



CHALLAN
MTR Form Number

ट.न.न. - ७
दस्तावेज क्रमांक ५१२ / २०२०
Date 21/10/2020 16:40:36 Form ID 252

GRN	MH005831452202021P	BARCODE				
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRAR		PAN No.(If Applicable)	BIJPS6160D		
Location	THANE		Full Name	KAMLESH RAMKUMAR SHARMA		
Year	2020-2021 One Time		Flat/Block No.	FLAT NO 903, 9TH FLOOR, B 2		
Account Head Details		Amount In Rs.	Premises/Building			
0030046401	Stamp Duty	176000.00	Road/Street	SHREE PANCHAM, NAVGHAR, MIRA ROAD EAST		
0030063301	Registration Fee	30000.00	Area/Locality	THANE		
			Town/City/District			
			PIN	4 0 1 1 0 7		
			Remarks (If Any)	PAN2=ABKFS3457J-SecondPartyName=SHREE PANCHAM ASSOCIATES-		
			Amount In	Two Lakh Six Thousand Rupees Only		
			Words			
Total	2,06,000.00					
Payment Details			FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA			Bank CIN	Ref. No.	10000502020102102253 5633413789518	
Cheque-DD Details			Bank Date	RBI Date	21/10/2020-16:40:36 Not Verified with RBI	
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA	
Name of Bank			Scroll No. , Date		Not Verified with Scroll	
Name of Branch						



Mobile No. : 9370841953

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 दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजाची लागू आहे. नोंदणी न करावयाच्या दस्तावेजाची सदर चलन लागू नाही.

AGREEMENT FOR SALE

27.7. - 0
28/08/2020
2/04

ARTICLES OF AGREEMENT made on this 22nd day of Oct, 2020 BETWEEN SHREE PANCHAM ASSOCIATES a partnership firm having present address at A/202, Vishnu Apartment, L. T. Road, Babhainaka, Borivali (West), Mumbai - 400 092; hereinafter referred to as 'THE PROMOTERS'(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm and the heirs, executors, administrators and assigns of the last surviving or surviving partner/s) of the ONE PART AND MR./MRS. KAMLESH. RAMKOMAR SHARMA

(Signature)
(Signature)

of Indian Inhabitant having his/her/their/its address at D5/317, Sai Rajya Bldg - D CHS Ltd. Shree Nagar, Navkar Phatak Road, near Saibaba Temple Bhandar (East) Thane - 401105

_____ ; hereinafter called 'THE ALLOTTEE' (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their respective heirs, executors administrators and permitted assigns and in case of a Hindu undivided family, the Karta and the members for the time being and from time to time of the coparcenaries and the survivor of them and the heirs, executors and administrators of the last survivor of them and his, her of their permitted assigns) of the OTHER PART.

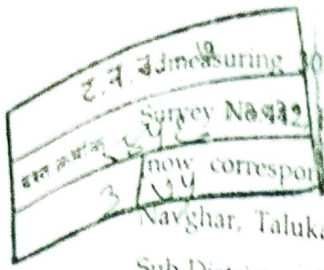


(In this Agreement, unless the context otherwise implies, the expressions defined hereunder shall have the respective meanings assigned to them (i) The singular wherever used shall include plural and vice versa; and (ii) the masculine gender used herein shall include the feminine gender and/or the neutral gender wherever applicable.)

HEREAS

(A) One Mr. Novel Dominic D'souza (hereinafter referred to as 'the Original Owner') during his lifetime was seized and possessed of or otherwise well and sufficiently entitled to, as owner of all that piece and parcel of land

(Signature) *(Signature)*



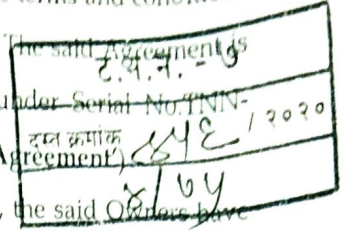
25 sqyds. i.e. 2500 sq mtrs or thereabout bearing
Survey No. 115
Hissa No. 6 Part) and new Survey No. 115, Hissa No. 6 (part)
now corresponding to New Survey No. 115, Hissa No. 6 B) of Village
Navghar, Taluka and District Thane within the Registration District and
Sub-District of Thane and more particularly shown on the plan there
hereto annexed and marked as "Annexure A" with black colour boundary
lines thereon (hereinafter referred to as the "said Property").

(B) Prior to July, 1997 the said Original Owner had agreed to grant and transfer the said Property to one M/s. Bhakti Developers a partnership firm, at or for consideration and upon certain terms and conditions mutually agreed between the said Original Owner and the said Bhakti Developers. Though the Original Owner had received the entire consideration amount payable by the said M/s. Bhakti Developers to him in respect of the said Property, necessary final document in respect of the said Property was not executed in favour of the said M/s. Bhakti Developers.

(C) In or about 22nd February, 2001 the said Original Owner died intestate leaving behind him (1) Mrs. Dolphine Novel D'souza and (2) Mr. Gavin Novel D'souza (hereinafter referred to as 'THE SAID OWNERS') being his widow and only son as his only legal heirs and next-of-kins according to law by which he was governed at the time of his death. Vide Mutation Entry No. 593 of Village Navghar dated 19th April, 2005 the name of the said Novel is deleted and the name of the said Owners as the heirs of the said deceased Original Owner have been entered into the record of rights. Accordingly 7/12 Extract has been duly transferred in the name of the said Owners. In the circumstances, the said Owners became entitled to the said Property. Copy of 7/12 extract and M. E. No. 593 dated 19th April, 2005 are annexed as Annexure "B (colly.)" hereto.

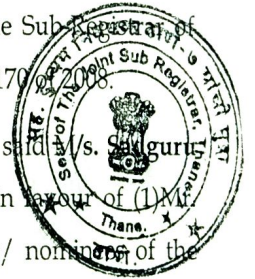
(D) By Development Agreement dated 16th July, 2007 made between the said Owners therein also called the owners of the first part, the said M/s. Bhakti Developers therein called the confirming party of the second part and M/s. Sadguru Builders therein called developers of the third part, the said Owners with the consent and confirmation of the said M/s. Bhakti Developers granted unto and in favour of M/s. Sadguru Builders the entire development rights in respect of the said Property with right to entire F.S.I. present as well as future as will be available in accordance with

the provisions of law with the further rights to load TDR and use the same on the said Property to and in favour of the said M/s. Sadguru Builders therein and the said M/s. Sadguru Builders therein agreed to purchase and acquire the same at or for consideration and upon the terms and conditions recorded in the said Agreement dated 16th July, 2007. The said Agreement is duly registered with the Sub-Registrar of Thane under Serial No. TNN-10/6407 of 2007. (hereinafter referred to as 'the said Agreement')



(E) In pursuance of the said Agreement dated 16th July, 2007, the said Owners have also executed Power of Attorney dated 16th July, 2007 in favour the partners of Shri Nehal Shah and Shri Kunthesh P. Chedda, the partners/nominees of the said M/s. Sadguru Developers. The said Power of Attorney is duly registered with the Sub-Registrar of Thane under Serial No. TNN-10/6408 of 2007.

(F) By and under Agreement dated 29th January 2008, made between the said M/s. Sadguru Builders therein called the Developers of the one part and the Sellers herein therein called the Sub-developers of the other part, the said M/s. Sadguru Builders assign and granted the rights of development and other rights in respect of the said Property and more particularly described in the Schedule thereunder written at or for the consideration and upon the terms and conditions mentioned therein (hereinafter referred to as 'THE SAID AGREEMENT'). The said Agreement is registered with the Sub-Registrar of Assurances at Thane- Bhayandar under Serial No. TNN-4/2170 of 2008.

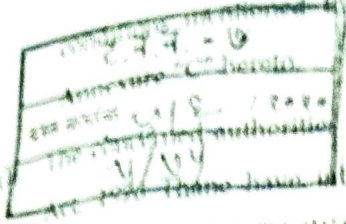


(G) In pursuance of the said Agreement dated 29th January, 2008, the said M/s. Sadguru Builders granted Power of Attorney dated 29th January, 2008, in favour of (1) Mr. Nilesh Kantilal Shah and (2) Mr. Rajul Ramesh Shah partners/ nominees of the Sellers herein, to do various acts, deeds matters and things on behalf of the said Owners as well as on their behalf including to enable the Sellers to develop the said Property and to represent inter alia the said Owners before various authorities and for various purposes including for development of the said Property as stated in detail in the said Power of Attorney. The said Power of Attorney is registered with the Sub-Registrar of Assurances at Thane- Bhayandar under Serial No. TNN-4/2171 of 2008.

(H) The Office of the Collector of Thane has granted N. A. permission vide Order dated 15th January, 2008 bearing No. K. MAHSUL/K-1/T-1/NAP/SR -216/2007 to use the said Plot of Land for non-agricultural (N. A.) purposes upon the terms and

Red

wherein Copy of the said N A Order is annexed



appointed under Urban Land (Ceiling and Regulation)

Act, 1962. The said Property is situated in the area of land

bearing No. ULC/TA/W/S.H.S.-20/SR-804 read with corrigendum dated 12-11-2007 and 31st July, 2010 the necessary permission for development of the said Plot of Land.

(J) The said Property being a landlocked plot, the right of way of 7.00 mtrs. was obtained by the said M/s. Sadguru, for the benefit of the Promoters herein, by and under Deed of grant of right of way dated 26th October, 2013 ; to the said Property from plot of land bearing Survey No.442, Hissa No.6 (pt) new Survey No.115, Hissa No.6A from RNA Builders (NG). The said Deed of grant of right of way is registered with the Sub-Registrar of Assurances at Thane_Bhayandar under Serial No.TNN-7/8167 of 2013.

(K) A portion admeasuring 168.62 sq. mtrs of the said Property is encroached upon by neighboring Owner/Developer, which is shown with Red colour cross lines on the Plan being Annexure "A" annexed hereto. With the result present compound wall is around 2331.38 sq. mtrs. (i.e. total 2500.00 sq. mtrs. less 168.62 sq. mtrs encroached portion) and the Sellers herein are developing the said Property based on the 2331.38 sq. mtrs. plot area, which is shown with red colour boundary line on with the plan being Annexure "A" annexed hereto. The said area admeasuring 2331.38 sq. mtrs. of the said Old Survey No.442, New S. No. 115, Hissa No.6 (pt.), is hereinafter referred to as "the said Plot of Land". The said Plot of Land is more particularly described in the First Schedule hereunder written.



(L) On submitting plans for its sanction with the Mira-Bhayandar Municipal Corporation for construction of the buildings on the said Plot of Land through R. Ashar Architect, (their former Architect) and Nirmeek Associates present Architect, the Mira Bhayandar Municipal Corporation has sanctioned the Plan for construction on the said Plot of Land and finally Commencement Certificate dated 20th May, 2010 bearing No.MB/MNP/NR/665/2010-2011 permitting construction of two buildings touching to each other i.e. Building No.1 and Building No.2 has been issued. The said proposed two buildings to be constructed (including utilization of T.D.R.) shall each be comprising of stilt plus Nine floors in the first phase. Copy

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Handwritten signature or name at the bottom left.

the said Commencement Certificate dated 20th May, 2010 granted by Mira Bhayandar Municipal Corporation is annexed as Annexure "D" hereto

1) The Estate Investment Co. Pvt. Ltd. vide its letter dated 4th December, 2009 granted their No Objection for N.A. Permission for the said Property.

2) The Promoters are in the circumstances entitled and enjoined upon to construct the said two composite Buildings on the Plot of Land more particularly described in the First Schedule hereunder written and the Promoters have already commenced the construction of the said Buildings.

3) The Promoter is in possession of the Plot of Land;

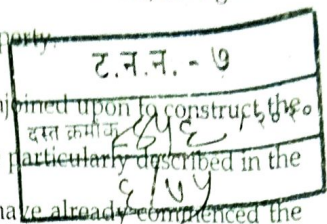
4) In the events those have happened, the Promoters herein are entitled to construct two composite buildings touching to each other on the Plot of Land more particularly described in the First Schedule hereunder written.

5) The Promoter has appointed a structural Engineer Mr. Haresh Patel 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.

6) By virtue of the document recited in the aboverferred recitals the Promoters have sole and exclusive right to sell the flats/premises in the said building being constructed by the Promoters on the said Plot of Land and to enter into Agreement/s with the allottee (s)/s of the flats/premises of the said Project and to receive the sale consideration in respect thereof;

7) On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the said Plot of Land and the plans 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 thereunder;

8) The authenticated copies of Certificate of Title dated 04.03.2015 issued by the Mr. S. P. Singh, Advocate of the Promoter, showing the nature of the title of the Promoter to the said Plot of Land on which the said two composite buildings are being constructed is annexed and marked as Annexure 'E' hereto.



As

20/11/2015

(C) The authenticated copies of the plans of the Plot of Land as proposed by the Promoter according to which the construction of the said two buildings

Plans constructed on the said Plot of Land have been annexed and marked as Annexure 'G' hereto. 24/7/2018

(V) The authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee, as sanctioned and approved by the local authority i.e. the said M.B.M.C have been annexed and marked as Annexure 'G' hereto.

(W) The Promoter has accordingly commenced construction of the said two buildings in accordance with the said approved plans.

(X) The Allottee vide his letter dated has applied to the Promoter for allotment of an Flat No. 903 on 9th floor situated in the Building/Wing No. 2 being constructed on the said Plot of Land.

(Y) The Allottee is offered a Flat bearing number 903 on the 9th floor, (herein after referred to as the said "Premises") in the Building/Wing No. 2 (herein after referred to as the said "Building") being constructed on the said Plot of Land, by the Promoters. The said Premises is more particularly described in the Second Schedule hereunder written.

(Z) The carpet area of the said premises is 54.44 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises or exclusive use of the Allottee for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the said Premises.



(AA) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

(BB) Prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 51000/- (Rupees Fifty one Thousand Only) being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter do hereby admit and acknowledge) and the

Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

Signature

Promoters on the Plot of Land as described in the First schedule
 2.7.1. - 10
 hereunder mentioned
 1990
 provided that the
 2/04
 the Allottee in respect of variations or modifications which may adversely affect

only the said Premises (not other premises of the said two buildings) of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

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(2) (a) (i) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee Flat No. 903 having carpet area admeasuring 54.44 sq. mts. on 9th floor in the Building No. 2 (hereinafter referred to as "the said Premises") of the said Building as shown in the Floor plan thereof hereto annexed and marked Annexure 'G' and more particularly described in the second schedule hereunder written for the consideration of Rs. 58,00,000/- consideration amount includes 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 Third Schedule annexed herewith.



(ii) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee stilt parking spaces bearing No. 2 situated at stilt being constructed on the said Plot of Land for the consideration of Rs. _____/-.

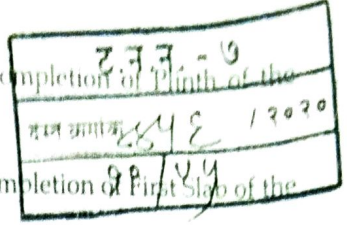
2(b) The total aggregate consideration amount for the said Premises including covered parking spaces is thus Rs. _____/-

2(c) The Allottee has paid on or before execution of this Agreement sum of Rs 51000 (Rupees Fifty one Thousand only) as advance payment or application fee and hereby agrees to pay to that Promoters the balance amount of Rs. 57,49,000/- (Rupees Fifty seven lakh Forty nine thousand Only) in the following manner :-

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Handwritten signature/initials at the bottom left corner.

- i. Amount of Rs. 57,00,000/- (Rupees Fifty Seven Lacs Only) paid to the Promoter on or before the execution of Agreement
- ii. Rs. 19,79,000/- on or before completion of Plinth of the said Building.
- iii. Rs. 2,90,000/- on or before completion of First Slab of the said Building.
- iv. Rs. 2,90,000/- on or before completion of Second Slab of the said Building.
- v. Rs. 2,90,000/- on or before completion of Third Slab of the said Building.
- vi. Rs. 2,90,000/- on or before completion of Fourth Slab of the said Building.
- vii. Rs. 2,90,000/- on or before completion of Fifth Slab of the said Building.
- viii. Rs. 2,90,000/- on or before completion of Sixth Slab of the said Building.
- ix. Rs. 2,90,000/- on or before completion of Seventh Slab of the said Building.
- x. Rs. 2,90,000/- on or before completion of Eighth Slab of the said Building.
- xi. Rs. 2,90,000/- on or before completion of Ninth Slab of the said Building.
- xii. Rs. 2,90,000/- on or before completion of Tenth Slab of the said Building.
- xiii. Rs. 1,45,000/- on or before completion of Masonary work.
- xiv. Rs. 1,45,000/- on or before completion of Plastering work.
- xv. Rs. 1,45,000/- on or before completion of Plumbing work.
- xvi. Rs. 1,45,000/- on or before completion of Flooring work.
- xvii. Rs. 2,90,000/- at the time of Work Completion or before the possession.



Mira Bhayandar Municipal Corporation does not supply water for

water and in such event it is specifically agreed that all occupants of
particular said Building shall make their own arrangement for the water
The Allottee has also read and understood the various conditions contained

in various permissions referred to in Construction permission bearing
Annexure 'D' annexed hereto and the Allottee has represented that he
also entitled to enter into this Agreement for purpose of the said Flat
thereafter has entered into and executed this Agreement.

33. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution
by the Promoter through its authorized signatory at the Promoter's Office,
at some other place, which may be mutually agreed between the Promoter and
the Allottee, in after the Agreement is duly executed by the Allottee and
the Promoter or simultaneously with the execution the said Agreement shall
be registered at the office of the Sub-Registrar. Hence this Agreement shall
be deemed to have been executed at Mira Road - Dist. Thane

34. The Allottee and/or Promoter shall present this Agreement as well
as the copy of the Agreement at the proper registration office of registration within the time
prescribed by the Registration Act and the Promoter will attend such office
and administer execution thereof.

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

Name of Allottee : Kamlesh Ramkumar Sharma
Allottee's Address: Ds/317, Sai Anjan Bldg NO-D CHS Ltd
Shadi Nagar, Navghar Phatak Road, No. Shadi Temple
Bhayander (E) Thane - 401105
Mob No. _____
Notified Email ID: _____

M/s Shree Panoram Associates - Promoter name

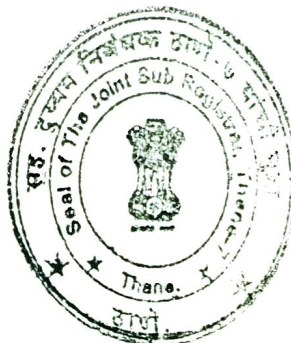
ट.न.न.
दस्तावेज क्रमांक ४४६
३१/०५

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

ALL THAT piece and parcel of land bearing Old Survey No.442 and Survey No.115, Hissa No.6 (Part) of Village Navghar, Taluka and District Thane within the Registration District and Sub-District of Thane admeasuring 2331.38sq. mtrs (i.e. total 2500.00 sq. mtrs. less 168.62 sq. mtrs encroached portion and more particularly shown on the plan thereof hereto annexed and marked "Annexure A" with red colour boundary lines thereon.

THE SECOND SCHEDULE ABOVE REFERRED TO:-

ALL THAT Flat/Premise No. 903 on 9th floor in Building No. 2 known as 'SHREE PANCHAM', admeasuring — sq.fts. carpet area equivalent to 54.44 sq. mtrs. carpet area shown on the Floor Plan marked Annexure "—" annexed hereto and being constructed on the said Plot described in the First Schedule above referred to.



SIGNED SEALED AND DELIVERED
 by the withinnamed 'THE SELLERS'
 SHREE PANCHAM ASSOCIATES
 in the presence of *AA*



Devi



द.न.न. - ७
दस्ता क्रमांक ४५९६ / २०२०
३२/७५

SIGNED SEALED AND DELIVERED
 by the withinnamed 'THE ALLOTTEE'
 MR./MRS. Kamlesh Ramkumar Shaom



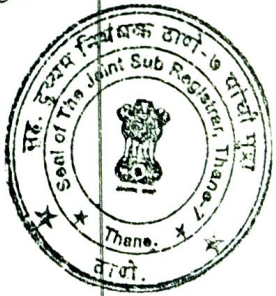
शक्ति कामेश्वर

in the presence of *AA*
BA

RECEIPT

Received with Thanks of and from the withinnamed ALLOTTEE/S a sum of
 Rs. 51000/- (Rupees Fifty one Thousand-Only) as and by way of Earnest
 Money / Booking Amount of Total Lumpsum consideration herein above
 mentioned by following details:

Receipt No.	Dated	Cheque No.	Drawn on	Amount (Rs.)
	<u>30/09/20</u>	<u>050001</u>	<u>Kotak mahindra Bank</u>	<u>51000.00</u>
				<u>51000.00</u>



Subject to realization Dated 01 Day of Oct 2020

I / WE SAY RECEIVED
 FOR, SHREE PANCHAM ASSOCIATES

Devi

PARTNER

WITNESS: *AA*

ANNEAURE:

A: Plan of the Entire Property including encroached portion (Recital A)

B: (colly): 7/12 Extract and M.E.No.593 (Recital C)

C: N.A.Order dated 15/01/2008 (Recital H)

D: Commencement Certificate dated 20/05/2010 (Recital L)

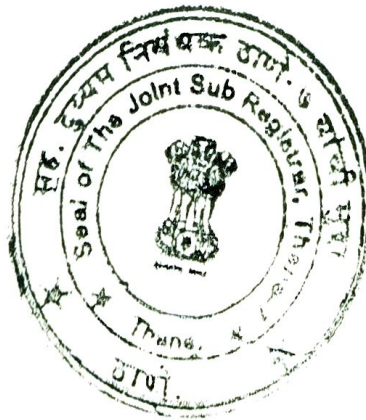
E: Title Certificate (Recital Q)

F: Floor Plan (Clause No.5)

G: List of amenities (Clause 8)

H: List of Common Areas and the Limited Common Areas and facilities

ट.न.न. - ७	
दस्त क्रमांक ४५६	१२०२०
३३	७५

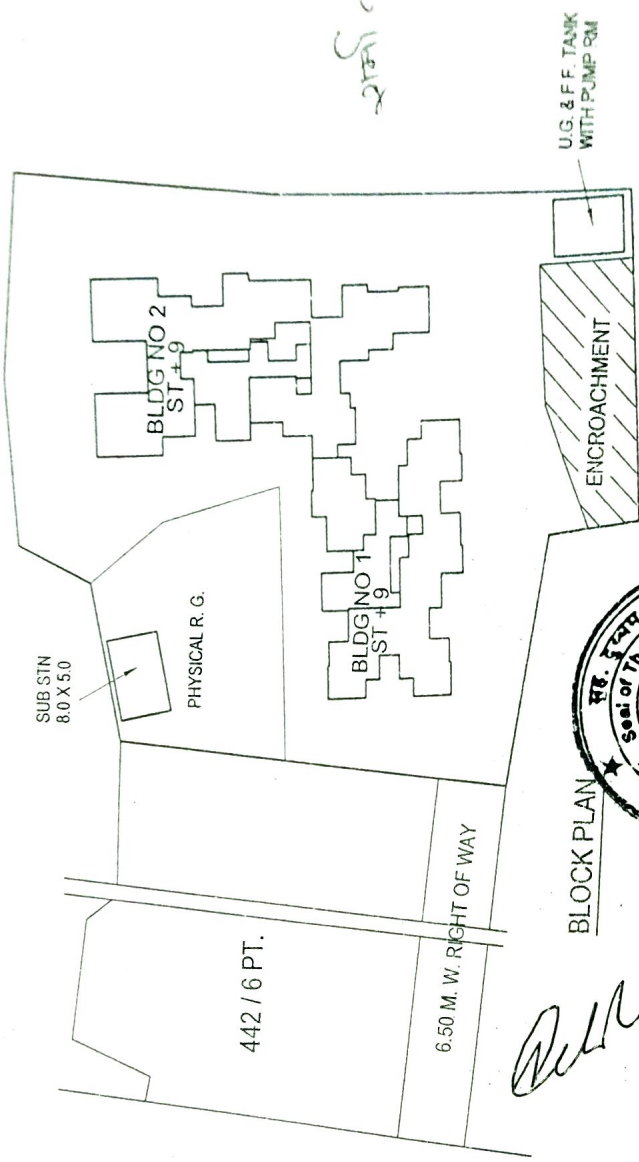


ANNEXURE "A" I

ट.न.न. - ७
दस्तावेज क्रमांक ३४५६ / २०२०
३४/५५

21/01/2020

R.J. ASHAR
ARCHITECT
29-06-2015.



PROPOSED RESIDENTIAL BLDG, ON PLOT BEARING
S. NO. 442/6 PT. AT VILLAGE - NAVGHAR, MIRA ROAD,
TALUKA & D'ST. - THANE.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

ANNEXURE "B"

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ चातील नियम ३, ५, ६ आणि ७)

गाव - ता. व. १९७१

तालुका - ठाणे

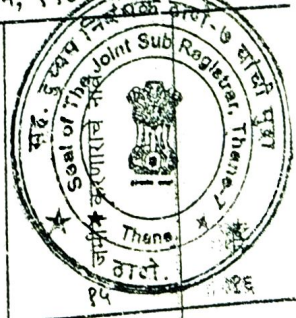
स. (१९७२)

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भूमापन क्रमांकाचे नं. दि. १९७१ इन्फ्रस्ट्रुक्चर क प्रा. लि.	कळामे नांव
१९५	६७		२०६३ ७०६	१९७१
शेतीचे स्थानिक नांव	N.A.		उत्तरीन नोटेस डिसेजा	३५/५५
लागवडीचे योग्य क्षेत्र	हे.	आर.	प्रति	इतर अधिकार - तुकडा
	०-२४-५			६३६ २०७ ७९६७
एकूण	०-२४-५			३६६
१. ख. (लागवडीचे योग्य नसलेले) वर्ग (अ)	०-००-५			मे. स. २००७ दि. २६/०७/०७
वर्ग (ब)	०-००-५			आमोदा कुठ्या का. २६/०७/०७
एकूण	०-००-५			२९७५५५५५ पिकाधिकार ठेवणारे
प्राकारणी गुडी किंवा विशेष आकारणी	२ = ३६			कोजा ६६०
				कंपनीचे नियमावलीसार
				भाडे देण्यासाठी
				सिपा आणि भूमापन चिन्ह १२६७

गांव नमुना बारा (पिकांची नोंद वही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चातील नियम ३१)

वर्ष	हांगा	पिकाखालील क्षेत्राचा तपशिल							लागवडीसाठी उपलब्ध नसलेली जमीन		जलसिंचनाचे साधन	१४	
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र				स्वरूप	क्षेत्र			
		मिश्र पिकांचे क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके प्रत्येका खालील क्षेत्र			१२					१३
३	४	५	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित		अजल सिंचित	१२	१३		
			हे.आर.	हे.आर.				हे.आर.	हे.आर.			हे.आर.	



श्री एच. व्ही. निमसे
तलाठी नवधर,
ता. जि. ठाणे

तारीख 3 APR 2014

अस्सल बरकुकुम खरी नकल दिली आहे.

ANNEXURE "D"

मिरा भाईदर महानगरपालिका

मुख्य कार्यालय, भाईदर (प.),

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०१



जा. क्र. मि.भा./मनपा/नर/---६६५---/---२०---२१

दिनांक :- २०/११/२०२०

प्रति.

जमीन/जागामालक :- श्री. डेल्फिन नोव्हेल डिसोझा, श्री. गोवीन नोव्हेल डिसोझा

अधिकार पत्रधारक :- मे. भक्ती डेव्हलपर्स

द्वारा - वास्तुविशारद - मे. आर.जे. आशर

ट.न.न. - ७

दस क्रमांक ६६५६ / २०२०

४१/०५

विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - नवघर सर्वे क्र./ हिस्सा क्र. नवीन ११५/६पै. जुना ४४२/६पै. या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

संदर्भ :- १) आपला दि.१३/०४/२०१० चा अर्ज.

२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.

य.एल.सी./टी.ए/डब्ल्यू.एस.एच.एस.-२०/एस.आर-६०२.

दि.३०/०२/१४ ची मंजूरी व मुदत/१००८/०८/प्र.क्र.०८/नाजकथा-१.

दि.०४/०६/२००८ अन्वये मुदतवाढ.

३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी

आदेश क्र. महसूल/क-१/टे-१/एनएपी/एसआर-२१६/२००७,

दि.१५/०१/२००८.

४) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/२३३/०९-१०,

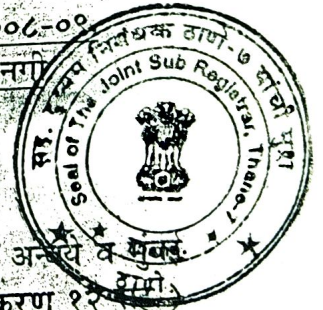
दि.२२/०१/१० अन्वये तात्परता नाहरकत दाखला.

५) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/६७४/२००६-०९

दि.२९/०५/२००६ अन्वये सुधारीत बांधकाम परवानगी

-: सुधारीत बांधकाम प्रारंभपत्र :-

(फक्त जोत्यापर्यंत) (इमारत क्र. १, २ च्या मर्यादित)



महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये व शिवाजी प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ (प्रकरण १२) नुसार मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - नवघर सि.स.नं./सर्वे क्र./हिस्सा क्र. नवीन ११५/६पै. जुना ४४२/६पै. या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

१) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास

वापरासाठीच करण्याचा आहे.

२) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.

मिरा भाईंदर महानगरपालिका
 मुख्य कार्यालय, भाईंदर (प.),
 उत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०१.

जा. क्र. मि.भा./मनपा/नर/-3000/2014-25

दिनांक :- ११/१२/२०१५

प्रति,

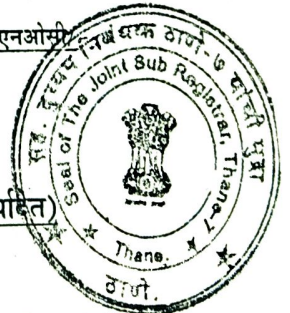
अधिकार पत्रधारक - मे. पंचम असोसिएट्स
 द्वारा - सल्लागार अभियंता - मे. आर.जे. आशर

ट.न.न. - ७	
नियंत्रण क्रमांक	४४५६ / २०२०
४६/७५	

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - सर्वे क्र./ हिस्सा क्र. नवीन ११५/६पै. जुना ४४२/६पै. या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

- संदर्भ :- १) आपला दि. ३०/११/२०१५ चा अर्ज.
 २) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र. यु.एल.सी./टी.ए./डब्ल्यू.एस.एच.एस.-२०/एस.आर-८०२, दि. ३०/०२/१४ ची मंजूरी व यु.एल.सी./टी.ए./डब्ल्यू.एस.एच. एस.-२०/Corrigendum/एस.आर-८०२, दि. ३१/०६/२०१० अन्वयेचे आदेश प्राप्त असून सदर आदेशास पत्र क्र. युएलसी/टिए/एटीपी/कलम-२०/मुदतवाढ/एस.आर-८०२/४१९ दि. ०८/०९/२०१५ अन्वये मुदतवाढ व यु.एल.सी./टिए/एटीपी/टि.डी.आर./ एसआर-८०२/५६८, दि. २०/११/२०१५ अन्वयेचा विकास हक्क प्रमाणपत्र वापरणेबाबत नाहरकत दाखला.
 ३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी आदेश क्र. महसूल/क-२/टे-१/एनएपी/एसआर-२१६/२००७, दि. १५/०१/२००८.
 ४) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/२३३/०९-२०, दि. २२/०१/१० अन्वये तात्पुरता नाहरकत दाखला.
 ५) वी इस्टेट इन्व्हेस्टमेंट कंपनी प्रा.लि. यांचेकडील पत्र क्र. ईआय/एनओसी/१३९/२००९, दि. ०४/१२/२००९ अन्वयेचा नाहरकत दाखला.
 ६) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/६६५/२०१०-११, दि. २०/०५/२०१० अन्वये सुधारीत बांधकाम परवानगी.

-: सुधारीत बांधकाम प्रारंभपत्र :- (इमारत क्र. २ च्या मर्यादित) (विकास हक्क प्रमाणपत्राच्या वापरासह)



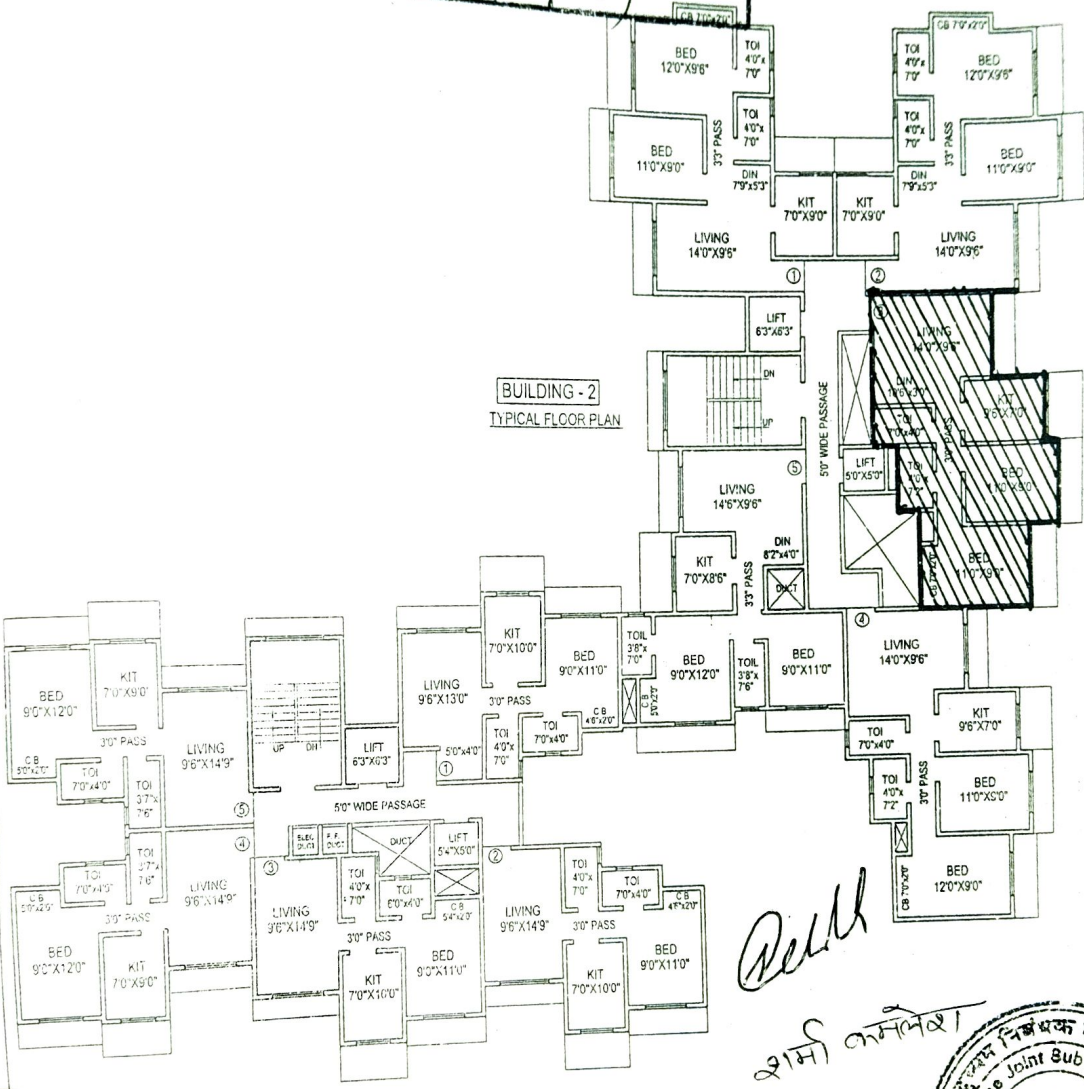
महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ ते २६९ विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर सि.स.नं./सर्वे क्र./हिस्सा क्र. नवीन ११५/६पै. जुना ४४२/६पै. या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशास खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर सुधारीत वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास विपरीतसाठी करण्याचा आहे.
 २) सदर सुधारीत बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.

ट.न.न. - ७
 दस्त क्रमांक ४५६ / २०२०
 ५६ / ५५

BUILDING - 2
 TYPICAL FLOOR PLAN

BUILDING - 1
 TYPICAL FLOOR PLAN



Relly

श्रीमती कर्मवीर



Flat no - 903 Building no - 2 marked as red

PROPOSED RESIDENTIAL BLDG, ON PLOT BEARING
 S. NO. 442 / 6 PT. AT VILLAGE - NAVGHAR, MIRA ROAD,
 TALUKA & DIST. - THANE.

NORTH

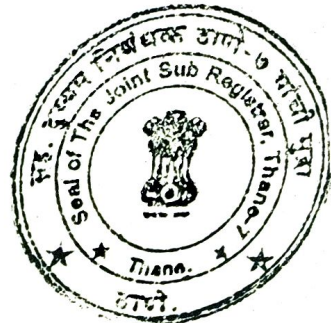


R.J. ARCHITECT
 29-06-2015.

ANNEXURE "G"

ट.न.न. - ७	
दस्ता क्रमांक	२४५६ / २०२०
५० / १०५	

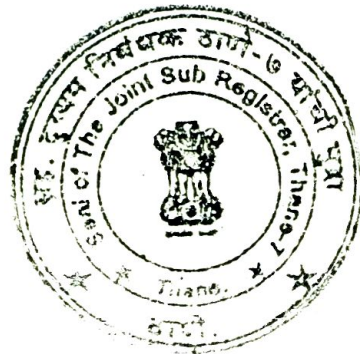
- Vitrified Flooring in Entire Flat
- Elegant Granite Kitchen Platform with S. S. Sink & Ceramic Tiles
Dado up to Beam level with service Platform
- Modular Kitchen
- Granite Window Frame with powder coated aluminium window
- Concealed copper wiring with adequate power points
- Telephone, TV, AC, Internet points in Bedroom
- Full height dado designer tiles in Bathrooms
- Concealed plumbing with Jaquar C.P. Fittings
- Superior quality sanitary fittings
- Geyser in all Bathrooms
- Gypsum finish in entire flat
- Plastic Paint in entire flat
- Acrylic weather proof paint for external walls
- Decorative main door with quality fitting & safety lock
- 2 elevators in each wing of reputed brand
- Solid RCC frame structure seismic zone
- AC in Master Bedroom
- Gymnasium
- Video door phone security system in each flat



ट.न.न. - ७
दस्ता क्रमांक ४५९ / २०२४
५८ / ५५

ANNEXURE "H"

- List of common Area & the limited common Area and facilities
- Staircase
- Entrance Lobby
- Electricity meter cabin
- Rain water Harvesting
- Fire fighting system
- Solar system





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

ट.न.न. - ७
४५६ / २०२०
५६ / ७५

This registration is granted under section 5 of the Act to the following project under project registration number : P51700011256

Project: **Shree Pancham Plot Bearing / CTS / Survey / Final Plot No.: 442 old 115 new to north 441 old 114 new to south 442 old 115 new to west taluka Thane at Mira-Bhayandar (M Corp.), Thane, Thane, 401107;**

1. **Shree Pancham Associates** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400092.**

2. This registration is granted subject to the following conditions, namely:-

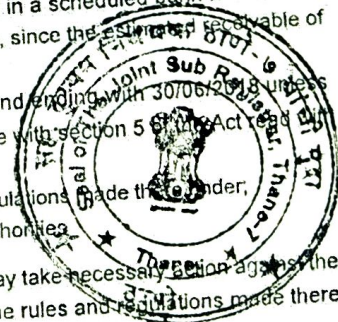
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the promoter is not liable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 31/08/2017 and ending with 30/06/2018 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act under rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 31-08-2017 16:16:22

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Mira Bhandar Municipal Corporation
Townplanning Department

Swami Vivekanand Bhavan, Near R.B.K. School, Kanakla, Mira Road (E)



No. MNP/NR/ ६८९ / २०१८-१९

Date :- ०५/०५/२०१८

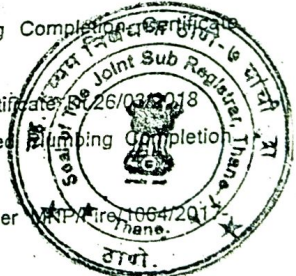
// Building completion Certificate //

ट.न.न. - ७
दस्त क्रमांक ४५६ / १०१०
६०/७५

M/s. Nirmik Associates (Architect)
Sudharth Nagar Co-op. Hsg. Soc. Ltd.
1st floor, 103, Building No. 13, Station Road, Mira Road. (East).
M/s. Shree Pancham Associates
A-202 Vishnu CHs. L.T. Road, Opp. Deepak Hotel, Babhai Naka, Borivali (West).

Sub :- Building completion Certificate for Proposed Bldg. "SHREE PANCHAM " Building No. 1 (stilt + 10 Pt.) & Building No. 2 (Stilt + 9 Pt.) constructed on plot bearing, S.No. 442/6pt., (Old) 115/6pt., (New), of village Navghar.

- Ref :-
- 1) Application from M/s. Nirmik Associates (Architect) Dt.18/04/2018
 - 2) Additional Collector competent Authority U.L.C. Department Thane issue ULC order vide no. ULC/TA/WSHS-20/SR-802 Dtd.,30/02/1994 and Corrigendum vide no. ULC/TA/ATP/WSHS-20/SR-802 Dtd.,31/07/2010.
 - 3) Collector Thane Issue N.A. Order Vide no Mahsul/K-1/T-1/NAP/SR-216/2007, Dt.15/01/2008.
 - 4) Commencement Certificate with Revise Building Plan approved vide no.MNP/NR/665/2010-11 Dtd.,20/05/2010 for Building No. 1 (stilt + 10 Pt.) & vide no.MNP/NR/3777/2015-16 Dtd.,18/12/2015 for Building No. 2 (Stilt + 9 Pt.)
 - 5) M/s. Nirmik Associates (Architect) submitted Building Completion Certificate Dt.16/03/2018
 - 6) Shri. Harish L. Patel submitted Structural Stability Certificate Dt.26/03/2018
 - 7) M/s. Shubham Enterprises Licensed Plumber Submitted Plumbing Completion certificate Dt.22/03/2018
 - 8) Fire Department Issue final N.O.C. for O.C. vide order No. 1664/2017 Thane. 18 Dtd.,04/01/2011
 - 9) P.W.D. Department Issued N.O.C. for Solar Water Heating system vide letter MNP/PWD/5581/2017-18, Dt.15/09/2017
 - 10) Water Supply Department issued N.O.C. for Rain water Harvesting vide No. MNP/W.S./2482/2017-18 Dt.17/10/2017
 - 11) Tree Authority department issued N.O.C. vide Letter No.MBMC/Tree Dept/Miraroad/391/2017-18 Dtd.29/09/2017
 - 12) Indemnity Bond given by Developer Dt. 16/03/2018 for said plot is free from any litigation & Court Matter.
 - 13) Affidavit given by Developer Dt.07/03/2018 for obtaining Building Completion Certificate.



Sir,
The Building Completion Certificate Submitted by you with reference to above document for subjected Proposed Bldg. "SHREE PANCHAM " Building No. 1 (stilt + 10 Pt.) & Building No. 2 (Stilt + 9 Pt.) constructed on plot bearing, S.No. 442/6pt., (Old) 115/6pt., (New) of village Navghar for the above work is hereby accepted but this is not a occupation certificate.

393/12278

Friday, August 21, 2015

12:56 PM

पावती

ट.न.न. - ७
दस्तावेज क्रमांक १०५६ / २०१०
६९ / ७५

नोंदणी क्र. ३३९म

Regn. 339M

गावाचे नाव: नवघर

पावती क्र.: 13854

दिनांक: 21/08/2015

दस्तऐवजाचा अनुक्रमांक: टनन10-12278-2015

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: दिनेश के भट्ट

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 140.00

पृष्ठांची संख्या: 7

रु. 240.00

एकूण:

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची व सीडी अंदाजे
1:14 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 10
सह दुय्यम निबंधक वॉर्ग १ ठाणे - १०

बाजार मूल्य: रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

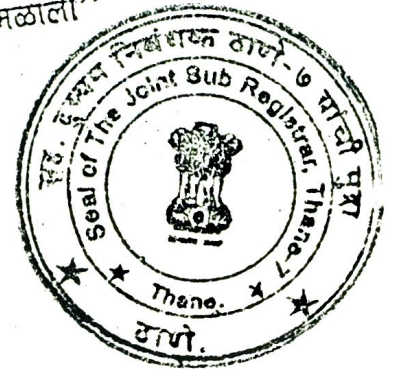
नोंददला: रु. 1/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 140/-

Dinesh

“मूळ दस्त व स्कॅन्ड प्रिंट मिळाली”



10/12/278/2015

दस्तावेज गोप्यता भाग - २

08/08
दिनांक 10/12/2015

ट.न.न. - ७
दस्तावेज क्रमांक
10/12/278/2015

पक्षकाराचे नाव व पत्ता
नाम दिनेश के भट्ट - -
पत्ता प्लॉट नं: बी 76, माळा नं: - इमारतीचे नाव: दिग्गू को ओ
सेक्टर, ब्लॉक नं: - रोड नं: मीरा रोड पु ठाणे, महाराष्ट्र, ठाणे.
पिन कोड: 401107

नाम दिनेश के भट्ट
वय: 45
स्वाधरी
कुलसुखदत्तार देगार
वय: 57
स्वाधरी



नाम: मेसर्स श्री पंचम असोसिएट चे भागीदार निवेश के शाह - -
पत्ता प्लॉट नं: ए/202, माळा नं: - इमारतीचे नाव: दिग्गू को ओ
हा मोसागटी ली, ब्लॉक नं: - , रोड नं: बोरीवली प मुंबई,
महाराष्ट्र, MUMBAI.
पिन कोड: ABKFS3457J

दस्तावेज करून देणार तथाकधीत कुलसुखदत्तार देगार वा दस्तऐवज करून दिल्याने कबूल करतात.
3 ची वेळ: 21 / 08 / 2015 01 : 05 : 36 PM

इसम अमे निवेदीत करतात की ते दस्तावेज करून देणा-याना व्यक्तीशः ओळखतात व त्याची ओळख पटविताना

पक्षकाराचे नाव व पत्ता
नाम: रुपा भट्ट - -
वय: 41
पत्ता: बी 76 शांती शॉपिंग सेंटर मीरा रोड पु ठाणे
पिन कोड: 401107

रुपा
स्वाधरी

नाम केतन पंडीया - -
वय: 47
पत्ता: बी 76 शांती शॉपिंग सेंटर मीरा रोड पु ठाणे
पिन कोड: 401107

Keandya
स्वाधरी



क 4 ची वेळ: 21 / 08 / 2015 01 : 06 : 43 PM

Sub Registrar Thane 10

EPayment Details.

Epayment Number.
MH003031703201516E

Defacement
0001895108201516

12278 /2015

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37/8456
ऑक्टोबर 22 2020 2:09 म.तं.

दस्त गोषवारा भाग-1

दस्त क्रमांक: 8456/2020

दस्त क्रमांक: दस्तन7 /8456/2020

बाजार मूल्य: रु. 58,64,103/-

मोबदला: रु. 58,00,000/-

मसलेचे मुद्रांक शुल्क: रु. 1,76,000/-

दु. ति. सह. दु. ति. दस्तन7 यांचे कार्यालयात

क्र. क्र. 8456 वर दि.22-10-2020

वेळी 2:08 म.तं. वा. हजर केला.

पावती:9204

पावती दिनांक: 22/10/2020

मादरकरणाराचे नाव: कमलेश रामकुमार शर्मा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण: 31500.00

दस्त हजर करणाऱ्याची मही:


Joint Sub Registrar Thane 7

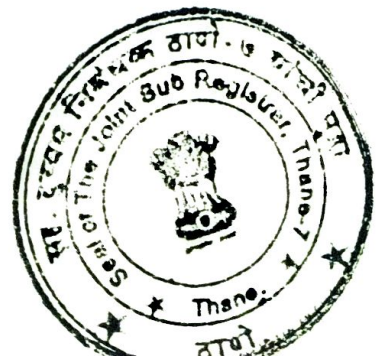

Joint Sub Registrar Thane 7

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 22 / 10 / 2020 02 : 08 : 22 PM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 22 / 10 / 2020 02 : 09 : 04 PM ची वेळ: (फी)





दस्त क्रमांक: 7/8456/2020
दस्तावा प्रकार: करारनामा

दस्त गोषवारा भाग-2

दस्त क्रमांक: 8456/2020
154/119

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: मेमर्स श्री पंचम अयोमिण्ट चे भागीदार निवेश के शाह नॉफे कु मु लिहून देणार
भरण दिनेश के भट्ट - -
पत्ता: प्लॉट नं: डी 76, माळा नं: तळ मजला, इमारतीचे नाव: शांति स्वाक्षरी:-
शांति मेटर, ब्लॉक नं: -, रोड नं: मीरा रोड, MIRA ROAD
(EAST), MIRA ROAD (EAST).
पिन नंबर: ABKFS3457J
 - 2 नाव: कमलेश रामकुमार शर्मा - -
पत्ता: प्लॉट नं: डी 5/317, माळा नं: -, इमारतीचे नाव: सार्ड राज्य
विल्डिंग डी सी एच एम लिमिटेड, ब्लॉक नं: थिडी नगर, नवघर
फाटक रोड, रोड नं: सार्ड बावा मंदिर भाईदर पूर्व, महागणू, ठाणे.
पिन नंबर: BIJPS6160D

Handwritten signatures and initials



द्वितीय दस्तावेज करत देणार तथाकथीत करारनामा चा दस्त एवज करत दिल्याचे कबूल करतात.
शिक्रा क्र.3 ची वेळ: 22 / 10 / 2020 02 : 15 : 50 PM

ओळख:-
खालील हमम अंमे निवेदीत करतात की ते दस्तावेज करत देणा-यानां व्यक्तीथ: ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: दिपक ऊमर वैप - -
वय: 42
पत्ता: शांति नं 8 पुनम मागर कॉम्प्लेक्स मिर्गरोड
पिन कोड: 401107
 - 2 नाव: आशीष कुमार त्रिपाठी - -
वय: 28
पत्ता: शांति नं 8 पुनम मागर कॉम्प्लेक्स मिर्गरोड
पिन कोड: 401107

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शिकका क्र.4 ची वेळ: 22 / 10 / 2020 02 : 16 : 33 PM

शिक्रा क्र.5 ची वेळ: 22 / 10 / 2020 02 : 16 : 43 PM नोंदणी पुनक्र 1 मध्ये

Joint Sub Registrar Thane 7

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KAMLESH RAMKUMAR SHARMA	eChallan	10000502020102102253	MH005931452202021P	176000.00	SD	0002659071202021	22/10/2020
2		By Cash			1500	RF		
3	KAMLESH RAMKUMAR SHARMA	eChallan		MH005931452202021P	30000	RF	0002659071202021	22/10/2020

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

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