



**Maharashtra Real Estate Regulatory Authority**  
**REGISTRATION CERTIFICATE OF PROJECT**  
**FORM 'C'**  
*(See rule 6(a))*

This registration is granted under section 5 of the Act to the following project under project registration number: **PS170029218**  
**Project: SHREELI ICONIC PHASE I/Plot Boundary/CTS/Survey/Final Plat No. S NO. 145/1 P. S NO. 148/1 AND**  
**145/2 of Badlipur (M.C), Ambernath, Thane, 421503.**

1. **Raj Laxmi Developers** having its registered office / principal place of business at **Telhi, Ambernath, District, Thane, Pin: 421503.**

2. This registration is granted subject to the following conditions, namely:-  
 a) The promoter shall execute and register a conveyance deed in favour of the allottees of the plots, as the case may be, of the apartment or the common areas as per Rule 8 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Rectification of Real Estate Agreements, Rules of Interest and Disclosures on Website) Rules, 2017;  
 b) The promoter shall deposit seventy percent of the amounts realized 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 (C) of clause (i) of sub-section (2) of section 4 read with Rule 5;  
 c) 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.

dated: 10/05/2021  
 place: Mumbai

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



Digitally Signed by  
 Dr. Veeraj Ramkrishna Prashu  
 (Secretary, Maharashtra)  
 Date: 10-05-2021 14:56:23

10/31/2022

Index-II

31/10/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्ता क्रमांक : 16811/2022

नोंदणी :

Regn:63th

गानाचे नाव : थिरगाव

(1) निवेदनाचा प्रकार	करारनामा
(2) नोंदवना	3875000
(3) साबार गाव(गावे)फटकेदारनामा बाबतिलेखदार आकाशची दिनांकी पत्रेबाबत लेखपत्र करावे	3156000
(4) भू-मापन, वीरद्विग्या व परकमांक(असल्यास)	1) पाभिकेचे नाव: कुळगाव-नवठापूर इतर वर्णन : इतर माहिती: इतर माहिती: मीने-थिरगाव, त.नं. 145/1, 148/1, 148/2/अ, इमारतीचे नाव: लोकविकास-2, विन्डीम नं. 2 या इमारतीमधील, नवठापूर मजला, मजलीस क्र. 901 क्षेत्र 50.82 चौ.मी. कार्पेट ( Survey Number : 145/1, 148/1, 148/2/अ : ) 1) 50.82 चौ.मीटर
(5) वेवफळ	
(6) आकाशची किंवा सुपी देण्यात अग्रेसर वेवफळ	
(7) दस्तऐवज करत देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाच्या हुक्मनामा किंवा अदालत जमनामा, प्रतिवादिचे नाव व पत्ता.	1) नाव:- ये. राज वरुची इन्व्हलपमेंट सर्वे भागीदार श्री. विष्णू आर. पटेल यांचे तसे कु. सु. व क. ज. केसाव श्री. बिक्रमराव के. पटुना बच-35; पत्ता:- न्हाट नं. -, माळा नं. -, इमारतीचे नाव: लोकविकास-2, वीजी मॅट, काकर बडवापूर ग. ज. उल्हासनगर जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-AATFR39080
(8) दस्तऐवज करत देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाच्या हुक्मनामा किंवा अदालत जमनामा, प्रतिवादिचे नाव व पत्ता	1) नाव:- सुनिता तुकाराम दौडमणी बच:-47; पत्ता:- न्हाट नं. -, माळा नं. -, इमारतीचे नाव: क्रम नं. 10, नौगमनी कलाटी बाळ नं. 2, धारावी येथे रोड धारावी, कोळीबाबा मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं.-AJNPD9229N 2) नाव:- शंभारु तुकाराम पौडमणी बच:-65; पत्ता:- न्हाट नं. -, माळा नं. -, इमारतीचे नाव: क्रम नं. 10, नौगमनी कलाटी बाळ नं. 2, धारावी येथे रोड धारावी, कोळीबाबा मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं.-AGNPD7782R
(9) दस्तऐवज करत दिव्याचा दिनांक	31/10/2022
(10) रज नोंदणी केव्हाचा दिनांक	31/10/2022
(11) अनुक्रमांक, सध व पत्र	16811/2022
(12) साबार गावाप्रमाणे मुद्रांक शुल्क	232500
(13) साबार गावाप्रमाणे नोंदणी शुल्क	30000
(14) वेवफळ	

मुल्यांकनासाठी निरासत वेतनेला अपक्षीत:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

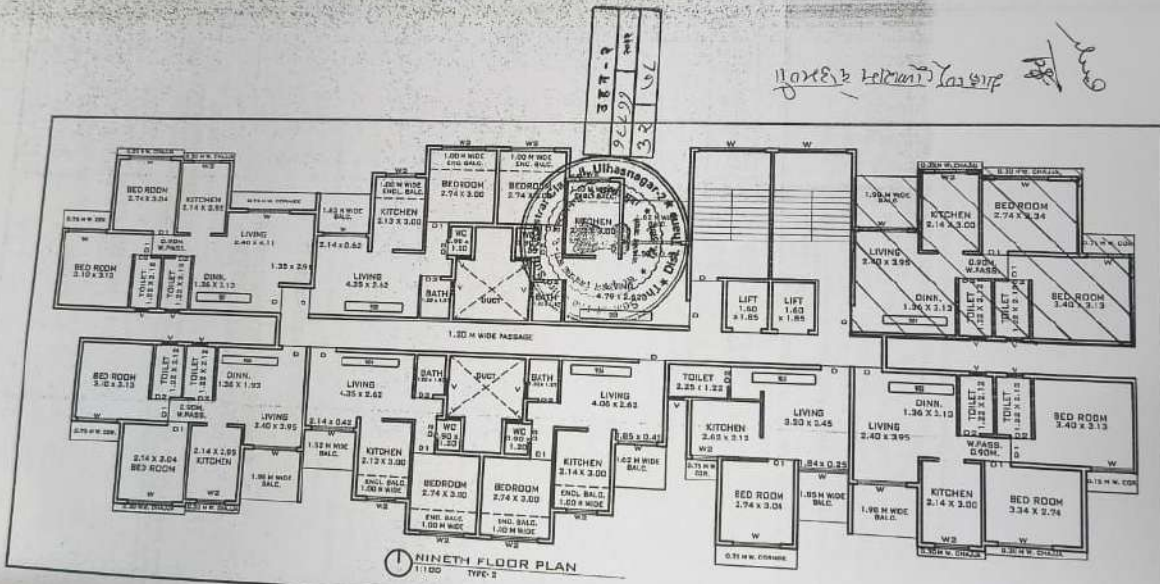
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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



सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२

T-R

Handwritten notes in Hindi: "गोखर, लखनऊ, यूपी" and a signature.



NINTH FLOOR PLAN  
1100 TFC-2



And collectively bounded as follows:-

- On as Towards East - Shreeji Iconic Bldg 1
- On as Towards West - 30M W DP Road
- On as Towards North - Shreeji Iconic Bldg. 3 & S.no.145 (P)
- On as Towards South - S.No. 148 H.No. 4

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
(Description of the Property)

That piece of land lying being and situated at Village SHIRGAON, Taluk-Ambemah, District - Thane, Maharashtra, within the local limits of Kalgaon Badliapur Municipal Council bearing Recording Flat bearing No. 901 on Ninth Floor (hereinafter referred to as the "SAID FLAT/SHOP") along with covered car parking space(s) \_\_\_\_\_ independent / \_\_\_\_\_ dependent ("Car park(s)") in the basement/ \_\_\_\_\_ of the building in the Building No. 2 of complex known As "SHREEJI ICONIC PLAZE 2" (hereinafter referred to as the "SAID COMPLEX") which is to have carpet area of 50.82 Sq. Mtrs. . 1) Carpet Area of the Flat is 50.82 square meters ("Carpet Area" means the net usable floor area of the Flat/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Purchaser/s or veranda area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the Purchaser/s but includes the area covered by the internal partition walls of the Flat/Shop and (ii) Exclusive Areas of the said Flat is 5.52 square meters "Exclusive Areas" means exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Purchaser/s or veranda or cornice area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the Purchaser/s (iii) Total area of Flat admeasures 56.34 square meters, to be constructed on 1) Survey No. 145, Hissa No. 1 Area Admeasuring 0H-08R-50P, Asst 00 Rs. 90 Paise, 2) Survey No. 148, Hissa No. 1, Admeasuring Area 0H-45R-00P, P.K. 0H-03R-00P, Total Admeasuring Area 0H-48R-00P, Asst. 1 Rs. 00 Paise, 3) Survey No. 148, Hissa No. 2/B, Admeasuring Area 0H-03R-86P, Asst 0Rs. 05 Paise, situated at Shirgaon, Tal- Ambemah, Dist. Thane.

And collectively bounded as follows:-

On as Towards East - Shreeji Iconic Bldg 1  
On as Towards West - 30M W DP Road  
On as Towards North - Shreeji Iconic Bldg. 3 & S.no.145 (P)  
On as Towards South - S.No. 148 H.No. 4



Handwritten signature and date: 21/3/2017



AND WHEREAS by virtue of the Deed of Conveyance the Promoter has sole and exclusive right to sell the Flats (Apartments)/Shop in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee(s)/s of the Flats (Apartments)/Shop to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects HEMANT V. VAIDYA and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the Advocate of the Promoter, authenticated copies of extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Flats (Apartments)/Shop are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.



AND WHEREAS the authenticated copies of the sanctioned plans of the building by the Promoter and according to which the construction of the building and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the Plans (Shop Plan) of the Flat/Shop agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the Said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion of

Handwritten signature and date: 21/05/2018



Area Admeasuring 0H-03R-50P, Asst 00 Rs. 90 Paise, P) Survey No. 148, Hissa No. 1, Admeasuring Area 0H-45R-00P, P.K. 0H-03R-00P, Total Admeasuring Area 0H-48R-00P, Asst. 1 Rs. 00 Paise, 3) Survey No. 148, Hissa No. 2/B, Admeasuring Area 0H-03R-86P, Asst. 0Rs. 05 Paise, situated at Shirgaon, Tal. Ambernath, Dist. Thane (more particularly set out and described in the 'FIRST SCHEDULE' written hereunder), which shall consist of 1 Buildings i.e., Building No. 2 - Part Stilt, Ground + Ten Floors. The Promoters are developing only Building No. 2 Ground + Ten Floors, in Phase-2 as per approved plan sanctioned by Kulgwan Badlapur municipal council vide their no. - KBNPNRV/BP/1591/2020-2021, dtd.23/02/2021.

AND WHEREAS while sanctioning the said Plans, sanctioned authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said land and the said buildings, which shall have to be duly observed and performed.

AND WHEREAS Allotted/s is/are offered Flat bearing No. 901 on Ninth Floor (hereinafter referred to as the "Said Flat/Shop") along with covered car parking space(s) independent / \_\_\_\_\_ dependent ("Car park(s)") in the basement/ in the Building No. 2 of complex known as "SHREEJI ICONIC PHASE 2" (hereinafter referred to as the "SAID COMPLEX") which is to have carpet area of 50.82 Sq. Mtrs. constructed in the phase of said project by the Promoter. I) "Carpet Area" means the net usable floor area of the Flat/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Allottee/s or Cornice/ veranda area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the Purchaser/s, but includes the area covered by the internal partition



AND WHEREAS the Promoter has engaged into a Standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra no. F51700029218 Authenticated copy is attached in Annexure "F".

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

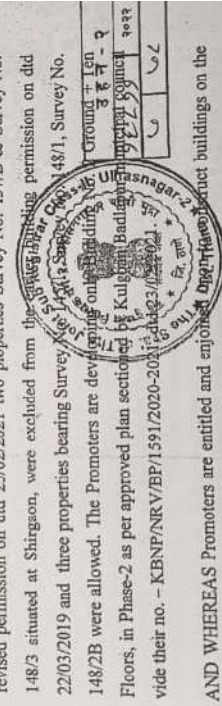
Handwritten signature and name: सुनील अशोक शिंदे

AND WHEREAS Building Construction Permission granted by Kulgaon Badlapur Municipal Council under order bearing Javak No. KBNP/TPD/BP/4510/ 2017-2018, dttd.09/06/2017 for land bearing Survey No.137, Hissa No. B, Survey No. 148, Hissa No. 1 & 2, Survey No. 145, Hissa No. 1, Total Area Admeasuring 6918.55 Sq. Mtrs, situated at Shirgaon, Tal- Ambernath, Dist. Thane, the said authority have granted permission for Building No. 1 and Building No. 3 - Part Silt, Ground + Eight Floors, Building No. 2 - Part Silt, Ground + Seven Floors to be constructed upon said land.

AND WHEREAS Revised Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. KBMC/NRV/BP/2980/2018-2019 Unique No. 169, on dated 22/03/2019. The Building permission has granted for amalgamated land bearing 1) Survey No.137, Hissa No.B, 2) Survey No. 148, Hissa No. 1, 2 & 3) Survey No. 145 Hissa No. 1, And thus, the said authority have granted construction permission of Building No.1 (Ground + Eight Floors) & Building No. 2 & 3 (Ground+Ninth Floor)Part Silt, Ground Floor+Ninth Floor for residential/Club House use.

AND WHEREAS Occupancy Certificate granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/3518/2020-2021 dated 08/05/2020 for completion of building no.1 in the said project.

AND WHEREAS Revised Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/BP/1591/2020-2021, Unique No. 73, on dated 23/02/2021. The Building Permission has granted for amalgamated land bearing Survey No. 148, Hissa No. 1 & 2B, Survey No. 145, Hissa No. 1, situated at Shirgaon, Tal. Ambernath, and the said authority was granted only for Building No. 2 (Ground + Ten Floor) & Building No. 3 (Ground + Nine Floor). As per the revised permission on dttd 23/02/2021 two properties Survey No. 137/B & Survey No. 148/3 situated at Shirgaon, were excluded from the Building permission on dttd 22/03/2019 and three properties bearing Survey No. 148/1, Survey No. 148/2B were allowed. The Promoters are desirous of getting permission for Ground + Ten Floors, in Phase-2 as per approved plan sections of Kulgaon Badlapur Municipal Council vide their no. - KBNP/NRV/BP/1591/2020-2021 dated 23/02/2021.



AND WHEREAS Promoters are entitled and enjoined to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoters is in possession of the project land.

AND WHEREAS the Promoters has proposed to construct on the project land under their project named and marketed as "SHREEJI ICONIC PHASE-2" (hereinafter referred to as "the said Complex/building") on the said land bearing 1) Survey No. 145, Hissa No. 1

*[Handwritten signature]*  
 21/05/2021 12:34:01



(b) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat bearing No. 901 on Ninth Floor (along with the said Flat/Shop) (hereinafter referred to as the "SAID FLAT/Shop") in the Building No. 2 of complex Known As "SHREEJI ICONIC PHASE 2" (hereinafter referred to as the "SAID COMPLEX") which is to have carpet area of 50.82 Sq. Mtrs. (hereinafter referred to as "the Flat") as shown in the Floor plan thereof hereto annexed and marked Annexure C-1 and C-2 for the consideration of Rs. 3875000/- (Rupees Thirty Eight Lac Seventy Five Thousand Only) the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and Facilities which are more particularly described in the Second Schedule annexed herewith.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat bearing No. 901 on Ninth Floor (hereinafter referred to as the "SAID FLAT/SHOP") in the Building No. 2 of complex Known as "SHREEJI ICONIC PHASE 2" (hereinafter referred to as the "SAID COMPLEX") being constructed in the layout for the consideration of Rs. 3875000/- (Rupees Thirty Eight Lac Seventy Five Thousand Only).

(iii) All payments to be made by the Allottee/under the agreement shall be by cheque/demand draft/pay order/wire transfer to the account shown in favour of "RAJ LAXMI DEVELOPERS" A/c No. 3245688002.



For the purpose of remitting funds from abroad by the Allottee, the particulars of the beneficiary:

Beneficiary's Name :- RAJ LAXMI DEVELOPERS  
 Beneficiary's Account No. :- 3245688002 (Rera Collection Account)  
 Bank Name :- KOTAK MAHINDRA BANK  
 Bank Branch Name :- BADLAPUR  
 Bank Address :- SHREEJI CENTER, BADLAPUR (E)  
 IFSC Code :- KKBK0001349

(b) The Allottee has paid on or before execution of this agreement a sum of 10% of the total consideration as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 3600000/- (Rupees Thirty Six Lac Only) in the following manner:-

i. 30% of the total consideration to be paid to the Promoter after the execution of Agreement.

*[Handwritten signature]*  
 21.12.10 12:12:10

M/S. RAJ LAXMI DEVELOPERS, a Partnership Firm, through its Partner MR. PIYUSH R. PATEL Aged 39 Years, Occu- Business having office at: - Office No. 21, Shreeji Centre, Katrap Badlapur (E), Tal. Ambernath, Dist. Thane, PAN CARD NO. AATFR3908D hereinafter called and referred to as the "PROMOTERS/BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof and include the partners or partner for the time being of the said firm, the survivor of them and their heirs, executors and administrators of the last survivor and their / his or her assigns of the ONE PART.

AND

MISS. SUNITA TUKARAM DODMANI / MRS. SHAHANU TUKARAM DODMANI Age 47 / 65 Years having Pan No. AJNPD9229N / AGNPD7782R Residing at: - ROOM NO. 10, BMC KANNADI CHAWL NO. 2, DHARAVI MAIN ROAD, DHARAVI, KOLIWADA, MUMBAI, MAHARASHTRA, 400017. Hereinafter referred to as the "FLAT/SHOP /ALLOTTEE/S" (Which expression unless the context does not so admit includes his/ her/ their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS:

AND WHEREAS the land bearing Survey No. 145, Hissa No. 1, Area Admeasuring 0H-08R-50P, Asst 00 Rs. 90 Paise, Situated at Village Shirgoan, Tal.-Ambernath, Dist.-Thane in the name of M/S. Rajlaxmi Developers through Shri. Kantilal Mavji Patel (hereinafter referred as "Schedule of Property No. I").

AND WHEREAS Sale Deed dated 28/10/2016, duly registered at the Office of Sub-Registrar Ulhansagar-2 under Serial No.10873/2016 between 1. Shri Subhas Ramkrushna Patkar, 2. Shri. Ramesh Ramkrushna Patkar, 3. Shri. Ravindra Ramkrushna Patkar, 4. Shri. Pradip Ramkrushna Patkar, 5. Shri. Ajit Ramkrushna Patkar, 6. Mrs. Ranjana Alias Subhada Shantaram Kondilkar, 7. Mrs. Nilam Alias Priyanka Prakash Tanavade (As Owners) & M/S. Rajlaxmi Developers through its partner Shri. Kantilal Mavji Patel (As Purchasers) for land bearing Survey No. 145, Hissa no. 1, Area Admeasuring 0-08-50, Asst. 00 Rs. 90 Paise, Situated at Village Shirgoan, Tal.-Ambernath, Dist.- Thane. The Owners have sold the mentioned land to Purchasers for consideration of Rs.1,08,00,000/- (Rupees One Crore Eight Lakhs Only) and hence, according to the said Sale Deed the names of the M/S. Rajlaxmi Developers through its partner Shri. Kantilal Mavji Patel was stood mutated on the 7/12 extract of the said land as Owners by Mutation Entry No. 4660 Certified by Circle Officer Ambernath on dated 30/11/2016.



387-2	
92199	2016
4	62

*[Handwritten signature]*

*[Handwritten signature]*  
शाहानू तुकाराम दोंडमणी



10/31/2022

Index-II

31/10/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्ता क्रमांक : 16811/2022

नोंदणी :

Regn:63th

गानाचे नाव : थिरगाव

(1) निवेदनाचा प्रकार	करारनामा
(2) नोंदवना	3875000
(3) साबारगाव(साडेफट्टवाक्या) बाबतिलेखदाकार आकाशची दिनां की पत्रेदार ते लघुद करावे	3156000
(4) भू-मापन, वीरद्विग्या व परकमांक(असल्यास)	1) पाभिकेचे नाव: कुळगाव-नवठापूर इतर वर्णन : इतर माहिती: इतर माहिती: मीने-थिरगाव, त.नं. 145/1, 148/1, 148/2/अ, इमारतीचे नाव: लोकविक्रम-2, विन्दीम नं. 2 या इमारतीमधील, तबका मजला, मजकरी क्र. 901 क्षेत्र 50.82 चौ.मी. कार्पेट ( Survey Number : 145/1, 148/1, 148/2/अ : ) 1) 50.82 चौ.मीटर
(5) वेवकळ	
(6) आकाराची किंवा सुपी देण्यात असेल तेव्हा	
(7) दस्तऐवज करत देणा-या पक्षकाराचे नाव किंवा दिवाणी स्वाध्यायवाचा दुय्यमनामा किंवा अर्थेय अगल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- ये. राज वरुची इन्व्हेलपमें तर्फे भागीदार श्री. विष्णु आर. पटेल वॉचे तर्फे कु. सु. व क. ज. केसाव श्री. बिक्रमराव के. पटुना बच-35; पत्ता:- न्हाट नं. -, माळा नं. -, इमारतीचे नाव: लोकविक्रम-2, वीजी मॅटर, काकर बवनापूर ग. ता. उल्हासनगर जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AATFR39080
(8) दस्तऐवज करत देणा-या पक्षकाराचे व किंवा त्याची स्वाध्यायवाचा दुय्यमनामा किंवा अर्थेय अगल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- सुनिता तुकाराम दौडमणी बच:-47; पत्ता:- न्हाट नं. -, माळा नं. -, इमारतीचे नाव: क्रम नं. 10, नौगमनी कलाटी बाळ नं. 2, धारावी येथे रोड धारावी, कोळीबाबा मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-AJNPD9229N 2) नाव:- शंभुगु तुकाराम पौडमणी बच:-65; पत्ता:- न्हाट नं. -, माळा नं. -, इमारतीचे नाव: क्रम नं. 10, नौगमनी कलाटी बाळ नं. 2, धारावी येथे रोड धारावी, कोळीबाबा मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-AGNPD7782R
(9) दस्तऐवज करत दिव्याचा दिनांक	31/10/2022
(10) रज नोंदणी केव्हाचा दिनांक	31/10/2022
(11) अनुक्रमांक, सध व पत्र	16811/2022
(12) साबारगाव(साडेफट्टवाक्या) मुद्रांक शुल्क	232500
(13) साबारगाव(साडेफट्टवाक्या) नोंदणी शुल्क	30000
(14) शेर	

सुध्यांकनासाठी निरासत वेतनेला अपधीन:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२



AND WHEREAS the land bearing Survey No. 148, Hissa No. 1, Admeasuring Area 0H-45R-00P, P.K. 0H-03R-00P, Total Admeasuring Area 0H-48R-00P, Asst. 1 Rs. 00 Paise, situate at Shirgoan, Tal- Ambemath, Dist. Thane in the name of M/S. Rajlaxmi Developers through Mr. Kantilal Mavji Patel (hereinafter referred as "Schedule of Property No. II")

AND WHEREAS Sale Deed dated 08/09/2016, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No. 8984/2016 between Shri. Vikas Raghunath Gupta (As Owners) & M/S. Rajlaxmi Developers through its partner Shri. Kantilal Mavji Patel (As Purchasers) for land bearing Survey no 148, Hissa No. 1, Admeasuring Area 0H-45R-00P, P.K. 0H-03R-00P, Total Area Admeasuring 0H-48R-00P, Asst 1 Rs. 00 Paise Situated at Village Shirgoan, Tal.-Ambemath, Dist.- Thane. The Owners have sold the mentioned land to Purchasers for consideration of Rs.3,25,00,000/- (Rupees Three Corore Twenty Five Lakhs Only) and hence, according to the said Sale Deed the names of the M/S. Rajlaxmi Developers through its partner Shri. Kantilal Mavji Patel was scood mutated on the 7/12 extract of the said land as Owners by **Mutation Entry No. 4659** certified by Circle Officer Ambemath on dated 30/11/2016.

AND WHEREAS the land bearing Survey No. 148, Hissa No. 2/B, Admeasuring Area 0H-03R-86P, Asst 0Rs. 05 Paise, situated at Shirgoan, Tal- Ambemath, Dist. Thane, in the name of M/S. Rajlaxmi Developers through Partner Shri. Kantilal Mavji Patel (hereinafter referred as "Schedule of Property No. III")

AND WHEREAS Sale Deed dated 20/12/2016, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.12567/2016 between Shree Sai Builders Developers, through its partners Shri. Rajesh Bhagwat Sharma, Shri. Bhalaehandra Knsha Bhatnagar, Shri. Bandu Pandharnath Dhule, Shri. Amit Vishnu Gadage (As Owners) & M/S. Rajlaxmi Developers through its partner Shri. Kamilal Mavji Patel (As Purchasers) for land bearing Survey No. 148, Hissa no. 2/B, Admeasuring Area 386 sq.mtrs, Situated at Village Shirgoan, Tal. - Shirgoan, Dist. Thane. The Owners have sold the mentioned land to Purchasers for consideration of Rs.45,00,000/- (Rupees Forty Five Lakhs only) and hence, according to the said Sale Deed the names of the M/S. Rajlaxmi Developers through its partner Shri. Kamilal Mavji Patel is scood mutated on the 7/12 extract of the said land as Owners by **Mutation Entry No. 4706** certified by Circle Officer Ambemath.

AND WHEREAS Non-agricultural permission granted by Additional Tahasildar Thane on dtd. 29/12/1983, bearing No. NAA/Village-Shirgoan/SR/31. The said authority have granted N.A use of land bearing Survey No. 148, Hissa No. 2 for area admeasuring 1012.00 Sq.mtrs.



Handwritten signature and text:   
 24/11/17 24/12/17 213 MTR