M/S. SAVITA Enterprises** constructed one of such building named "**MATRU PREM**". (hereinafter referred to as "**the said Building**") as per approved / sanctioned plan and other terms conditions contained therein Development permission in Commencement Certificate from the said CIDCO and accordingly obtained **Occupancy certificate bearing Ref No. CIDCO/BP- 10653/TPO(NM & K) / 2015/779, Dated: 17/7/2015** from the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED.**

AND WHEREAS the present Transferors Mr. Rakesh Kumar and Pratima Kumari, had purchased the **Flat No- 303, on the Third floor** in the said building from the Said Developers by an **Agreement to Sale dated: 22/5/2015** and the same was duly registered vide Registration **Document Serial No. PVL-2-4380/2015.**

AND WHEREAS all the members of the said residential building have jointly formed and registered a Society namely: **"MATRU PREM CHS LTD"**, a Society registered under the Maharashtra Co-operative Societies Act, 1960, under its **Registration No. NBOM / CIDCO / HSG (TC) / 7097/ JTR/YEAR-2017-2018, dated 21/8/2017, having its registered office at Plot No.44, at Sector-21, Ulwe, Navi Mumbai** hereinafter referred to as "**the Said Society**" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors and assigns).

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AND WHEREAS meanwhile the said society's 10 fully paid up shares of Rs.50/- each bearing distinctive numbers from **81** to **90** under **Share Certificate Sr. No- 9 on 17/3/2019** in favour of the Transferors.

THE OFFICE OF THE JOINT SUB-REGISTRAR पनवेल-१

AND WHEREAS because of the membership of the said Society, the Transferor is well & sufficiently entitled to a residential **Flat No-**

Rakesh Kumar Pratima Kumari

Third floor area admeasuring 33.498 sq.mtr. builtup, C.B. 2.362 Sq. Mtr, at Matru Prem Chs Ltd, Plot No. 44, Sector 21, at Ulwe, Taluka Panvel, District Raigad, 410206, (Hereinafter referred to as **"the Said Flat or Premises"**) and more particularly described in the schedule hereunder written.

AND WHEREAS the said Flat is in occupation and possession of the Transferors subject to the bye- laws, rules and regulations of the said society.

AND WHEREAS the Transferors are desirous of selling and transferring the said flat along with the aforesaid shares of the said society together with all the occupancy and other rights, title and interest and incidental right/s, benefit/s in the said Flat in the said society to the Transferees free from all encumbrances and liabilities along with the amount/s standing to the credit of the Transferors on this day in the books of the said society toward/s the deposit/s, stock/s, bond/s, sinking fund, dividend/s and any other amount/s which the Transferors is legitimately to in his capacity as a member of the said society.

AND WHEREAS the Transferees are desirous and agreeable to purchase the said Flat along with aforesaid shares and occupancy and other rights, title, interest and incidental rights and benefits in the said Flat in the society free from all encumbrances and liabilities in the said society on the terms and conditions agreed amongst the parties hereto.

AND WHEREAS the transfer of the aforesaid shares together with the occupancy and other rights, title and interest in the said Flat are subject to the consent of the said society as represented by the Transferor and Transferee agree & oblige to get the same before concluding this Transaction.

THE TRANSFERORS HEREBY DECLARES THAT:-

2. The Transferees shall pay to the Transferor/s the said sum of **Rs.37,00,000/- [Rupees Thirty Seven Lakhs Only]** in the manner and at the time hereinafter stated: -

- The Transferees have paid to the Transferors the sum of **Rs. 3,70,000/- (Rupees Three Lakh Seventy Thousand Only)** towards part payment of the total consideration or sale price of the aforesaid premises on the execution of these presents **[the receipt and payment whereof the Transferor do hereby admits and acknowledges]**. Part Payment paid by transferees described as bellow:

Date	Bank Name/RTGS/NEFT	Cheque No.	Amount
6/9/2023	UPI REF NO. 324995426242		60,000/-
11/9/2023	UPI REF NO. 362023111898		60,000/-
11/9/2023	UPI REF NO. 325467017250		1/-
11/9/2023	UPI REF NO. 362094219650		29,999/-
11/9/2023	AXIS UTR NO. KKBKH2354682724		50,000/-
15/9/2023	AXIS UTR NO. KKBKH23258668763		1,70,000/-
		TOTAL	3,70,000/-

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- The Transferees shall pay balance sum of **Rs.33,30,000/-(Rupees Thirty Three Lakh Thirty Thousand Only)** by way of loan from any Bank or by any other financial institution or by own Contribution within 45 days from the date of registration of this Agreement for Sale. (**Subject to condition of Sale NOC, Resolution letter and Mortgage NOC from the Society and transfer permission & Mortgage NOC from the Cidco Ltd.**,)

THE JOINT SUB-REGISTRAR PANVEL-1

- Perhaps if the Transferees unable to pay the balance amount of consideration to the Transferor within 60 days from the date of execution of Agreement For Sale, the said Agreement for sale get cancelled automatically.

Rajesh Kumar Pradeep Kumari

or persons in respect

12. The Transferees agrees to abide by and observe all the rules, regulations and bye- laws of the said society.

13. The Transferors shall hereafter at the request and the cost of the Transferees execute any document or documents in respect of the said Flat as may be required by the Transferees from time to time for more perfectly assuring unto the Transferees the right, title and interest of the Transferors in respect of the said Flat.

14. The Transferors shall co-operate with the Transferees to get the name of the Transferees, substituted in place of the Transferors in the records of the **CIDCO/local authority/corporation** if require and to complete all the formalities of transfer in the name of the Transferees in the record of the **Society**.

15. The Transferors shall hand over vacant and peaceful possession of the said Flat to the Transferees simultaneously on the receipt of balance total consideration as stated herein.

16. The Stamp duty and registration charges and all out-of-pocket expenses, cost and charges in connection with the sale of the said Flat shall be borne and paid by the Transferees alone.

SCHEDULE OF PROPERTY

Flat No. 303 on Third floor area admeasuring 33.498 sq.mtr. builtup, C.B. 2.362 Sq. Mtr, at Matru Prem Chs Ltd, Plot No. 44, Sector 21, at Ulwe, Taluka Panvel, District Raigad, 410206,within the limits of the Registration District sub District of Panvel, District Raigad.

Rakesh Kumar Pratima Kumari

the withinnamed **"VENDORS/TRANSFERORS"**)

1. **MR. RAKESH KUMAR,**

2. **MRS. PRATIMA KUMARI**

SIGNED SEALED AND DELIVERED by the)

Withinnamed **"PURCHASERS/TRANSFEREES"**)

1) **MISS. VANISHA VIJAY SHETTY**
/MRS. VANISHA RINKESH DONGARE,

2) **MR. BABASAHEB MAHADEV DONGARE**

In the presence of _____

2. Purushottam Mishra

RECEIPT

Received of and from the within named PURCHASERS, **MISS. VANISHA VIJAY SHETTY/MRS. VANISHA RINKESH DONGARE AND MR. BABASAHEB MAHADEV DONGARE,** a part sum Rs.3,70,000/- (RUPEES THREE LAKH SEVENTY THOUSAND ONLY) out of Total Consideration of Rs. 37,00,000/- (RUPEES THIRTY SEVEN LAKH ONLY) for sale and transfer of **Flat No. 303 on Third floor area admeasuring 33.498 sq.mtr. builtup, C.B. 2.362 Sq. Mtr, at Matru Prem Chs Ltd, Plot No. 44, Sector 21, at Ulwe, Taluka Panvel, District Raigad, 410206,**,within the limits of the Registration District sub District of Panvel, District Raigad, in the following manner:-.

Date	Bank Name/RTGS/NEFT	Cheque No.	Amount
6/9/2023	UPI REF NO. 324995426242		60,000/-
11/9/2023	UPI REF NO. 362023111898		60,000/-
11/9/2023	UPI REF NO. 325467017250		1/-
11/9/2023	UPI REF NO. 362094219650		29,999/-
11/9/2023	AXIS UTR NO. KKBKH2354682724		50,000/-
15/9/2023	AXIS UTR NO. KKBKH23258668763		1,70,000/-
		TOTAL	3,70,000/-

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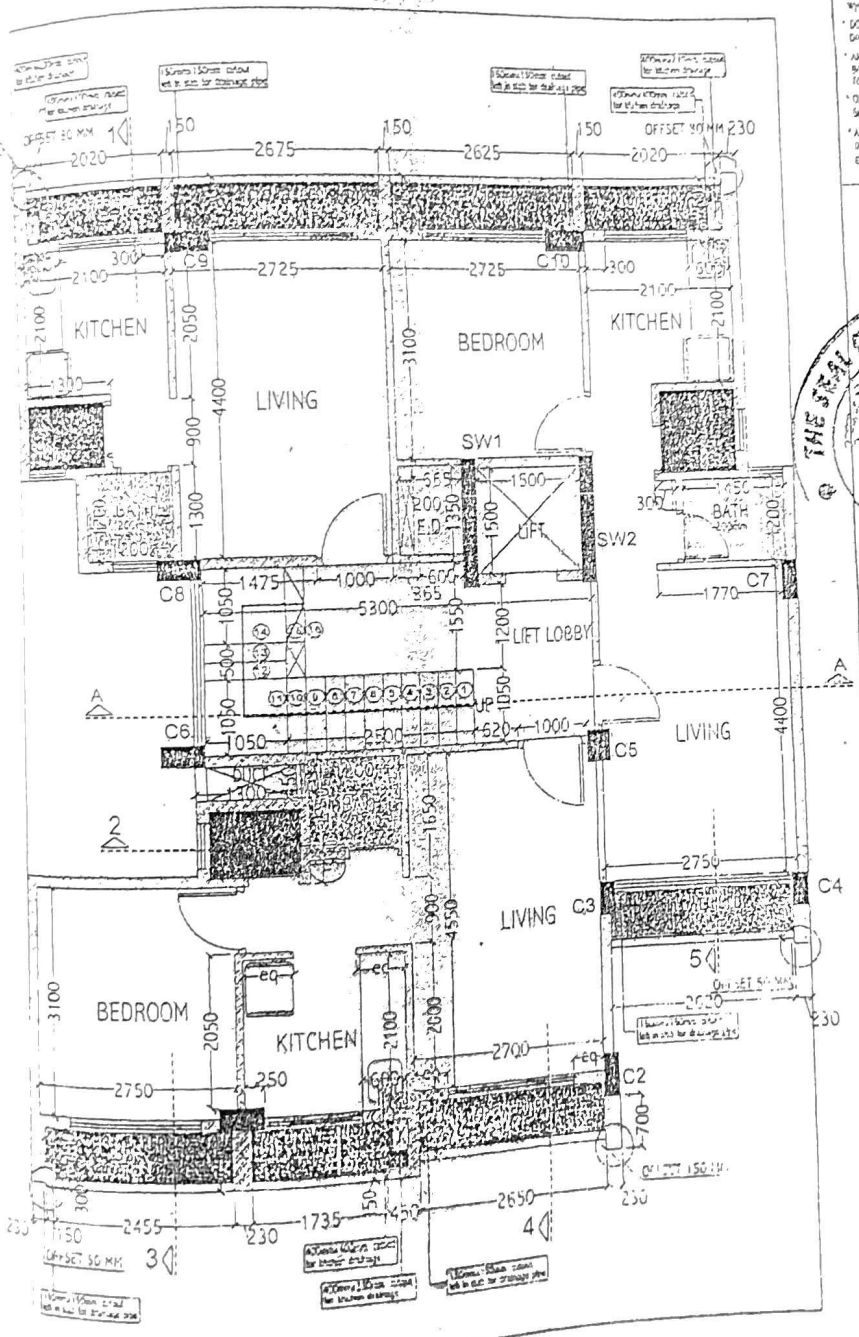

THE SEAL OF THE SUB REGISTRAR
PANVEL

18 MAR 2014
FOR CONSTRUCTION

REVISION

TITLE
3RD FLOOR PLAN

NAME OF CLIENT
SANDEEP

STRUCTURAL CONCEPT

PROJECT
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO- 44, SECTOR- 21 ULWE, NAVI MUMBAI

पनवेल
१९२५ | २०२३
२० / २८

THE SEAL OF THE DISTRICT SUB-REGISTRAR
PANVEL - 1

Rakesh Kumar
Prathima Kumari

Mob.: 9769463183

SAVITA ENTERPRISES

Flat No.B-4,Building No.5, Ashirwad Societ,Sector - 9,Vashi, Navi Mumbai - 400703.

POSSESSION LETTER

M/S.SAVITA ENTERPRISES ,do hereby CERTIFY AND CONFIRM that we have handed over the peaceful and vacant possession of the **FLAT NO 303, BUILDING KNOWN AS "MATRU PREM"**,PLOT NO. 44 SECTOR-21,ULWE NAVI MUMBAI TO **MR. RAKESH KUMAR ,MRS. PRATIMA KUMARI, Residing at Room No. 2441,Building No. 57,CGS Colony ,Sec-7,Antop Hill -400 037** as per the agreement entered into Panvel – on **22/05/2015** which is duly registered under document number **4380** having received the considersation.

पनवेल
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THE JOINT SUB-REGISTRAR पनवेल

For SAVITA ENTERPRISES

4 CIDC

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMIT

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:
NARIMAN BHAVAN, 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE 00-91-22-6650 0900
FAX 00-91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Bela
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 810
FAX 00-91-22-6791 816

Ref. No. CIDCO/BP- 10653/TPO (NM & K)/2015/779 Date : 07 JUL 2015

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	7	0	4	0	1

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr. + 4th Floor), (Res. BUA= 299.420 Sq.mtrs.) No. of Resi. Units = 12 Nos., on Plot No. 44, Sector-21, at Ulwe (12.5% Scheme), Navi Mumbai, completed under the supervision of M/s. Amit N. Patil, has been inspected on 03/06/2015 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended commencement certificate dated 20/08/2014 and that the development is fit for the use for which it has been carried out.

Manjula
17/7/15

(Manjula Nayak)
Town Planning Officer (BP)
Navi Mumbai & Khopta

प व त्र
C928 २०२३
२२/२८

THE JOINT SUB-REGISTRAR

नमुना इ /Form E

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

आरोग्य विभाग

HEALTH DEPARTMENT

बृहन्मुंबई महानगरपालिका

BRIHANMUMBAI MUNICIPAL CORPORATION

विवाह नोंदणीचे प्रमाणपत्र

CERTIFICATE OF REGISTRATION OF MARRIAGE

(कलम 6(1) (इ) आणि नियम 5)

(See Section 6(1) and Rule 5)

विवाह नोंदणी क्र. Marriage Registration No.	50401586
विभाग Ward	ME
पतीचे नाव Name of Husband	Mr. Rinkesh Babasaheb Dongare
राहणार Residing at	Bld no 20/A, Room 303, Hiranandani akruti, Lallubhai compound, Mankhurd, MUMBAI, 400043, Maharashtra, India.
पत्नीचे नाव Name of Wife	Mrs. Vanisha Vijay Shetty
राहणार Residing at	Bld no 20/A, Room 511, Hiranandani akruti, Lallubhai compound, Mankhurd, MUMBAI, 400043, Maharashtra, India.
विवाह दिनांक / Solemnized on date	16.12.2022
येथे विधि संपन्न झाला Place Of Marriage	karbhala hall, Near anna bhau sathe nagar, jijabai road, Mankhurd, MUMBAI, 400043, Maharashtra, India.
रोजी माझ्याकडून नोंदणी करण्यात आली आहे. is registered by me on	19.05.2023

महाराष्ट्र विवाह मंडळाचे विनियमन आणि विवाह नोंदणी अधिनियम 1998

Of register of Marriages maintained under the Maharashtra regulation of Marriage Bureaus and Registration of Marriages Act 1998 .

पवल
Bureaus and ४९२४ २०२३
२४/२८

ठिकाण /
Place : Mumbai

दिनांक /
Date : 26.05.2023

विवाह निबंधक /
Registrar Of Marriages, Mumbai

THE JOINT SUB-REGISTRAR PANVEL-1

सिडको
शहरांचे शिल्पकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोदणीकृत कार्यालय :
'निमल' दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२१.
दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-६६५० ०९००
००-९१-२२-६६५० ०९२८
फॅक्स : ००-९१-२२-२२०२ २५०९/६६५० ०९३३

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी. बेलापूर,
नवी मुंबई ४०० ६१४.
दूरध्वनी : ००-९१-२२-६७९१ ८१००
फॅक्स : ००-९१-२२-६७९१ ८१६६

संदर्भ क्र. सिडको/वसाहत/साटयो/उलवे/१३७७/२०१४

दिनांक : १५/०८/२०१४

प्रती,
मे. सविता एंटरप्रायजेस तर्फे भागिदार
श्री. कानजी जयराम पटेल व इतर १
ऑफीस - जे एन - २/५, बी - ४,
सेक्टर - ०९, वाशी, नवी मुंबई.

विषय : साडेबारा टक्के योजनेनुसार मौजे उलवे येथे वाटप करण्यात आलेल्या भूखंडाच्या हस्तांतरणाबाबत .

संदर्भ : आमच्या कार्यालयाचे पत्र क्र. सिडको/वसाहत/साटयो/उलवे/१३७७/२०१
दिनांक - / /२०१

महोदय,

साडेबाराटक्के योजनेनुसार मौजे उलवे येथे वाटप करण्यात आलेल्या आणि मे. मुद्रा एंटरप्रायजेस तर्फे प्रो. श्री. संदीप डी. कोळी यांनी धारण केलेला भुखंड क्र. ४४, सेक्टर - २१, क्षेत्र १९९.९८ चौ.मी. मे. सविता एंटरप्रायजेस तर्फे भागिदार श्री. कानजी जयराम पटेल व इतर १ यांचे नावे हस्तांतरीत करण्यास वरील संदर्भीत पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दिनांक २४/०३/२०१४ रोजी सिडको, मे. मुद्रा एंटरप्रायजेस तर्फे प्रो. श्री. संदीप डी. कोळी आणि मे. सविता एंटरप्रायजेस तर्फे भागिदार श्री. कानजी जयराम पटेल व इतर १ यांच्या मध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदणी दुय्यम निबंधक पनवेल -२ यांचेकडे नोंदणी क्रमांक पवल - २ - २२१८/२०१४, पावती क्र. २२६४, दिनांक २४/०३/२०१४ अन्वये करण्यात आलेली असल्याने व सदर करारनाम्याची सत्यप्रत आपण आमचेकडे सादर केलेली असल्यामुळे उपरोक्त भूखंडास परवानाधारक म्हणून मे. सविता एंटरप्रायजेस तर्फे भागिदार (१) श्री. कानजी जयराम पटेल व (२) श्री. सुरेश आनंद आरेठीया यांचे नाव सिडकोच्या दप्तरी नोंदविण्यात आले आहे.

कळावे.

आपला विश्वासु

वसाहत अधिकारी (साटयो)
वसाहत अधिकारी (१२.५% योजना)
सिडको मर्यादित, सिडको भवन,
सिबीडी - बेलापूर, नवी मुंबई ४००६१४

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FILE REFERENCE NO YLAPHL 20239004233360 / 50128093002 5880

6211 4997

CRM 20237933

ASE	0511786	Arun Dhariwal	8828613992
ASM		Rajan Shette	
AQM		Pooja Valmiki	
Cluster Head		Kuldeep Gin	

LOS Number	CIF-7218149 1879-Co-a
LOS Branch Name	CIF-9131015 7408-App
Branch Code	~~18018~~ 18108
Source Type	
Expected Disbursement Date	
Reference ID	0183 3013
Applicant Name	Nanisha Shetty
Co-Applicant Name	Babasaheb mahadev Dongare
Date of Birth	5/10/1999 7218149 1879
Pan Card Number	LRGPS4119A
Bank Account Number	Kotak Mahindra
E-mail ID	
Mobile No.	7400127877
Loan Amount & Interest Rate	3500000/-
Tenure	25 yrs
Connector Name & Code	Self
Proposal Type	HL
Property Final: Yes / No	Resale
Builder Name	
Project Name	9324961387
Builder's Email Id	Valuation → Shipra
Builder's Contact Number	Legal ~~Disha Shah~~ 8692097173
Rinn Raksha Opted Yes/No	
RACPC	Legal - Shilpa Mangale
RBO	
AMT NO.	

CIF - app
co-app - email

KYC/OV Done
Site - Branch