

462/1353

पावती

Original/Duplicate

Thursday, February 25, 2021

नोंदणी क्र. :39M

11:32 AM

Regn.:39M

पावती क्र.: 1828 दिनांक: 25/02/2021

गावाचे नाव: विहारी

दस्तऐवजाचा अनुक्रमांक: कलर-1353-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: माया रमेश पटेल - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 800.00

पृष्ठांची संख्या: 40

एकूण: रु. 30800.00

Sub Registrar Khalapur

बाजार मूल्य: रु.2926500 /-

मोबदला रु.3100000/-

भरलेले मुद्रांक शुल्क रु. 93000/-

दुय्यम निबंधक खालापूर

1) देयकाचा प्रकार: DHC रकम: रु.800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1702202110394 दिनांक: 25/02/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009448240202021E दिनांक: 25/02/2021

बँकेचे नाव व पत्ता:



मुळ दस्त परत मिळाला  
दिनांक...५/२/२१



सूची क्र.2

दुय्यम निबंधक : दु.नि. खालापूर

25/02/2021

दस्त क्रमांक : 1353/2021

नोंदणी :

Regn:63m

गावाचे नाव : विहारी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2926500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: , इतर माहिती: सदनिका क्र 603 सहावा मजला,ए-विंग,अलकनंदा,नीलकंठ व्हॅली सी एच एस ली,प्लॉट सीटीएस नं 2754 बी,सर्वे नं. 41,विहारी(खोपोली),ता. खालापूर,जि. रायगड क्षेत्र 69.33चौ मी कारपेट +6.31 चौ मी टेरेस( ( Survey Number : 41 ; ) )
(5) क्षेत्रफळ	1) 69.33 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-में नीलकंठ प्रॉपर्टीस तर्फे भागीदार भाविक हेमंत गौदानी -- वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ई -5/1/4 , सेक्टर 1 वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAIFN1820F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-माया रमेश पटेल -- वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ८०३-८०४ समर्थ प्रसाद सी एच एस ली स्वामी समर्थ नगर लोखंडवाला अंधेरी प आज्ञाद नगर मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AAIPP8071E 2): नाव:-रमेश भिकाभाई पटेल -- वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ८०३-८०४ समर्थ प्रसाद सी एच एस ली स्वामी समर्थ नगर लोखंडवाला अंधेरी प आज्ञाद नगर मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AACPP7969D
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	25/02/2021
(11)अनुक्रमांक,खंड व पृष्ठ	1353/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	93000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

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.



Stamps  
दुय्यम निबंधक खालापूर



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAYA RAMESH PATEL	eChallan	69103332020123113106	MH009448240202021E	93000.00	SD	0005712576202021	25/02/2021
2		DHC		1702202110394	800	RF	1702202110394D	25/02/2021
3	MAYA RAMESH PATEL	eChallan		MH009448240202021E	30000	RF	0005712576202021	25/02/2021

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





Year	Amount	Percentage	Category	Notes
1950	100.00	100%	Income	
1951	100.00	100%	Income	
1952	100.00	100%	Income	
1953	100.00	100%	Income	
1954	100.00	100%	Income	
1955	100.00	100%	Income	
1956	100.00	100%	Income	
1957	100.00	100%	Income	
1958	100.00	100%	Income	
1959	100.00	100%	Income	
1960	100.00	100%	Income	

Continued on page 2 (Indicate page number in this column)

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202102181280	18 February 2021, 11:04:46 AM			
मूल्यांकनाचे वर्ष	2020				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : खालापूर				
उप मूल्य विभाग	4/10-मोजे -देवलाड क्रं 4 मूल्यदर विभाग नं 7				
क्षेत्राचे नांव	B Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#2754		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
7750	32500	38000	44000	38000	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	83.19चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.32500/-
उद्ववाहन सुविधा	आहे	मजला -	5th to 10th 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 ) * मजला निहाय घट/वाढ				
	=(32500 * (100 / 100 )) * 105 / 100				
	= Rs.34125/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 34125 * 83.19				
	= Rs.2838858.75/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	6.31चौ. मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 6.31 * ( 34125 * 40/100 )				
	= Rs.86131.5/-				
Applicable Rules	= 3, 18, 19 ,14				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 2838858.75 + 0 + 0 + 0 + 0 + 86131.5 + 0 + 0 + 0				
	=Rs.2924990.25/-				

[Home](#) [Print](#)

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CHALLAN  
MTR Form Number-6



GRN	MH009448240202021E	BARCODE			Date	30/12/2020-21:40:24	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	KLR_KHALAPUR SUB REGISTRAR			Full Name	MAYA RAMESH PATEL					
Location	RAIGAD			Flat/Block No.	FLAT NO A603 6TH FLOOR ALAKNANDA					
Year	2020-2021 One Time			Premises/Building	NEELKANTH VALLEY CHS LTD					
Account Head Details			Amount In Rs.							
0030046401	Stamp Duty		93000.00	Road/Street	SURVEY NO 41 TAL KHALAPUR					
0030063301	Registration Fee		30000.00	Area/Locality	DIST RAIGAD					
				Town/City/District						
				PIN	4	1	0	2	0	3
				Remarks (If Any)	SecondPartyName=NEELKANTH PROPERTIES-CA=3100000					
				Amount In	One Lakh Twenty Three Thousand Rupees Only					
Total			1,23,000.00	Words						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332020123113106	2651665614			
Cheque/DD No.				Bank Date	RBI Date	30/12/2020-21:40:59	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

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

Mobile No. : 9000000000

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9343/2021  
2/30



*(Handwritten signatures)*



THE  
REPUBLIC OF CHINA



NO.	CLASSIFICATION	ISSUE DATE	ISSUE NUMBER	ISSUE TYPE

NAME		ADDRESS		CITY		COUNTRY	
TELEPHONE		FACSIMILE		TELETYPE		CABLE	
DATE OF BIRTH		DATE OF DEATH		DATE OF ENTRY		DATE OF EXIT	
SEX		RELIGION		EDUCATION		OCCUPATION	
MARRIAGE		CHILDREN		MILITARY SERVICE		REMARKS	
SIGNATURE		DATE		PLACE		OFFICE	

THE REPUBLIC OF CHINA  
 THE CUSTOMS AND EXCISE DEPARTMENT  
 TAIPEI

*[Handwritten signature]*

*[Handwritten signature]*



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1702202110394 Date 17/02/2021

Received from NEELKANTH PROPERTIES , Mobile number 9000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Khalapur of the District Raigarh.

Payment Details

Bank Name IBKL Date 17/02/2021

Bank CIN 10004152021021709123 REF No. 2668413480

This is computer generated receipt, hence no signature is required.

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9343/2021  
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Department of Health and Human Services	
Office of the Assistant Secretary for Health	
<p>FOR THE ASSISTANT SECRETARY FOR HEALTH, THE ASSISTANT SECRETARY FOR HEALTH SERVICES AND ASSISTANT SECRETARY FOR PUBLIC HEALTH AND SAFETY, THE ASSISTANT SECRETARY FOR HEALTH POLICY AND LEGAL AFFAIRS, AND THE ASSISTANT SECRETARY FOR HEALTH COMMUNICATIONS AND PUBLIC AFFAIRS, THE ASSISTANT SECRETARY FOR HEALTH EQUITY AND CULTURAL COMPETENCE, AND THE ASSISTANT SECRETARY FOR HEALTH INFORMATION AND STATISTICS, THE ASSISTANT SECRETARY FOR HEALTH SERVICES AND ASSISTANT SECRETARY FOR PUBLIC HEALTH AND SAFETY, THE ASSISTANT SECRETARY FOR HEALTH POLICY AND LEGAL AFFAIRS, AND THE ASSISTANT SECRETARY FOR HEALTH COMMUNICATIONS AND PUBLIC AFFAIRS, THE ASSISTANT SECRETARY FOR HEALTH EQUITY AND CULTURAL COMPETENCE, AND THE ASSISTANT SECRETARY FOR HEALTH INFORMATION AND STATISTICS.</p>	
<p>DATE: _____</p>	
<p>NAME: _____</p>	<p>ADDRESS: _____</p>
<p>CITY: _____</p>	<p>STATE: _____</p>
<p>ZIP: _____</p>	



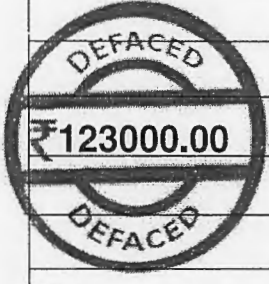
3	55	25
9509	4058	



CHALLAN  
MTR Form Number-6



GRN	MH009448240202021E	BARCODE			Date	30/12/2020-21:40:24	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)						
			PAN No.(If Applicable)						
Office Name	KLR_KHALAPUR SUB REGISTRAR		Full Name	MAYA RAMESH PATEL					
Location	RAIGAD		Flat/Block No.	FLAT NO A603 6TH FLOOR ALAKNANDA					
Year	2020-2021 One Time		Premises/Building	NEELKANTH VALLEY CHS LTD					
Account Head Details		Amount In Rs.							
0030046401 Stamp Duty		93000.00	Road/Street	SURVEY NO 41 TAL KHALAPUR					
0030063301 Registration Fee		30000.00	Area/Locality	DIST RAIGAD					
			Town/City/District						
			PIN	4	1	0	2	0	3
			Remarks (If Any)	SecondPartyName=NEELKANTH PROPERTIES-CA=3100000					
			Amount In	One Lakh Twenty Three Thousand Rupees Only					
Total		1,23,000.00	Words						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332020123113106	2651665614			
Cheque/DD No.			Bank Date	RBI Date	30/12/2020-21:40:59	01/01/2021			
Name of Bank			Bank-Branch	IDBI BANK					
Name of Branch			Scroll No. , Date	104 , 01/01/2021					



Department ID : Validity unknown Mobile No. : 9000000000  
NOTE:- This challan is valid only to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय लयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2021.02.25  
11:33:55 IST  
Reason: Secure Document  
Location: India

Challan Defaced Reason

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-462-1353	0005712576202021	25/02/2021-11:25:59	IGR156	30000.00

Print Date 25-02-2021 11:33:55

क ल र  
9343/2021  
8/00





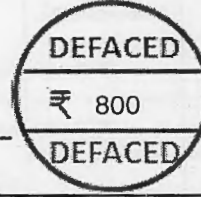


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1702202110394	Receipt Date	25/02/2021
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Received from NEELKANTH PROPERTIES , Mobile number 9000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 1353 dated 25/02/2021 at the Sub Registrar office S.R. Khalapur of the District Raigarh.



**Payment Details**

Bank Name	IBKL	Payment Date	17/02/2021
Bank CIN	10004152021021709123	REF No.	2668413480
Deface No	1702202110394D	Deface Date	25/02/2021

This is computer generated receipt, hence no signature is required.

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343/2021  
4/80



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made at Khadapur..... on this 31<sup>st</sup> day of DEC....., 2020 Between M/S. NEELKANTH PROPERTIES, a Partnership Firm duly registered under the provisions of the Indian Partnership Act, 1932, (Pan Card No. AAIFN1820F) having its registered office at : E-5/1/4, Sector-1, Vashi Navi Mumbai-400703, hereinafter call as 'THE BUILDER' (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors, survivors, legal representatives, attorneys or assigns) of THE ONE PART and

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9343 / 2022  
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*[Handwritten signature]*

*[Handwritten signature]*

MRS. MAYA RAMESH PATEL (PAN NO. AAIPP8071E), age 56 yrs, Indian inhabitant, residing at – W/O, RAMESH B PATEL, 803-804, SAMARTH PRASAD CHS LTD, SWAMI SAMARTH NAGAR, LOKHANDALA, ANDHERI WEST, AZAD NAGAR S.O, MUMBAI, MAHARASHTRA-400053.

AND

MRS. RAMESH BHIKABHAI PATEL (PAN NO. AACPP7969D), age 60 yrs, Indian inhabitant, residing at – S/O, RAMESH B PATEL, 803-804, SAMARTH PRASAD CHS LTD, SWAMI SAMARTH NAGAR, LOKHANDALA, ANDHERI WEST, AZAD NAGAR S.O, MUMBAI, MAHARASHTRA-400053.

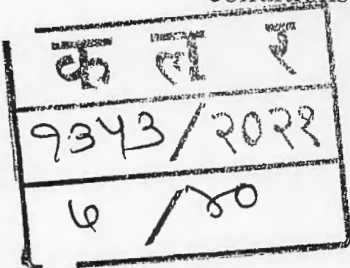
, hereinafter referred to as the “PURCHASER/S” (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their/its respective successors, survivors, heirs executors administrators, attorneys and/or assigns ) hereinafter referred to as THE SECOND PART:

WHEREAS M/s MOHAN ROCKY SPRINGWATER BREWERIES LIMITED, a limited company, has purchased the land bearing C.T.S. No.2754, Survey No.42/1 in village Vihari / Khopoli, Taluka – Khalapur, Dist – Raigad by Sale Deed dated 02/08/1972 registered at Sr. No.4181/1972 in the office of the Sub Registrar of Assurance, Bombay.

AND WHEREAS said M/s MOHAN ROCKY SPRINGWATER BREWERIES LIMITED has converted the land into Non Agricultural (Industrial) after obtaining necessary permission from the Collector, Raigad, Alibag vide their Order dated 06/07/1976 under Ref. No.LNA/6696

AND WHEREAS the Parties have entered into a written Agreement to Sale dated 24/07/2012 which has been registered at Serial No. 3188/2012 in the office of the Sub – Registrar of Assurances, Khalapur by which the M/s

MOHAN ROCKY SPRINGWATER BREWERIES LIMITED has agreed to sell and M/S. NEELKANTH PROPERTIES, a Partnership Firm, has agreed to purchase part land (Part B) of C.T.S. No. 2754, Survey No. 42/1, Khopoli, admeasuring 14,066 square meters for valuable consideration on the terms and conditions set out in the said Agreement to Sale.



*[Handwritten signatures]*



AND WHEREAS the Parties have complied with the respective terms and conditions which they were under obligation to perform under the said Agreement To Sale, pursuant whereto the Sale Deed dated 25/09/2012 has been executed between M/s MOHAN ROCKY SPRINGWATER BREWERIES LIMITED as the Vendor and M/S. NEELKANTH PROPERTIES, as the Purchaser in respect of part land (Part B) of C.T.S. No. 2754, Survey No. 42/1, admeasuring 14,066 square meters in village Vihari / Khopoli, Taluka – Khalapur, Dist – Raigad, the said Sale Deed which has been registered at Serial No. 4105/2012 on 25/09/2012 in the office of the Sub – Registrar of Assurances, Khalapur.

AND WHEREAS that due to oversight and typographical mistake Survey number of the property sold is wrongly mentioned as Survey No.42/1 instead of Survey No.41

AND WHEREAS the M/s MOHAN ROCKY SPRINGWATER BREWERIES LIMITED have sold and conveyed all that piece and parcel of area admeasuring 1-40-66 hectors i.e. 14066.00 sq.mtrs out of non agricultural land bearing Survey No.41 totally admeasuring about 5-10-38 hectors, situated at village Vihari / Khopoli, Taluka – Khalapur, Dist – Raigad and not area out of land bearing Survey No.42/1 to M/S. NEELKANTH PROPERTIES and hence in order to make correction on the Survey number both the parties have executed Deed of Rectification dated 30/11/2012 which has been registered at Serial No. 4946/2012 on 30/11/2012 in the office of the Sub – Registrar of Assurances, Khalapur, in respect of Sale Deed dated 25/09/2012 registered at Serial No. 4105/2012 on 25/09/2012.

AND WHEREAS Deed of Rectification dated 30/11/2012 executed between the parties M/s MOHAN ROCKY SPRINGWATER

BREWERIES LIMITED and M/S. NEELKANTH PROPERTIES, in order to make correction on the Survey number, said Deed which has been registered at Serial No. 4947/2012 on 30/11/2012 in the office of the Sub – Registrar of Assurances, Khalapur, in respect of Agreement to Sale dated 24/07/2012 registered at Serial No. 3188/2012.

AND WHEREAS as per the Order No.Mahsha/LNA1(b)/SR233/2013 dated 01/10/2013 passed by the District Collector, Raigad, Alibaug the use of said land

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*[Handwritten signatures]*

has been converted into Non-Agricultural for the purpose of Residential use. The said order is duly noted in the revenue record of Mutation Entry No.LNA 1(B)/S.R. 233/2013 dt. 09/10/2013.

AND WHEREAS said M/S. NEELKANTH PROPERTIES became a absolute owner of all that piece and parcel of area admeasuring 1-40-66 hectors i.e. 14066.00 sq. mtrs out of non-agricultural land bearing Survey No.41 totally admeasuring about 5-10-38 hectors, situated at village Vihari / Khopoli, Taluka – Khalapur, Dist – Raigad .

AND WHEREAS Khopoli Municipal Council by its Development permission letter No1022/2557 dated 11/10/2013 has duly granted the Development permission to construct the buildings on said land.

AND WHEREAS the Builder have constructed the building as per the plans sanctioned and development permission granted by the Corporation and after completion of construction work on the said Plot Khopoli Municipal Corporation has issued Occupation Certificate Part vide Ref. No. KMC/Bhandh.V./Va.P./1723/2705 dated 12/09/2016 and Occupation Certificate vide Ref. No. KMC/Bhandh.V./Va.P./88/246 dated 17/04/2017

AND WHEREAS The Co-Op. Hsg. Society Known as “NEELKANTH VALLEY CO-OP. HOUSING SOCEITY LTD.”, a Society registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. RGD/KLR/HSG(TC)/4026/2018-2019/year 2018 dated 17/12/2018.

AND WHEREAS the Builder intend have constructed to Building at village Vihari / Khopoli, Taluka – Khalapur, Dist – Raigad.

AND WHEREAS The Purchaser as being an intending purchaser of Flat has taken the inspection of each and every Documents as mentioned hereinabove as to the right of the Builder to construct the building and to sale the Flats thereon. The Purchaser has also taken inspection of the Approved Plan and Development permission as issued by the concerned Municipal Council and whereby the Purchaser has been satisfied himself/herself/itself as to those Documents of the Title of the Builder and as to the said Approved Plan which has been further

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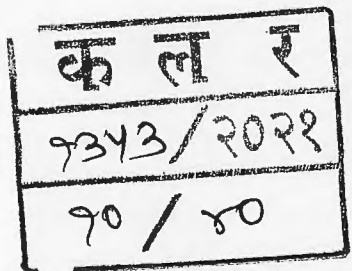
*[Handwritten signatures]*



approved by the Purchaser towards their full satisfaction and thereby the Purchaser has agreed to purchase Flat No.603, in wing 'A', on the Floor SIXTH, in Building ALAKNANDA, area admeasuring 69.33 Sq. mtrs. Carpet and 6.31 Sq. mtrs Terrace in the Society known as "NEELKANTH VALLEY CO-OP.HOUSING SOCEITY LTD.", situated at Plot CTS No.2754 B, Village – Vihari (Khopoli), Tal – Khalapur, Dist – Raigad, hereinafter referred to as " THE SAID PREMISES " of the said Building to be constructed over the said Property at the Price and on terms and conditions as set out hereunder.

NOW THIS AGREEMENT WITHNESTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/themselves/herself about the title of the Builder of the said Flat and no requisition or objection shall be raised upon the Builder in any matter relating hereto. The Purchaser have independently inquired concerning the title of the Builder of the said property and verified the plans designs and specifications prepared by the Builder, Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer) Act, 1963, hereinafter referred to as "the Said Act" and the rules made therein transfer and Purchaser/s has/have accepted the same and he/she/they shall not be entitled to raise or administer any requisition or objections in respect of the property or the Builder title thereto.
2. The Purchaser/s hereby agree to acquire the said Flat No.603 in wing A, on the Floor SIXTH, in Building ALAKNANDA, in the complex known as "NEELKANTH VALLEY CO-OP.HOUSING SOCEITY LTD.", area admeasuring 69.33 Sq. mtrs. Carpet and 6.31 Sq. mtrs Terrace for lumpsum price of Rs.31,00,000/- (Rupees Thirty One Lakhs Only) which includes the proportionate price for undivided interest in the common areas and facilities of the said building as mentioned in Clause (4) herein below. The purchase price does not include the charges of stamp duty, registration, and any other taxes, cesses that shall be levied or become leviabile. These shall be payable by the Purchaser/s.



*[Handwritten signatures and initials]*

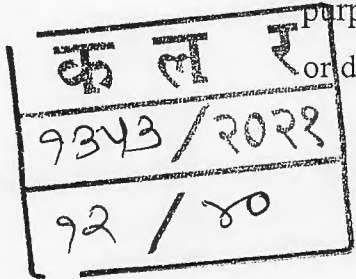
3. The Purchaser/s has/have verified and has/have accepted that the Carpet area plus proportionate share in common passages, staircase, walls, lift walls, terrace area and recessed space below windowsills. The Purchaser hereby agrees to confirm about the area of the premises as mentioned hereinabove and hereafter shall not raise any objections with regard to the same.
4. The premises under purchase include the right to use common areas and facilities available in the building and also the Purchaser/s undivided interest in the restricted common areas and facilities for the use of the said premises.
5. Prior to execution of this present the Purchaser/s have paid a sum of Rs. 31,00,000/- (Rupees Thirty One Lakhs Only) being a part amount of sale price of the Flat agreed to be sold by the Builder to the Purchaser/s, receipt and payment whereof the Builder hereby admit and acknowledge. The Purchaser/s shall pay to the Builder the balance amount of consideration towards the said premises of Rs. — /-(Rupees — only) within the period — days as in attached payment schedule.
6. Without prejudice to all other rights under this Agreement and/or in law the Purchaser/s shall be liable to pay interest at the rate of 24% per annum on all amounts which shall remain due and outstanding after a period of seven days from the date of their becoming due. The Builder are not bound to give written notice regarding such payment and failure to give such notice in writing.
7. The Builder do hereby undertake to handover the peaceful and vacant possession of the said Flat on receiving full and final sale price and other charges from the Purchaser/s.
8. The Purchaser shall, in respect of any amount paid by the him/they under the terms and conditions of this Agreement, have first lien and charges on the said flat agreed to be acquired by the Purchasers.

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*[Handwritten signatures]*

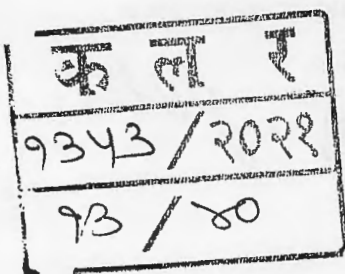
9. The Purchaser/s hereby covenants with the Builder to pay amounts liable to be paid by him/her under this Agreement and to observe and perform the covenants and conditions contained in the Agreement and to keep the Builder indemnified against and in respect of the said payments and observance and performance of the said covenants and conditions.
10. The Purchaser/s shall not keep or store in the said Flat any goods of hazardous or inflammable nature or which are too heavy to effect the construction of the structure of the said building as also which may create nuisance to the purchaser/s.
11. The Purchaser/s hereby agrees and undertake to be a member of Neelkanth Valley Co-Operative Society alongwith other Purchasers units in the said Building in the manner hereinafter appearing and  
from time to times sign and execute the application, other papers and documents necessary as per by laws of the Neelkanth Valley Co-Operative Society and fully fill, sign and return within 10 days of the same being forwarded by the Builder to her/him. The Purchaser/s shall be bound from time to time, to sign all papers and documents and to do all such acts and deeds, as may be necessary for safeguarding the interest of the Builder/ Purchaser/s of Flat.
12. The Purchaser/s hereby covenant to keep the walls of the Flats and partition walls, sewerage, drains, pipes appurtenances belongings thereto in good repaired conditions.
13. The Purchaser/s shall not sub-let, transfer, mortgage, charges or any way encumber or deal with or dispose of his/her premises nor assigns, under let or part with his/her interest under or the benefit of this Agreement or any part thereof till all his/her dues of whatsoever nature owing to the Builder are full paid up, and only if the Purchaser/s has not been guilty of breach of or non-compliance with any of the terms and conditions of this Agreement, before he/she obtain previous consent in writing of the Builder.
14. The Purchaser/s shall not use the Flat or permit the same to be used for any purpose whatsoever which may or is likely to cause nuisance or annoyance or dangerous to the occupants or to the neighboring properties.



*[Handwritten signature]*



15. The Purchaser/s shall not use the said Flat for any other purposes for which he/she acquired except with written permission of the Society.
16. The Purchaser/s shall not any time demolish or cause to be demolished the said Flat or any part thereof agreed to be taken by him/her or he at any time made or cause to be made any additions or alterations of whatever nature to the Flat any part thereof. The Purchaser/s shall not permit the closing of verandah or balconies of the Flat to be acquired by him/them.
17. After possession of the Flat is handed over to the Purchaser/s any additions or alterations in or about the building are thereafter required to be carried out as per the rules is the Government, Municipal Corporation or any statutory Local Authority, the same shall be carried out by the Purchaser/s in Co-Operation with the other flat Purchaser/s in the building/s at his/her own costs and the Builder shall not be in any manner liable or responsible for the same.
18. The Purchaser/s shall decorate exterior at his flat in the manner agreed with Society or in the manner as neat as may be in which the same was previously decorated.
19. The Purchaser/s shall not throw dirt, rubbish, rags, or other refuse or permit the same to be thrown from his/her/their flats in the compound or any portion of the building.
20. The Builder doth hereby further covenant with the Purchasers that the Purchasers shall hence forth quietly and peacefully possess and occupy and enjoy the said Flat without an hindrance, denial, demand, interruption or eviction by the Builder or any other person or persons lawfully or equitably claiming through, under, or in trust for the Purchasers.
21. The Builder doth hereby keep indemnified to the Purchasers against all claim rights, title and interest, payment of any outstanding dues amount towards Property tax, water charges MSED Co. Electrical charges, Service Charges, building maintenance charges if any payable by the Builder.



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22. The Builder do hereby declare that they have not created third party interest in the said entire Flat premises or any part of it in favour of any person or persons and the said premises its free from all encumbrances, title of the said Flat its clear and marketable and for that the Builder have handed over all the documents to Purchasers to show their legal title in respect of the said Flat.
23. The Builder do hereby declares that they are the only legal owners who have all the rights, title and interest to sell the said Flat in favour of the Purchasers. That the further declare there is no any co-owner or part occupier of the said Flat and they are the only owners to disposed of the said Flat
24. That the Purchasers shall be entitled to have and hold the possession, occupation and use of the said Flat and the Purchasers shall hold the same unto and to the use and benefit of the Purchasers their heirs, successors and assigns for ever without any claim, charge, right, interest demand or lien of the Builder or any person or persons claiming through or under them or in trust for them, subject to payment by the Purchasers of all taxes, assessments, charges, duties or calls made by the said Flat, revenue or local authorities hereafter in respect of the said premises and the land.

**THE SCHEDULE HEREIN ABOVE REFERRED**

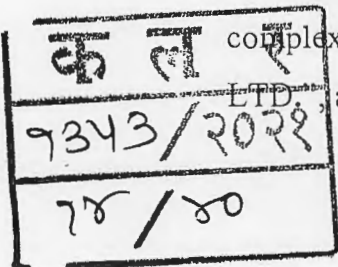
**SCHEDULE NO. I**

To all that piece and parcel of area admeasuring 1-40-66 hectors i.e. 14066.00 sq.mtrs out of non agricultural land bearing Survey No.41, situated at village Vihari / Khopoli, Taluka – Khalapur, Dist – Raigad within the limits of Khopoli Municipal Council, and is bounded on or towards –

ON THE EAST BY : CTS No.2746  
 ON THE SOUTH BY : CTS No.4230  
 ON THE WEST BY : CTS No. 2754 (S. No. 41)  
 ON THE NORTH BY : CTS No.2755

**SCHEDULE NO. II**

Flat No. 603 in wing A, on the Floor SIXTH in Building ALAKNANDA, in the complex known as NEELKANTH VALLEY CO-OP. HOUSING SOCEITY, area admeasuring 69.33 mtrs. Carpet and 6.31 Sq. mtrs Terrace.



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IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal he day and year first, hereinabove written:

SIGNED SEALED & DELIVERED BY )  
The within named "BUILDER" )  
M/S. NEELKANTH PROPERTIES, )  
through its Partner )  
MR. BHAVIK HEMANT GAUDANI )

*Bhavik Gaudani*



In the presence ..... )

1) KBI

2) Suraj Patel *[Signature]*

SIGNED SEALED & DELIVERED BY )  
The within named "PURCHASER/S" )

MRS. MAYA RAMESH PATEL )

*Maya Patel*



MR. RAMESH BHIKABHAI PATEL )

*Ramesh Patel*



In the presence ..... )

1) KBI

2) Suraj Patel *[Signature]*



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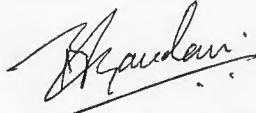
**RECEIPT**

Received a sum of Rs.**31,00,000/-** (Rupees **Thirty One Lakhs Only**) vide Cheque No.        dated        drawn on        from Purchaser/s **MRS.MAYA RAMESH PATEL AND MR. RAMESH BHIKABHAI PATEL** towards Part payment of the Sale Price of Flat No.**603**, in wing **A**, on the Floor **SIXTH**, in Building **ALAKNANDA**, in the complex known as "NEELKANTH VALLEY CO-OP.HOUSING SOCEITY LTD.", area admeasuring **69.33** Sq. mtrs. Carpet and **6.31** Sq. mtrs Terrace constructed on Plot C T Survey No.2754 B, Village – Vihari (Khopoli), Tal – Khalapur, Dist – Raigad.

**RECEIVED AMOUNT DETAILS:-**

<u>SR.NO.</u>	<u>CHO/NEFT/RTGS NO.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT (RS.)</u>
1	CORPO26000636284	16-09-2020	Corporation Bank	5,07,000/-
2	CORPO26600618355	22-09-2020	Corporation Bank	5,00,000/-
3	UBIN20210204001329506	04-02-2021	Union Bank of India	10,00,000/-
4	000212201043	06-02-2021	Union Bank of India	10,93,000/-
			<b>Total Recd Rs.</b>	<b>31,00,000/-</b>

I say Received



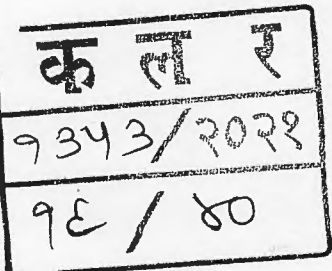
M/S. NEELKANTH PROPERTIES,

through its Partner

MR. **BHAVIK M. GAUDANI**.....

(BUILDER)

Witnesses:

1. 14812. Suraj Patel 

**RECEIPT**

Received of the sum of Rs. 1000/- (Ten Hundred Rupees) from Mr. Mohan Lal for the purpose of the purchase of land in the village of Khajur Taluk of Meerut District. This receipt is given in full and final settlement of the account of the said party in the village of Khajur Taluk of Meerut District. The receipt is given in full and final settlement of the account of the said party in the village of Khajur Taluk of Meerut District. The receipt is given in full and final settlement of the account of the said party in the village of Khajur Taluk of Meerut District.

**RECEIPT AMOUNT DETAILS**

Sl. No.	Particulars	Amount	Total
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...

  
 Mr. Mohan Lal  
 Khajur  
 Meerut District

19/11/2022  
 10/11/2022

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10/11/2022



# NEELKANTH VALLEY - I

CTS NO. 2754B, Village Vihari / Khopoli, Raigad, Maharashtra

## AMENITIES

### INTERIOR

- ❖ Good quality concealed plumbing with branded fittings and sanitary ware.
- ❖ Kitchen Wall Tile Dado Up to Lintel Level.
- ❖ Full height glazed tiles dado in toilets.
- ❖ Points for exhaust fans, geysers and water purifiers.
- ❖ Air conditioner Point in bedroom .
- ❖ Intercom system.
- ❖ TV and Telephone points in living and bedrooms.
- ❖ Powder coated aluminum sliding windows.
- ❖ Mild steel grills for window and flower beds.
- ❖ Quality vitrified tiles flooring.
- ❖ Acrylic Emulsion paint over wall putty for internal walls.
- ❖ Decorative laminated flush door.

### EXTERIOR.

- ❖ Earthquake resistant structure.
- ❖ Exotic Gardens and Landscape walkways,
- ❖ Well equipped gymnasium and Club House.
- ❖ Children play area.
- ❖ Superior quality Waterproof External paint.
- ❖ Decorative Entrance lobby
- ❖ Power Backup for Elevators and Building Common Lights.
- ❖ Ample Car parking space in stilt with wide driveways.

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NEELGIRI VALLEY - I

THE NO. 2748, Village Office, Khalapur, Panchayat, Jalpaiguri

ANNOUNCEMENT

NOTICE

- 1. The Government of India has decided to acquire the land in the area of the Neelgiri Valley - I for the purpose of the Neelgiri National Park.
- 2. The Government of India has decided to acquire the land in the area of the Neelgiri Valley - I for the purpose of the Neelgiri National Park.
- 3. The Government of India has decided to acquire the land in the area of the Neelgiri Valley - I for the purpose of the Neelgiri National Park.
- 4. The Government of India has decided to acquire the land in the area of the Neelgiri Valley - I for the purpose of the Neelgiri National Park.
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- 7. The Government of India has decided to acquire the land in the area of the Neelgiri Valley - I for the purpose of the Neelgiri National Park.
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- 9. The Government of India has decided to acquire the land in the area of the Neelgiri Valley - I for the purpose of the Neelgiri National Park.
- 10. The Government of India has decided to acquire the land in the area of the Neelgiri Valley - I for the purpose of the Neelgiri National Park.

NOTICE

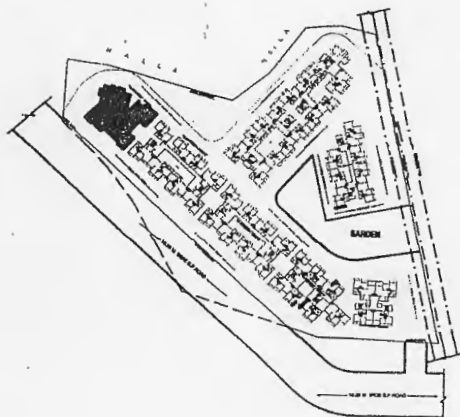
- 1. The Government of India has decided to acquire the land in the area of the Neelgiri Valley - I for the purpose of the Neelgiri National Park.
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- 10. The Government of India has decided to acquire the land in the area of the Neelgiri Valley - I for the purpose of the Neelgiri National Park.

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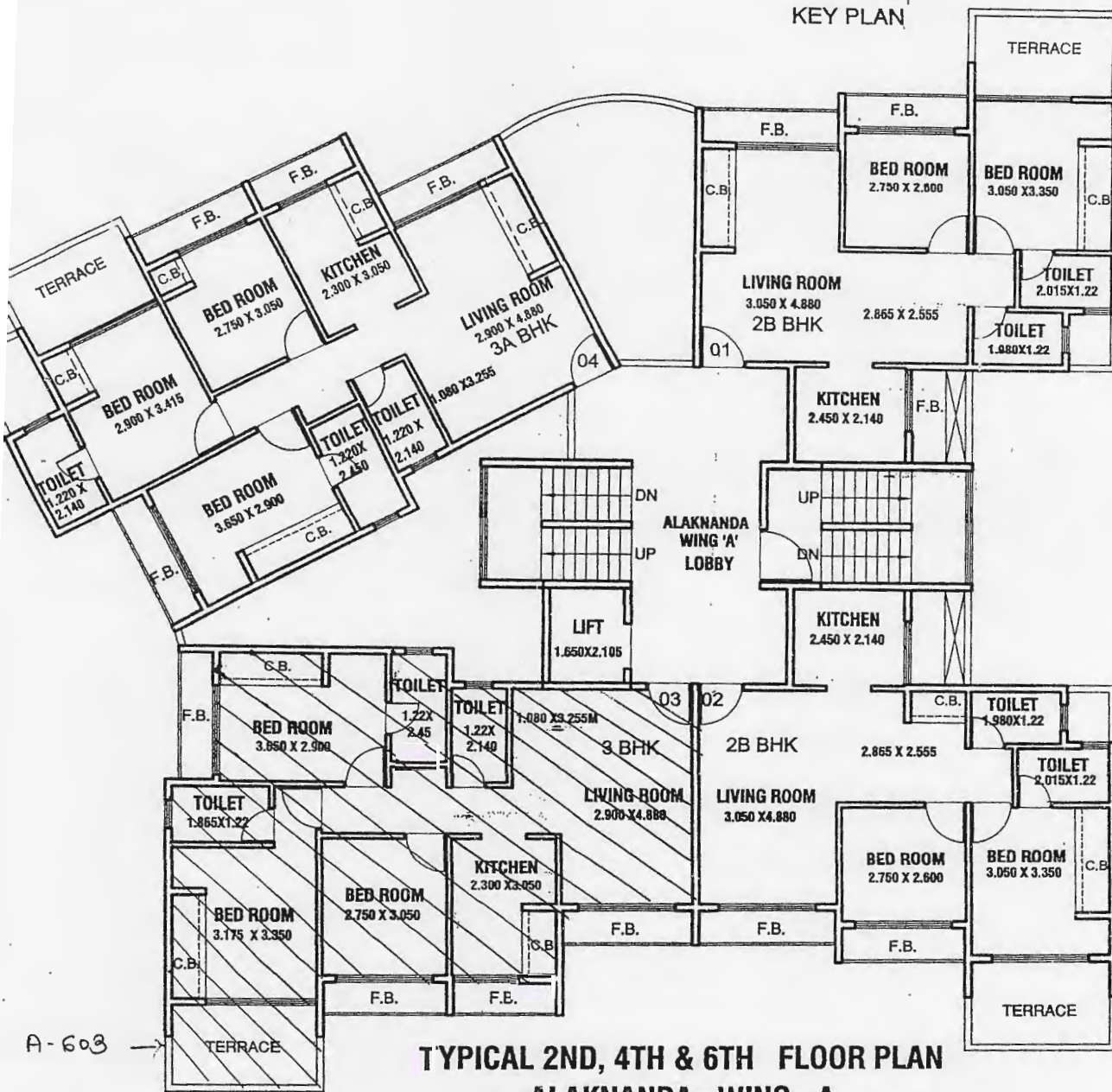


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KEY PLAN



TYPICAL 2ND, 4TH & 6TH FLOOR PLAN  
ALAKNANDA : WING - A

SIGNATURE OF PURCHASER	SIGNATURE OF VENDOR	PROJECT
 SH ANUJA ARCHITECTS ANUJA SOCIETY, OPP McDONALDS SECTOR 17, VASHI, NAVI MUMBAI 0-2789 844-8181 8184	 SEAL OF THE SURVEYOR KHALAPUR	PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 2754B, SURVEY NO. 41, AT MAUJE VIHARI (KHOPOLI), TALUKA - KHALAPUR, DISTRICT - RAIGAD. M/s NEELKANTH PROPERTIES.

20/80

K/KHOPOLI/MOHANBHAI ROCKY/STAMP DUTY AS PER GR. 5 A TO D, WING-20.07.14



PLAN VIEW



TYPICAL 2ND, 3RD & 4TH FLOOR PLAN  
A - SECTION

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



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# खोपोली नगरपरिषद

खोपोली, ता.खालापूर, जि.रायगड, पीनकोड नं ४१० २०३.

फोननं. (०२१९२) २६२२२२, २६३३५६, २६४२११

E mail ID:- cokmckhopoli@gmail.com

जावक क्र.-केएमसी/बांध.वि./वा.प./७७२३/२००५

दिनांक:- १२/०९/२०१६

## बांधकाम पूर्णत्वाचा दाखला / भोगवटा प्रमाणपत्र (भागशः)

प्रति,

मॅ.निलकंठ प्रॉपर्टीज

मु.खोपोली

वास्तुशिल्पकार श्री.सतिश अहुजा यांचे दिनांक ०३/०८/२०१६ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी खोपोली नगरपरिषद हद्दीतील मौजे विहारी सर्व्हे नं.४१ हि.नं.- प्लॉटनं.- सि.स.नं.२७५४ब येथे नगरपरिषदेकडील सुधारित बांधकाम परवानगी जावक क्र.केएमसी/बांध/बांप/११६१/२२४६ (बांधकाम परवानगी क्र.४३/१३-१४) दि.०९/१२/२०१४ अन्वये मंजूर केलेल्या नकाशा प्रमाणे रहिवासी बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशामध्ये हिरव्या रंगात दुरुस्ती दाखविल्या प्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

बांधकाम पूर्ण झाल्याची तारीख -१२/०७/२०१६

मजले	इमारत व मजले	
	अलकनंदा (ए,बी,सी,डी,इ)	मेघना (ए)
तळ मजला	पार्किंग	पार्किंग
पहिला मजला	३१-सदनिका-१६१९.५६८	०५-सदनिका-१९४.७४७
दुसरा मजला	३१-सदनिका-१६१९.५६८	०५-सदनिका-१९४.७४७
तिसरा मजला	३१-सदनिका-१६१९.५६८	०५-सदनिका-१९४.७४७
चौथा मजला	३१-सदनिका-१६१९.५६८	०५-सदनिका-१९४.७४७
पाचवा मजला	३१-सदनिका-१६१९.५६८	०५-सदनिका-१९४.७४७
एकूण	१५५ सदनिका-८०९७.८४ चौ.मी.	२५ सदनिका-९७३.७३५ चौ.मी.
	१८० सदनिका - ९०७१.५७५ चौ.मी	

अटी

१) जेव्हा सज्जा (बांधकाम) पूर्ण करण्यात आला असेल तर त्याचे समोरील व वरील वरिष्ठ १/३ क्षेत्रासाठी लुवर्स, ग्रील्स, शटर्स अथवा ग्रील्स लावणे अनिवार्य राहिल व पॅन्सपेट साईन उर्वरित समोरील क्षेत्रासाठी ग्लेज्ड शटर्स बंदिस्त करणे आवश्यक

कल  
१३५३/२०२१  
२३/१०



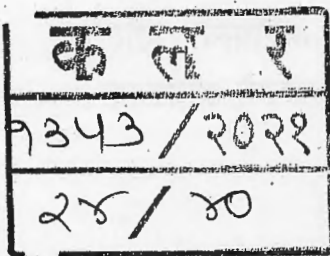
- २) कोणत्याही परिस्थितीत ओटला बंद करता येणार नाही, तसेच तळ मजल्यास व टेरेस फ्लोअरला बाल्कनी करणे अनुज्ञेय असणार नाही.
- ३) भोगवटा प्रमाणपत्र सोबत दर्शविलेल्या नकाशातील बांधकाम व्यतिरीक्त इतर बांधकाम अनाधिकृत समजणेत येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करणेत येईल याची नोंद घ्यावी.
- ४) भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरण्यासाठी आवश्यक भासल्यास हस्तांतरित करावी लागेल. टेरेस व पॉफेट टेरेस करू नये.
- ५) पावसाळी पाणी वाहून वाया जाऊ नये यासाठी रुफटॉप हार्वेस्टिंग करणेत यावे व पाणी जमिनीमध्ये मुरवावे.



(डॉ. दिपक सावंत)  
 ८/११/२०१६  
 मुख्याधिकारी तथा नियोजन अधिकारी  
 खोपोली नगरपरिषद

प्रत :

कर विभाग - खोपोली नगरपरिषद







॥अविश्रमो लोकतंत्राधिकारा॥

# खोपोली नगरपरिषद

खोपोली, ता.खालापूर, जि.रायगड, पीनकोड नं ४१० २०३.

फोननं. (०२१९२) २६२२२२, २६३३५६, २६४२११

E mail ID:- cokmckhopoli@gmail.com



जावक.क्र.-केएमसी/बांध.वि./वा.प./८८/२४६

दिनांक:-१५/०४/२०१७

## बांधकाम पूर्णत्वाचा दाखला / भोगवटा प्रमाणपत्र

प्रति,

मे.निलकंठ प्रॉपर्टीज

मु.खोपोली

वास्तुशिल्पकार श्री.सतिश अहुजा यांचे दिनांक ०१/०४/२०१७ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी खोपोली नगरपरिषद हद्दीतील मौजे विहारी सर्व्हे नं.४१ हि.नं.-- प्लॉटनं.-- सि.स.नं.२७५४ब येथे नगरपरिषदेकडील सुधारित बांधकाम परवानगी जावक क्र.केएमसी/बांध/वाप/११६१/२२४६ (बांधकाम परवानगी क्र.४३/१३-१४) दि.०९/१२/२०१४ अन्वये मंजूर केलेल्या नकाशा प्रमाणे रहिवासी बांधकाम पूर्ण केले आहे. दिनांक २९/०९/२०१६ रोजी भागशः वापर परवाना देणेत आलेला आहे. उर्वरित बांधकामास याद्वारे वापर परवाना मिळणेस विनंती केली आहे. सबब त्यांना सोबतच्या नकाशामध्ये हिरव्या रंगात दुरुस्ती दाखविल्या प्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

बांधकाम पूर्ण झाल्याची तारीख -१०/०२/२०१७

मजले	इमारत व मजले		
	अलकनंदा (ए)	अलकनंदा (बी)	अलकनंदा (सी)
सहावा मजला	४ सदनिका-२५५.८२७	८ सदनिका-४१०.०२७	८ सदनिका-४२५.२२८
सातवा मजला	४ सदनिका-२५५.८२७	८ सदनिका-४१०.०२७	८ सदनिका-४२५.२२८
एकूण	८ सदनिका-५११.६५४	१६ सदनिका-८२०.०५४	१६ सदनिका-८५०.४५६
मजले	इमारत व मजले		
	अलकनंदा (डी)	अलकनंदा (इ)	मेघना (ए)
सहावा मजला	७ सदनिका-३४१.१००	४ सदनिका-१८७.३८६	५ सदनिका-१९४.७४७
सातवा मजला	७ सदनिका-३४१.१००	४ सदनिका-१८७.३८६	५ सदनिका-१९४.७४७
एकूण	१४ सदनिका-६८२.२०	८ सदनिका-३७४.७७२	१० सदनिका-३८९.४९४
एकूण	१२ सदनिका-३६२८.६३० चौ.मी.		

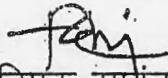
कल  
१३५३/२१  
२५/१०



जेव्हा सज्ज (बाल्य) बंदिस्त करण्यात आला असेल तर त्याचे समोरील व वरील १/३ क्षेत्रासाठी ग्लास, शटर्स अथवा ग्रील्स लावणे अनिवार्य राहिल व पॅरापेट सोडून उर्वरित समोरील क्षेत्रासाठी ग्लेज्ड शटर्स बंदिस्त करणे आवश्यक

- २) कोणत्याही परिस्थितीत ओटला बंद करता येणार नाही, तसेच तळ मजल्यास व टेरेस फ्लोअरला बाल्कनी करणे अनुज्ञेय असणार नाही.
- ३) भोगवटा प्रमाणपत्र सोबत दर्शविलेल्या नकाशातील बांधकाम व्यतिरीक्त इतर बांधकाम अनाधिकृत समजणेत येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करणेत येईल याची नोंद घ्यावी.
- ४) भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरण्यासाठी आवश्यक भासल्यास हस्तांतरीत करावी लागेल. टेरेस व पॉफेट टेरेस करू नये.
- ५) पावसाळी पाणी वाहून वाया जाऊ नये यासाठी रुफटॉप हार्वेस्टिंग करणेत यावे व पाणी जमिनीमध्ये मुरवावे.



  
 (डॉ.दिपक सावंत)  
 मुख्याधिकारी तथा नियोजन अधिकारी  
 खोपोली नगरपरिषद

प्रत :

कर विभाग —खोपोली नगरपरिषद

क ल र
१३५३/२०२१
२६/१०





**GANESH R. KADAM**  
ADVOCATE HIGH COURT  
NOTARY (GOVT. OF INDIA)

C-1/7/2:3, Opp. Navratna Hotel,  
Sector - 2, Vashi,  
Navi Mumbai 400 703.  
Tel : 27822223  
E-mail:-advgrkadam@yahoo.in

Date :

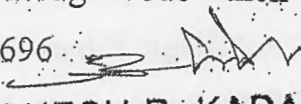
19/09/2018

TITLE REPORT  
TO WHOMSOEVER IT MAY CONCERN

Title Report of immovable property bearing all that piece and parcel of area admeasuring 1-40-66 hectares i.e. 14066.00 sq.mtrs non agricultural land bearing Survey No.41, C.T.S. No. 2754B situated at village Vihari / Khopoli, Taluka - Khalapur, within the Registration Sub District Karjat and District - Raigad

WHEREAS M/s MOHAN ROCKY SPRINGWATER BREWERIES LIMITED is a limited company has purchased the land bearing C.T.S. No.2754, Survey No.42/1 in village Vihari / Khopoli, Taluka - Khalapur, Dist - Raigad by Sale Deed dated 02/08/1972 registered at Sr. No.4181/1972 in the office of the Sub Registrar of Assurance, Bombay.

AND WHEREAS said M/s MOHAN ROCKY SPRINGWATER BREWERIES LIMITED has converted the land into Non Agricultural (Industrial) after obtaining necessary permission from the Collector, Raigad, Alibag vide their Order dated 06/07/1976 under Ref. No.LNA/6696

  
GANESH R. KADAM  
ADVOCATE & NOTARY  
C-1/7/2:3, Sector-2, Opp. Navratna Hotel,  
Vashi, Navi Mumbai - 400703

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क ल र  
9343/2022  
26/08

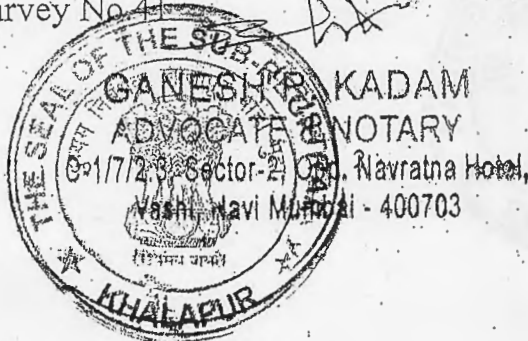
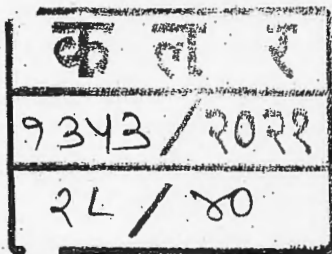


..2..

AND WHEREAS by Agreement to Sale dated 24/07/2012 which has been registered at Serial No. 3188/2012 in the office of the Sub – Registrar of Assurances, Khalapur by which the M/s MOHAN ROCKY SPRINGWATER BREWERIES LIMITED has agreed to sell and the M/S. NEELKANTH PROPERTIES, a Partnership Firm through its MR. RAMESH PATEL has agreed to purchase part land (Part A) of C.T.S. No. 2754, Survey No. 42/1, Khopoli, admeasuring 14,066 square meters for valuable consideration on the terms and conditions set out in the said Agreement to Sale.

AND WHEREAS the Parties have complied with the respective terms and conditions which they were under obligation to perform under the said Agreement To Sale, pursuant whereto the Sale Deed dated 25/09/2012 has been executed between M/s MOHAN ROCKY SPRINGWATER BREWERIES LIMITED as the Vendor and M/S. NEELKANTH PROPERTIES, a Partnership Firm through its MR. RAMESH PATEL as the Purchaser in respect of part land (Part A) of C.T.S. No. 2754, Survey No. 42/1, admeasuring 14,066 square meters in village Vihari / Khopoli, Taluka – Khalapur, Dist – Raigad, the said Sale Deed which has been registered at Serial No. 4105/2012 on 25/09/2012 in the office of the Sub – Registrar of Assurances, Khalapur.

AND WHEREAS that due to oversight and typographical mistake Survey number of the property sold is wrongly mentioned as Survey No.42/1 instead of Survey No.41



..3..



**GANESH R. KADAM**  
**ADVOCATE HIGH COURT**  
**NOTARY (GOVT. OF INDIA)**

C-1/7/2:3, Opp. Navratna Hotel,  
Sector - 2, Vashi,  
Navi Mumbai 400 703.  
Tel : 27822223  
E-mail:-advgrkadam@yahoo.in

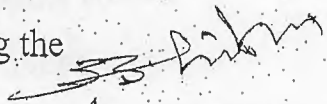
..3..

Date :

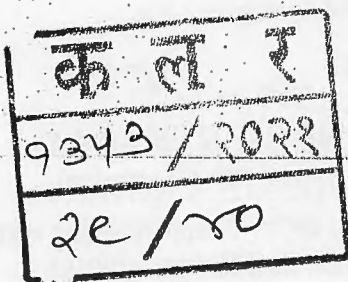
AND WHEREAS the M/s MOHAN ROCKY SPRINGWATER BREWERIES LIMITED have sold and conveyed all that piece and parcel of area admeasuring 1-40-66 hectors i.e. 14066.00 sq.mtrs out of non agricultural land bearing Survey No.41 totally admeasuring about 5-10-38 hectors, assessed at Rs.638-12 situated at village Vihari / Khopoli, Taluka - Khalapur, Dist - Raigad and not area out of land bearing Survey No.42/1 to M/S. NEELKANTH PROPERTIES and hence in order to make correction on the Survey number both the parties have executed Deed of Rectification dated 30/11/2012 which has been registered at Serial No. 4946/2012 on 30/11/2012 in the office of the Sub - Registrar of Assurances, Khalapur, in respect of Sale Deed dated 25/09/2012 registered at Serial No. 4105/2012 on 25/09/2012.

AND WHEREAS Deed of Rectification dated 30/11/2012 executed between the parties M/s MOHAN ROCKY SPRINGWATER BREWERIES LIMITED and M/S. NEELKANTH PROPERTIES, through its Partner MR. HEMANT GANPATBHAI GAUDANI, in order to make correction on the Survey number, said Deed which has been registered at Serial No. 4947/2012 on 30/11/2012 in the office of the Sub - Registrar of Assurances, Khalapur, in respect of Agreement to Sale dated 24/07/2012 registered at Serial No. 3188/2012.

AND WHEREAS as per the Order No.Mahsha/LNA1(b)/SR233/2013 dated 01/10/2013 passed by the District Collector, Raigad, Alibaug the

  
**GANESH R. KADAM**  
**ADVOCATE & NOTARY**

C-1/7/2:3, Sector-2, Opp. Navratna Hotel,  
Vashi, Navi Mumbai - 400703



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use of said land has been converted into Non-Agricultural for the purpose of Residential use. The said order is duly noted in the revenue record of Mutation Entry.

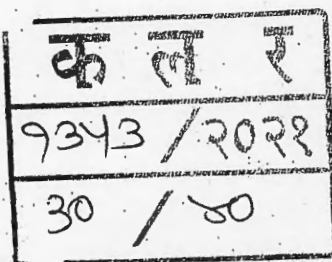
AND WHEREAS Khopoli Municipal Council by its Development permission letter No 1022/2557 dated 11/10/2013 have duly granted the Development permission to construct buildings on said land.

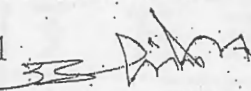
AND WHEREAS the Khopoli Municipal Council has issued Part Occupancy Certificate Ref No. केएमसी/बांध.वि./वा.प./१७२३/२७०५ dated 12/09/2016 in respect of said Plots.

AND WHEREAS the Khopoli Municipal Council has issued Occupancy Certificate Ref No. केएमसी/बांध.वि./वा.प./८८/२४६ dated 17/04/2017 in respect of said Plots

Therefore the said M/S. NEELKANTH PROPERTIES became a absolute owner of all that piece and parcel of area admeasuring 1-40-66 hectors i.e. 14066.00 sq.mtrs non agricultural land bearing Survey No:41 C.T.S. No. 2754B situated at village Vihari /Khopoli, Taluka – Khalapur, within the Registration Sub District Karjat and District - Raigad.

AND THEREFORE THE TITLE, in the aforesaid manner of immoveable property all that piece and parcel of area admeasuring 1-40-66 hectors i.e. 14066.00 sq.mtrs non agricultural land bearing Survey No.41



  
GANESH R. KADAM  
ADVOCATE & NOTARY  
C-1/7/2:3, Sector-2, Opp. Navratna Hotel,  
Vashi, Navi Mumbai - 400703



**GANESH R. KADAM**  
**ADVOCATE HIGH COURT**  
**NOTARY (GOVT. OF INDIA)**

C-1/7/2:3, Opp. Navratna Hotel,  
Sector - 2, Vashi,  
Navi Mumbai 400 703.  
Tel : 27822223  
E-mail:-advgrkadam@yahoo.in

Date :

..5..


C.T.S. No. 2754B situated at village Vihari / Khopoli, Taluka – Khalapur, within the Registration Sub District Karjat and District - Raigad owned by M/S. NEELKANTH PROPERTIES is absolute free, clear, marketable and hold exclusive right to develop and dispose off the constructed units.

SCHEDULE OF PROPERTY

To all that piece and parcel of area admeasuring 1-40-66 hectares i.e. 14066.00 sq.mtrs non agricultural land bearing Survey No.41 C.T.S. No. 2754B situated at village Vihari / Khopoli, Taluka – Khalapur, within the Registration Sub District Karjat and District – Raigad within the limits of Khopoli Municipal Council; and is bounded on or towards –

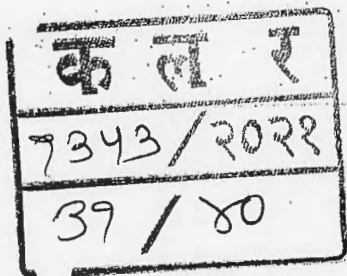
ON THE EAST BY : CTS No.2746  
ON THE SOUTH BY : CTS No.4230  
ON THE WEST BY : CTS No. 2754 (Part S. No. 42/1)  
ON THE NORTH BY : CTS No.2755

ISSUED BY



GANESH R. KADAM

Advocate & Notary  
**GANESH R. KADAM**  
ADVOCATE & NOTARY  
C-1/7/2:3, Sector-2, Opp. Navratna Hotel,  
Vashi, Navi Mumbai - 400703.



पत्राचार  
सदर  
सदर  
सदर  
सदर

SECTION 17 OF THE REGISTRATION ACT

In all the cases and parts of the same, the registration of the documents is required to be made in accordance with the provisions of the Registration Act, 1908, and the rules made thereunder.

ON THE EAST BY : CTS No. 1234  
ON THE SOUTH BY : CTS No. 1234  
ON THE WEST BY : CTS No. 1234 (Part 2, No. 1234)  
ON THE NORTH BY : CTS No. 1234

ISSUED BY

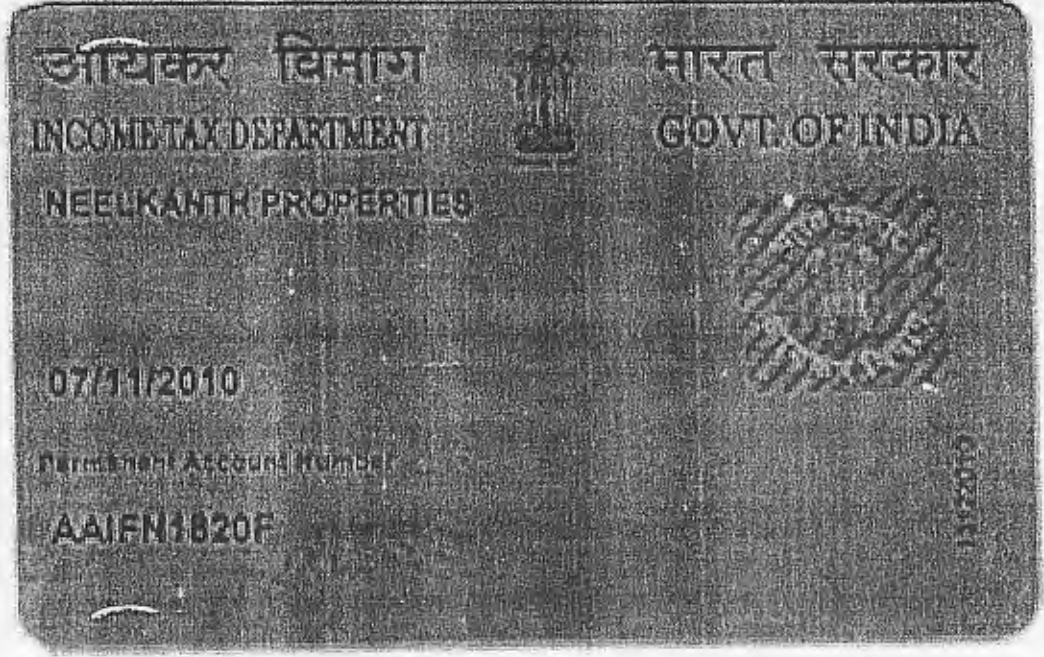
GANESH B. KADAM

ADVOCATE HIGH COURT

MUMBAI (CITY) DISTRICT

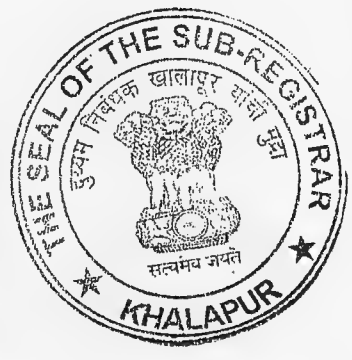
क ल र
9343/2022
32/80





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क ल र  
9343/2023  
33 / 80







७७ ९६ ३
१३५३/२०२२
३४/४०



१ १ १ ३
३४/४०
०९/११

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAMESH BHIKABHAI PATEL

BHIKABHAI MEGHJIBHAI PATEL

06/12/1961

Permanent Account Number

AACPP7969D

Signature



09062007

क ल र
9343/2022
34/80





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAMESH BHIKABHAI PATEL  
BHIKABHAI MEGHJIBHAI PATEL

06/12/1961  
Permanent Account Number  
AACPP7969D

Signature



09062007

क ल र  
१३५३/२०२१  
३५/४०







क म र
9343/2022
3E/80





भारत सरकार  
GOVERNMENT OF INDIA



संत माया रमेश पटेल  
Smt Maya Ramesh Patel  
DOB: 15-08-1965  
Gender: Female



2460 7362 6509

आधार - आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



सुरज रमेश पटेल  
Suraj Ramesh Patel  
DOB: 09-05-1992  
Gender: Male



8275 9020 2506

आधार - आम आदमी का अधिकार

*[Handwritten signature]*



भारत सरकार  
GOVERNMENT OF INDIA



रमेश बिकाभाई पटेल  
Ramesh Bhikabhai Patel  
DOB: 06-12-1961  
Gender: Male



2585 2674 1370

आधार - आम आदमी का अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

BHAUSAHEB LAXMAN KOLEKAR  
LAXMAN SHIDU KOLEKAR

23/06/1987  
Permanent Account Number  
CGUPK8995E

*[Handwritten signature]*  
Signature



*[Handwritten signature]*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

MAYA RAMESH PATEL  
THAKORBHAI PATEL

15/08/1965  
Permanent Account Number  
AAIPP8071E

*[Handwritten signature]*  
Signature



*[Handwritten signature]*

क ल र  
7343/2028  
36/80

क ल र
१३४३/२०२१
३८/४०



13/4

13/4



462/1353

गुरुवार, 25 फेब्रुवारी 2021 11:33 म.पू.

दस्त गोषवारा भाग-1

कलर

30/80

दस्त क्रमांक: 1353/2021

दस्त क्रमांक: कलर /1353/2021

बाजार मूल्य: रु. 29,26,500/-

मोबदला: रु. 31,00,000/-

भरलेले मुद्रांक शुल्क: रु.93,000/-

दु. नि. सह. दु. नि. कलर यांचे कार्यालयात

पावती:1828

पावती दिनांक: 25/02/2021

अ. क्र. 1353 वर दि.25-02-2021

सादरकरणाचे नाव: माया रमेश पटेल - -

रोजी 11:24 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

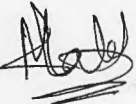
दस्त हाताळणी फी

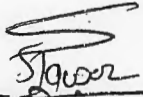
रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त हजर करणाऱ्याची सही:

  
 उ दुय्यम निबंधक खालापूर

  
 उ दुय्यम निबंधक खालापूर

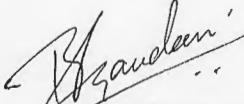
दस्ताचा प्रकार: करारनामा

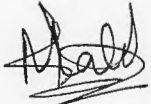
मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्का क्र. 1 25 / 02 / 2021 11 : 24 : 10 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 25 / 02 / 2021 11 : 25 : 21 AM ची वेळ: (फी)

दस्तऐवजा सोबत जोडलेली कागदपत्रे  
 कुळमुद्र्यात्यारपत्रे, व्यक्ती ईत्यादी बनावट  
 आढळून आल्यास याची संपुर्ण जबाबदारी  
 दस्त निष्पादकांची राहिल.

  
 लिहुन देणार

  
 लिहुन घेणार



462/1353

गुरुवार, 25 फेब्रुवारी 2021 11:33 म.पू.

दस्त गोषवारा भाग-1

कलर

30/80

दस्त क्रमांक: 1353/2021

दस्त क्रमांक: कलर /1353/2021

बाजार मूल्य: रु. 29,26,500/-

मोबदला: रु. 31,00,000/-

भरलेले मुद्रांक शुल्क: रु.93,000/-

दु. नि. सह. दु. नि. कलर यांचे कार्यालयात

पावती:1828

पावती दिनांक: 25/02/2021

अ. क्र. 1353 वर दि.25-02-2021

सादरकरणाचे नाव: माया रमेश पटेल - -

रोजी 11:24 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त हजर करणाऱ्याची सही:

  
दुय्यम निबंधक खालापूर  
दुय्यम निबंधक खालापूर

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 25 / 02 / 2021 11 : 24 : 10 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 25 / 02 / 2021 11 : 25 : 21 AM ची वेळ: (फी)

दस्तऐवजा सोबत जोडलेली कागदपत्रे  
कुळमुद्र्यात्वारपत्रे, व्यक्ती ईत्यादी बनावट  
आढळून आल्यास याची संपुर्ण जबाबदारी  
दस्त निष्पादकांची राहिल.

  
लिहुन देणार  
लिहुन घेणार





25/02/2021 11 49:58 AM

दस्त गोषवारा भाग-2

कलर

80180

दस्त क्रमांक:1353/2021

दस्त क्रमांक :कलर/1353/2021

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:में नीलकंठ प्रॉपर्टीस तर्फे भागीदार भाविक हेमंत गौदानी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ई -5 /1 /4 , सेक्टर 1 वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:AAIFN1820F	लिहून देणार वय :-36 स्वाक्षरी:-		
2	नाव:माया रमेश पटेल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ८०३-८०४ समर्थ प्रसाद सी एच एस ली स्वामी समर्थ नगर लोखंडवाला अंधेरी प आज्ञाद नगर मुंबई , महाराष्ट्र, मुंबई. पिन नंबर:AAIPP8071E	लिहून घेणार वय :-56 स्वाक्षरी:-		
3	नाव:रमेश भिकाभाई पटेल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ८०३-८०४ समर्थ प्रसाद सी एच एस ली स्वामी समर्थ नगर लोखंडवाला अंधेरी प आज्ञाद नगर मुंबई , महाराष्ट्र, मुंबई. पिन नंबर:AACPP7969D	लिहून घेणार वय :-60 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:25 / 02 / 2021 11 : 47 : 22 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:भाऊसाहेब कोळेकर --  
वय:30  
पत्ता:वाशी नवी मुंबई  
पिन कोड:400705

2 नाव:सुरज पटेल --  
वय:28  
पत्ता:रा. अंधेरी मुंबई  
पिन कोड:400053

छायाचित्र

अंगठ्याचा ठसा

1931

स्वाक्षरी



स्वाक्षरी



प्रमाणित करण्यात येते की या दस्त  
एकूण ४० पाने आहेत

शिकका क्र.4 ची वेळ:25 / 02 / 2021 11 : 48 : 44 AM

शिकका क्र.5 ची वेळ:25 / 02 / 2021 11 : 49 : 17 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Khalapur

दुय्यम निबंधक खालापूर

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	नंबराचे बुकात Date
1	MAYA RAMESH PATEL	eChallan	69103332020123113106	MH009448240202021E	93000.00	SD	9353	25/02/2021
2		DHC		1702202110394	800	RF	1702202110394D	25/02/2021
3	MAYA RAMESH PATEL	eChallan		MH009448240202021E	30000	RF	0005712576202021	25/02/2021

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

1353 /2021

Know Your Rights as Registrants

01102

01102

01102



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Faded text, possibly a list or report, with some illegible words and numbers.

NO.	NAME	AGE	SEX	RELATION	EDUCATION	RELIGION	STATUS
1							
2							
3							
4							
5							