

398 1557

Wednesday, January 27, 2021

11:24 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1820 दिनांक: 27/01/2021

गावाचे नाव: नेवाळी

दस्तऐवजाचा अनुक्रमांक: पवल3-1557-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: विजय मिलिंद टपाल -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94

एकूण:

रु. 31880.00

Sub Registrar Panvel 3

बाजार मुल्य: रु.1812892/-

मोबदला रु.4145950/-

भरलेले मुद्रांक शुल्क : रु. 165850/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2301202103224 दिनांक: 27/01/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010566293202021E दिनांक: 27/01/2021

बँकेचे नाव व पत्ता:

*[Handwritten signature]*

2( सूची - 2 )



7/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 1557/2021

नोंदणी :

Regn:63m

गावाचे नाव : नेवाळी

1) बिलेखाचा प्रकार	करारनामा
2) मोबदला	4145950
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1812892
4) मू-भापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र 6 दर रु. 39,500/-सदनिका नं 102, पहिला मजला, बिल्डिंग नं 12, साई प्रसाद गार्डन, फ्लॅट -2, सर्वे नं. 4 बी आणि 9 बी . नेवाळी, ता. पनवेल, जि. रायगड क्षेत्र 35.550 चौ मी कारपेट + 2.330 चौ मी एन्क्लोज्ड बाल्कनी + 2.040 चौ मी ओपन बाल्कनी + 0.720 चौ मी कपबोर्ड + 2.280 चौ मी वेदरशेड / फ्लोवरबेड + 4.390 चौ मी नॅच्युरल टेरेस ( Survey Number : 4 बी आणि 9 बी ; ) )
5) क्षेत्रफळ	1) 35.550 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:- मे साई प्रसाद एंटरप्रायझेस च्या वतीने भागीदार मनसुख तेजाभाई टिंबाडीया तर्फे कु.मु.अख्यारी धनंजय भरत महारनवर - वय:-32; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं. 05, मॅग्नम अपार्टमेंट, प्लॉट नं. 11 ए, सेक्टर 11, मिराजघेटर जवळ, न्यू पनवेल (ईस्ट), ता. पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AATFS5355D
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- विजय मिलिंद टपाल - वय:-31; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं. 4 हटमेंट्स ट्रिप्लेक्स हाऊस रूम नं 4 सोलापूर स्ट्रीट मस्जिद बंदर मुंबई चिंचबंदर महाराष्ट्र, महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं:-AHJPT8873C 2): नाव:- कविता विजय टपाल - वय:-29; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं. 4 हटमेंट्स ट्रिप्लेक्स हाऊस रूम नं 4 सोलापूर स्ट्रीट मस्जिद बंदर मुंबई चिंचबंदर महाराष्ट्र, महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं:-AQWPT0866F
9) दस्तऐवज करून दिल्याचा दिनांक	27/01/2021
10) दस्त नोंदणी केल्याचा दिनांक	27/01/2021
11) अनुक्रमांक, खंड व पृष्ठ	1557/2021
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	165850
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	

सह दुय्यम निबंधक वर्ग-२  
पनवेल क्र.३



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला तुच्छेद :-

(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.



Payment Details

Sr.	Purchase	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIJAY M TAPAL AND OTHER ONE	eChallan	69103332021012316758	MH010566293202021E	165850.00	SD	0004947964202021	27/01/2
2		DHC		2301202103224	1880	RF	2301202103224D	27/01/2
3	VIJAY M TAPAL AND OTHER ONE	eChallan		MH010566293202021E	30000	RF	0004947964202021	27/01/2

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



— श्री. राजेश प्रकाश शर्मा  
 स.स. अधिकारी

Index-2( सूची - २ )

Valuation ID 202101253530 मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )

25 January 2021,01:46:16 PM

पवल.३

मूल्यांकनाचे वर्ष	2020
जिल्हा	रायगड
तालुक्याचे नांव :	पनवेल
गावाचे नांव :	नेवळी
क्षेत्राचे नांव	Rural

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
4180						
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र -	44.14 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका		मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे		मूल्यदर/बांधकामाचा दर-	Rs.4180/-
उद्भववाहन सुविधा -	आहे	मजला -	1st To 4th Floor			

Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
	= (39500 * (100 / 100)) * 1
	= Rs.39500/-
मजला निहाय घट/वाढ	= 100% of 39500 = Rs.39500/-
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 39500 * 44.14
	= Rs.1743530/-
लगतच्या गच्चीचे क्षेत्र	4.39 चौ. मीटर
लगतच्या गच्चीचे मूल्य	= 4.39 * ( 39500 * 40/100 )
	= Rs.69362/-

Applicable Rules : 3,18,19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य - बंदिस्त बाल्कनी

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

= 1743530 + 0 + 0 + 69362 + 0 + 0 + 0 + 0 + 0

= Rs.1812892/-



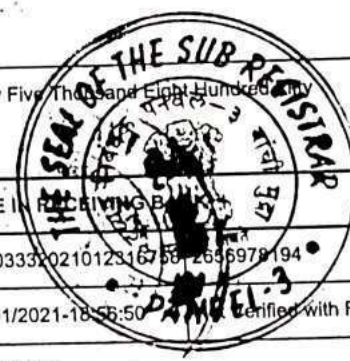




CHALLAN  
MTR Form Number-6



GRN	MH010566293202021E	BARCODE	[Barcode]		Date	23/01/2021-18:56:10	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AHJPT8873C			
Location	RAIGAD			Full Name	VIJAY M TAPAL AND OTHER ONE			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 102 1ST FLOOR BUILDING NO 12 SAI			
Account Head Details	Amount In Rs.	Premises/Building		PRASAD GARDEN PHASE 2				
0030046401 Stamp Duty	165850.00	Road/Street		SURVEY NO 4 B AND 8 B NEWALI TAL PANVEL				
0030063301 Registration Fee	30000.00	Area/Locality		DIST RAIGAD				
		Town/City/District		PANVEL				
		PIN		0 2 0 6				
		Remarks (If Any)		PAN2=AATFS5355D-Second Part Name SAI PRASAD				
				ENTERPRISES-CA=4145950				
Total	1,95,850.00	Amount In	One Lakh Ninety Five Thousand Eight Hundred only					
		Words	Rupees Only					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	691033320210123167582656978194					
Cheque/DD No.	Bank Date	RBI Date	23/01/2021-18:56:50					
Name of Bank	Bank-Branch		IDBI BANK			Verified with RBI		
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. : 9320381010

[Signature]

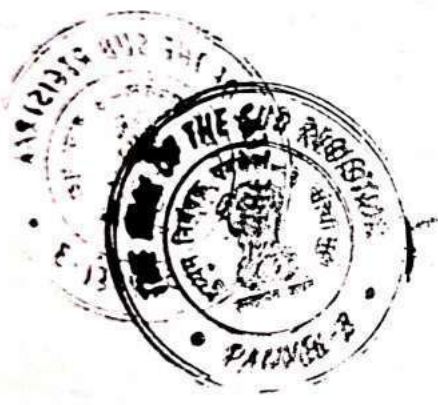
[Signature: V. Hari Tapal]

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN - 2301202103224	Date 23/01/2021
Received from MS SAI PRASAD ENTERPRISES , Mobile number 9320381010, an amount of Rs.1880/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name IB 2038	Date 23/01/2021
Bank A/c 10004162001012309965	REF No. 2662325830
This is computer generated receipt, hence no signature is required.	

पवळ ३  
 २०२१

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*Handwritten signature*





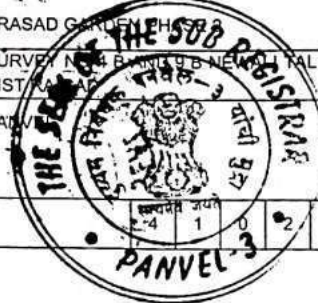


CHALLAN  
MTR Form Number-6

पवल-३  
२५५८ २०२१  
५/०४



GRN	MH010566293202021E	BARCODE	[Barcode]		Date	23/01/2021-18:56:10	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AHJPT8873C			
Location	RAIGAD			Full Name	VIJAY M TAPAL AND OTHER ONE			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 102 1ST FLOOR BUILDING NO 12 SAI			
Account Head Details	Amount In Rs.		Premises/Building	PRASAD GARDEN CHS				
0030046401	Stamp Duty	165850.00	Road/Street	SURVEY NO 4 BAYLIS SUB NEIGHBORHOOD PANVEL DIST				
0030063301	Registration Fee	30000.00	Area/Locality	PANVEL				
			Town/City/District	PANVEL				
			PIN	410020				
			Remarks (If Any)	PAN2=AATFS5355D-SecondPartyName=MS SAI PRASAD ENTERPRISES-CA=4145950				
			Amount In	One Lakh Ninety Five Thousand Eight Hundred Fifty				
			Words	Rupees Only				
Total		1,95,850.00						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	69103332021012316758 2656978194		
Name of Bank				Bank Date	RBI Date	23/01/2021-18:56:50 25/01/2021		
Name of Branch				Bank-Branch	IDBI BANK			
				Scroll No. , Date	103 , 25/01/2021			



Department ID : Mobile No. : 9320381010  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by D. S. VIRTUAL TREASURY MUMBAI 03 Date: 2021.01.27 12:32:27 IST Reason: Secure Document Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-398-1557	27/01/2021-11:16:38	IGR148	30000.00
2	(IS)-398-1557	27/01/2021-11:16:38	IGR148	165850.00
Total Defacement Amount				1,95,850.00



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

पवल  
१५५०२०२९  
er

**Receipt of Document Handling Charges**

PRN 2301202103224 Receipt Date 27/01/2021

Received from MS SAI PRASAD ENTERPRISES , Mobile number 9320381010 an amount of Rs.1880/-, towards Document Handling Charges for the Document to be registered on Document No. 1557 dated 27/01/2021 at the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.

DEFACED  
₹ 1880  
DEFACED

**Payment Details**

Bank Name IBKL Payment Date 23/01/2021

Bank CIN 10004152021012302965 REF No. 2662325830

Deface No 2301202103224D Deface Date 27/01/2021

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





पबल-३  
१५५० २०२१  
७ / २४

Handwritten notes in Marathi, including names like 'श्री मन्सुक तेंबडिया' and 'श्री विजय मिलंद तपल'.

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at NEWALI, TAL. PANVEL, DIST. RAIGAD, on this 27<sup>th</sup> day of Jan TWO THOUSAND AND 21

BETWEEN

M/S. SAI PRASAD ENTERPRISES, a registered Partnership Firm (PAN: AATFS 53551), having its address at Shop No-5, Magnum Apartment, Plot No-11A, Sector No-11, Near Miraj theater, New Panvel (E), Tal. Panvel, Dist. Raigad, Pin 410206. through its authorised Partner SHRI MANSUKH TEJABHAI TIMBADIA (the "Promoters"), (which expression shall unless it be repugnant to the context or meaning thereof shall deem to include the Partner or Partners for the time being of the said firm, their survivors, executors, administrators and assigns of such last survivor) of the ONE

AND

- (1) MR. VIJAY MILIND TAPAL, Age 31 years, PAN No. AHJPT8873 C,
  - (2) MRS. KAVITA VIJAY TAPAL, Age 29 years, PAN No. AQWPT0866 F,
  - (3) MR/MRS \_\_\_\_\_ Age \_\_\_\_\_ years, PAN No. \_\_\_\_\_
- having his/her/their address at ROOM NO. 4, HUTMENTS, TRAPINX HOUSE, ROOM NO. 4, SOLAPUR STREET, MASJID BUNDER, MUMBAI, CHINCHBUNDER, MAHARASHTRA - 400 009. (the 'Allottee/s') (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the OTHER PART.

(Party to One and Part to Other Part are collectively hereinafter referred to as Parties")

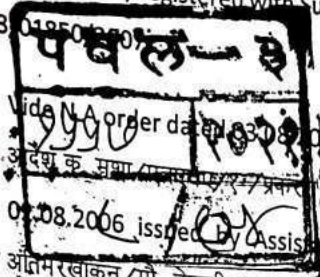
Handwritten signature of Vijay Tapal

Handwritten signature of Kavita Tapal



**WHEREAS**

Vide Sale deed dated 20.02.2007 the Promoter purchased land bearing [1] Survey/Hissa No. 5/2, adm. OH - 29Are - 2Pt., [2] Survey/Hissa No. 5/6, adm. OH - 24Are - 75Pt., [3] Survey/Hissa No. 5/7, adm. OH - 09Are - 0Pt., [4] Survey/Hissa No. 9/6+7, adm. OH - 19Are - 3Pt., [5] Survey/Hissa No. 9/9, adm. OH - 01Are - 0Pt., [6] Survey/Hissa No. 9/10, adm. OH - 01Are - 0Pt., [7] Survey/Hissa No. 9/13, adm. OH - 15Are - 0Pt., Collectively admeasuring OH - 98Are - 4Pt equivalent to 9840 sq.mtrs., and thereabouts situated at Village Newali, Tal. Panvel, Dist. Raigad within Jurisdiction of Talathi Saja Aasudgaon, Sub Registrar of Assurances at Panvel, Dist. Raigad (the "land-1") from the owner M/s. Amol Real Estate Private Ltd, represented by director Shri Raju Dayaram Thakar. The said sale deed dated 20.02.2007 is duly registered with Sub Registrar of Assurances Panvel under registration no. PVL/3/01850/2007.



A) Vide an order dated 03.08.2006 passed by District Collector of Raigad bearing ref no. १६६/२००६ दिनांक: ०३/०८/२००६ and vide letter dated 07.08.2006 issued by Assistant Director Town Planning Alibaug bearing ref no. अतिमखकन/मो. नेवाली/ता. पनवेल/स.क. ५,९/हि. क. (सर्व पैकी)/१९८० the above mentioned Land-1 was subdivided into twenty nine (29) plots.

B) Vide Sale deed dated 20.02.2007 Shri Mansukh Tejabhai Timbadia partner of M/s SAI PRASAD ENTERPRISES purchased a land bearing survey no.4, Hissa no.2 admeasuring 630 sq.mtrs and thereabouts situated at Village Newali, Tal. Panvel, Dist. Raigad within jurisdiction of Talathi Saja Aasudgaon, Sub Registrar of Assurances at Panvel, Dist. Raigad (the "land-2") from owner Shri Raju Dayaram Thakar. The said sale deed dated 20.02.2007 is duly registered with Sub Registrar of Assurances Panvel under registration no. PVL/3/01846/2007.

C) Vide Deed of Conveyance and Power of attorney dated 14.11.2008 Shri Mansukh Tejabhai Timbadia partner of M/s SAI PRASAD ENTERPRISES purchased a land bearing survey no.4, Hissa no.3+8 admeasuring 1570 sq.mtrs and thereabouts situated at Village Newali, Tal. Panvel, Dist. Raigad within Jurisdiction of Talathi Saja Aasudgaon, Sub Registrar of Assurances at Panvel, Dist. Raigad (the "land-3") from owners [1] Shri Keshav Undrya Kathara, [2] Shri Tukaram Undrya Kathara, [3] Shri Vithal Undrya Kathara, [4] Smt. Yamuna Shantaram Pethkar, [5] Smt. Yogita Undrya Kathara, [6] Smt. Phashibai Undrya Kathara. The said Deed of Conveyance dated

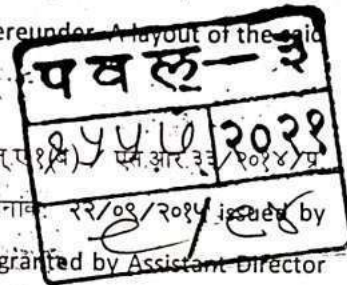
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14.11.2008 is duly registered with Sub Registrar of Assurances Panvel under registration no. PVL/1/08277/2008 & 959/2008.

- D) The Owner Shri Mansukh Tejabhal Timbadia of the said above Land-2 and land-3 consented and agreed to vest his entire share of Land-2 and Land-3 to be amalgamated and merged with the Promoter firm M/s. SAI PRASAD ENTERPRISES and consented for allotment, sale of units, flats by the Promoter firm and accept sale consideration and expenses for development or any taxations in the name of M/s. SAI PRASAD ENTERPRISES.
- E) The above said land-1, land-2 & land-3 totally admeasuring 12040sq.mtrs and thereabouts is collectively referred to as (the "said Original land"). And more particularly described & written in the First Schedule hereunder. A layout of the said original land is appended hereto as "Annexure-1".
- F) Vide order dated 22.09.2015 bearing Ref. No. मशा/एल.एन.ए. (अ.प्र.)/१४/२०१४ प्र. ३३/२०१४/प्र. क.०५/२०१४ जिल्हाधिकारी रायगड यांचे कार्यालय, अलिबाग, दिनांक २२/०९/२०१५ issued by Collector of Raigad and approval to the building plan granted by Assistant Director Town Planning Alibaug vide bearing Ref. No. विशेष/बाप/मौ. नेवाळी/ता. पनवेल/स.नं.५/२ व इतर/१५८८ दिनांक: ०३/०७/२०१५ the Promoter has obtained Commencement Certificate and Development permission approving the building plan for the construction of buildings No.1 to 14 having stilt + three (03) upper floors (the "said buildings"). A copy of the said Commencement Certificate dated 03/07/2015 from N.A. order is appended hereto as "Annexure-2".
- G) As per request of Promoter (land owner therein) to Asst. Superintendent Land Record Panvel, Raigad for survey of above said original land and after the actual survey of lands. There was rectification or correction in the number (survey no.) of lands accordingly the Non Agricultural Land bearing Survey No. 4/B is now recorded or rectified the new Survey number in place of original Survey No. 4, Hissa No. 2, 3+8, Survey No. 5 Hissa No. 2, 6 & 7. And also Non Agricultural Land bearing Survey No. 9/B is the new or corrected survey number of original Survey No. 9 Hissa No. 6+7, 13, 9, 10. Accordingly the said amendment were recorded as per the Kami Jast Patrak i.e. KJP (कमी जास्त पत्रक) or Rectification Register (दुरुस्ती रजिस्टर) issued by Asst. Superintendent Taluka Land Record Panvel, Raigad.



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H) Accordingly as per the Letter dated 13.3.18 alongwith the Kami Jast Patrak i.e. KJP (कमी जास्त पत्रक) Issued by Asst. Supertendent Land Record Panvel, Raigad to the Tahsildar Panvel. The said Tahsildar Panvel issued letter dated 19.3.18 to the Talathi Saja Asudgaon for entering the said effect of new survey number i.e. Survey No. 4/B & Survey No. 9/B the concern Talathi has mutated the M.e. No. Nevali 1444 to that effect.

Now said original land recorded in revenue record bearing Survey No. 4/B and 9/B, at Tal: Panvel, Dist: Raigad. The said original land is described as per the 7/12 Extract issued by Revenue Record is more particularly described in the First Schedule writer hereunder. A copy of amalgamated & rectified new survey number 7/12 extract of said original land is appended hereto as "Annexure-3".

ABOVE SAID LAND MORE PERTICULARLY DESCRIBED AS UNDER AND ALSO WRITTEN FIRST SCHEDULE :

All the piece and parcel of Non Agricultural Land, ground and hereditaments situated lying and being at Village Nevali, Tal: Panvel, Dist: Raigad.

Hissa/ Plot No.	Area Sq. Mtrs.	Name of Owners
	8410.00	1) M/s. Sai Prasad Enterprises through its Partner Mansukh Tejabhai Timbadia 2) Mr. Mansukh Tejabhai Timbadia
	3630.00	M/s. Sai Prasad Enterprises through its Partner Mansukh Tejabhai Timbadia

Now as per new revenue records Sai Prasad Garden Phase -1 is situated on new Survey No 9/B admeasuring thereabouts 3630sqmtrs. And Sai Prasad Garden Phase-2 & 3 situated on New Survey No- 4/B, admeasuring area thereabouts 8410sqmtrs.

J) Also accordingly Promoter is developing said entire project named as "SAI PRASAD GARDEN" in 3 Nos of Phases before the survey and amalgamation and rectification of survey numbers as stated hereinabove. Accordingly, the Promoter has commenced construction works of four buildings being nos. 1 to 4 as a Phase-1 on 3761sqmtrs of area as per old survey numbers records and after amalgamation & rectification of survey numbers recorded as new survey no 9/B admeasuring area thereabouts 3630sqmtrs being part of said original land which is separately marked as in layout of

*(Signature)*  
Ravita Talwar

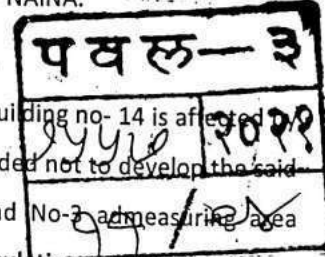


said original land as SAI PRASAD GARDEN Phase-1 which is annexed as Annexure-1. Also the Promoter has registered SAI PRASAD GARDEN Phase-1 with RERA authorities Vide Registration No P5200000694. Also the construction works of Phase-1 is nearer to completion.

K) By virtue of notification issued by Navi Mumbai Airport influence Notified Area Authority (the "NAINA"), the said NEWALI village comes under the NAINA and subsequently NAINA has curved out the proposed development plan (DP) for the entire area and in the above said DP plan Land-3 as mentioned above bearing old Survey No.4 Hissa No. 3+8 and now being part of amalgamated and rectified new survey 4/B has been partially affected by the DP road of NAINA.

L) Due to partial DP road reservation on the said land -3, building no- 14 is affected by the NAINA DP road reservation hence the Promoter decided not to develop the said Building No.14 originally situated on or about on land No-3 admeasuring area thereabouts 1813.44sqmtrs as per approved plan FSI calculation statement and now it is being the part & portion of amalgamated & rectified new survey no 4/B admeasuring area thereabouts 8410sq.mtrs which is out of said Original land area of 12040 sqmtrs. And due to reservation the promoter has decided not to develop SAI PRASAD GARDEN Phase-3 which consist building no-14 which is originally situated on the said land no-3 and now being the part and portion of newly recorded survey no 4/B total admeasuring area thereabouts 8410sq.mtrs. till the concern authorities allow to develop it.

M) Also the construction works of Phase-1 is nearer to completion hence promoter has decided to open new Phase hence promoter decided to start the construction works of SAI PRASAD GARDEN PHASE-2 which consist 9 numbers of building which is being building No 4 to 13 on part of said total land and now situated and being part and portion of new survey no 4/B which is separately marked as in layout of said original land as SAI PRASAD GARDEN Phase-2 which is annexed as Annexure-1. Also promoter intend to sell the units in the SAI PRASAD GARDEN Phsae-2 to the prospective purchaser/s hence Promoter has decided to register the SAI PRASAD GARDEN Phase -2 with RERA authorities and accordingly Promoter has Registered SAI PRASAD GARDEN Phase-2 with RERA Authorities Vide RERA Registration No P5200009248.

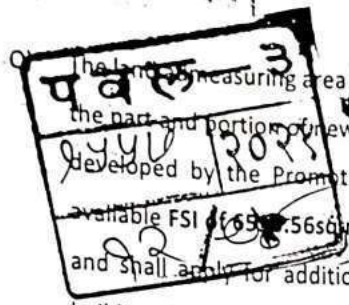


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N) In accordance with the development permission and sanctioned plan dated 22.09.2015 granted by Collector, the Promoter is entitled to construct building No 5,6,7,8,9,10,11,12 & 13 residential buildings of (Stilt + 3) upper floors on the land area admeasuring 6596.56sq.mtrs or thereabouts being the part and portion of said original land and now being the part and portion of newly recorded survey No 4/B (herein after referred to as the "said phase-2 land") (the "said project"). The said phase-2 land is more particularly described in "Second Schedule" and the said project is more particularly described in "Third Schedule" utilizing FSI 4142.235sq.mtrs out of total available FSI of 6596.56sq.mtrs from the Said phase-2 land (hereinafter said project known as "SAI PRASAD GARDEN" Phase-2).



P) Vide Power of Attorney dated 18.11.2016, the Promoter has granted a Power of attorney in the name of (1) Mr. Prakash R. Timbadia, (2) Mr. Hemal V. Sheth & (3) Mr. Dhananjay (either/or), for the purpose of admission & registration of this Agreement for Sale. The said power of attorney dated 18.11.2016 is duly registered before Sub - Registrar Assurance at Panvel-3 on 18.11.2016 bearing serial No. PVL-3-7459-2016.

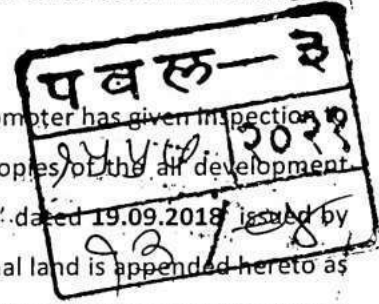
Q) The Promoter has entered into a standard agreement with Architect registered with the Council of Architects NIRMAAN ARCHITECTS co-owner Shri Abhishek Singhasane having address at Shop No-12, Ground Floor, Godrej Plaza, Tilak Road, Near Ashoka Garden Building, Old Panvel, -410206.

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- R) The Promoter has entered into an Agreement and appointed a Structural Engineer 'Shri. Yatish C Tare Partner of VASTUKALP having address at Susheel Pride, F.P. 67/1, First Floor, Unit No- 101 & 102, Near Garden Hotel, Mumbai-Pune Highway, Panvel-410206 for the preparation of the structural design and drawings of the building and the Promoter accept the professional supervision of the Structural Engineer till the completion of said project.
- S) The Promoter has also entered into an agreement with Contractor " M/S SKY ENTERPRISES" having its office at Flat No- 601, Madhuraj Complex, Plot No—125, Sector -19, Kharghar, Navi Mumbai -410210, to carry out construction of buildings on the said total land.
- T) The Allottee demanded from the Promoter and the Promoter has given inspection to the Allottee of all the documents of title including copies of the air development permissions and sanctioned plans. "Certificate of Title" dated 19.09.2018 issued by Advocate Santosh J. Mhatre relating to the said original land is appended hereto as "Annexure-4" and of such other documents as are specified under applicable statute and rules and regulations. In addition the Allottee has also perused the 'Architect Certificate' and the drawing certifying the carpet area of various units along with limited common area in respect of each unit. The Allottee has also seen proposed layout plan which is to be developed on said original land. a copy of which is appended as Annexure-1. Besides a copy of all such documents are available at the site office and is available for verification by the Allottee after giving a reasonable notice.
- U) Promoter has represented to the Allottee that the Common amenities as specified in Fifth Schedule (proposed but not sanction and same shall be sanctioned as per at the time of taking Occupancy certificate of phase-2 land as mentioned herein above) to be constructed on the said original land are to be shared among the Allottees of units of all the phases including all buildings in the said original land. The said amenities shall be made available upon completion of Phase-2 and will be availed for use even for Allottee of Phase-1 & Phase -3 also.
- V) While sanctioning the plans, Collector has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said land and the buildings and upon due observance and performance of which only the completion and occupation certificate in respect of the buildings shall be granted by the concerned local authority. The Promoter has



M

AM Tare

Yatish Tare



मोबाईल नंबर ९८२०९५७०६६

अॅड . संतोष जे . म्हात्रे

शॉप नंबर २, निल आकाश, परदेशी  
आळी, पनवेल, जि . रायगड .

TITLE CERTIFICATE  
TO WHOMSOEVER IT MAY CONCERN



Under instructions of my client 1) M/s. Sai Prasad Enterprises through its Partners Mansukh Tejabhai Timbadia 2) Mr. Mansukh Tejabhai Timbadia. I have investigated title of a landed property bearing Survey No. 4/B and 9/B at revenue Village Nevali, Tal: panvel, Dist: Raigad, The said Plot of land is described as per the 7/12 Extract issued by Revenue Record, hereinafter for brevity sake referred to as the "SAID PROPERTY" and the said property is more particularly described in the Schedule written below.

DESCRIPTION OF PROPERTY :

All the piece and parcel of Non Agricultural land ground and hereditaments situated lying and being in Village Nevali, Tal : Panvel, Dist : Raigad.



Gat/survey No.	Hissa/Plot No.	Area Sq. Mtrs.	*Name of Owners
4	B	8410.00	1)M/s. Sai Prasad Enterprises through its Partner Mansukh Tejabhai Timbadia 2)Mr. Mansukh Tejabhai Timbadia
9	B	3630.00	M/s. Sai Prasad Enterprises through its Partner Mansukh Tejabhai Timbadia

This observation is written on the basis of 7/12 Extracts issued by Talathi Saja Ausdgaon, Tal : Panvel, Dist : Raigad.

In the process of investigation of Title I have gone through









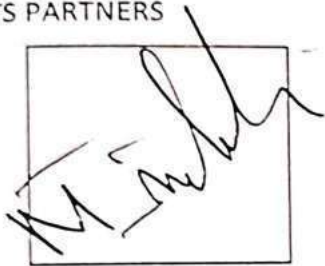
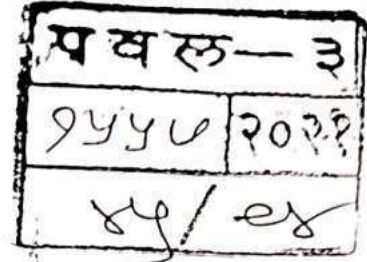


IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE  
DAY, MONTH AND YEAR FIRST ABOVE WRITTEN  
SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED "PROMOTER"

M/S. SAI PRASAD ENTERPRISES

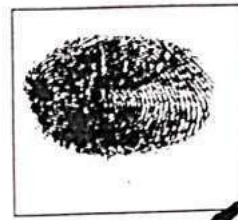
THROUGH ITS PARTNERS



Sign

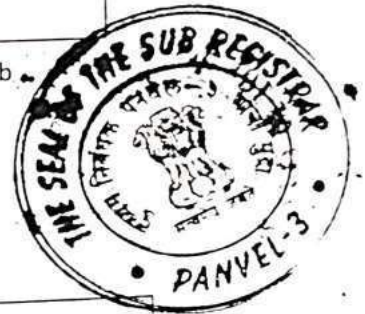


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SHRI MANSUKH TEJABHAI TIMBADIA



SIGNED/ SEALED & DELIVERED BY

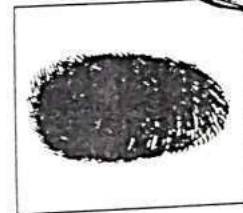
BY THE WITHIN NAMED "ALLOTTEE/S"



Sign

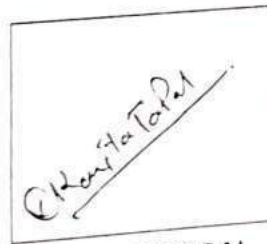


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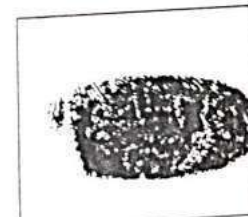


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(1) MR. VIJAY MILIND TAPAL, (PAN NO AHJPT8873 C)



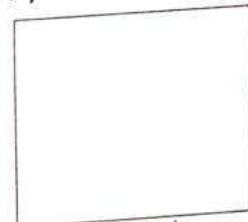
(2) MRS. KAVITA VIJAY TAPAL, (PAN NO AQWPT0866 F)



Sign



Photo



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(3) Mr/Mrs. \_\_\_\_\_

Above all signed

(PAN NO \_\_\_\_\_)

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Handwritten signature 'Kavita Tapal'

**List of Annexure:**

**Annexure - 1**

Copy of Layout of said original land

**Annexure - 2**

Copy of 7/12 extract of said original land

**Annexure - 3**

Copy of Commencement Certificate (N.A. Order)

**Annexure - 4**

Copy of Title Certificate

**Annexure - 5**

Copy of floor plan

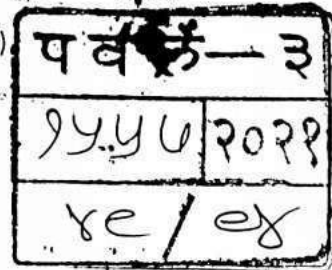
**Annexure - 6**

Copy of Maha RERA Project Registration certificate

**Annexure - 7**

List of specification and amenities provided in the unit

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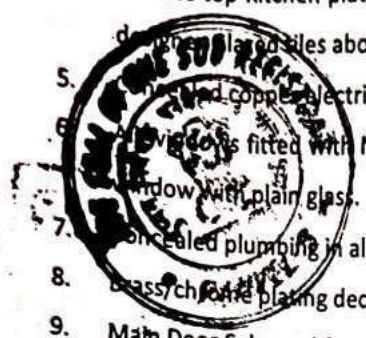


ANNEXURE "7"

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१११०	२०२१

SPECIFICATION AND AMENITIES FOR THE UNIT

1. A sturdy R.C.C. frame structure with Earthquake resistance.
2. 2'x2' Vitrified tiles flooring in all rooms with 4' inch Skirting.
3. Door height Designers and glazed tiles in all W.C., bath & toilets.
4. Granite top Kitchen platform with stainless steel sink and up to 4'-0 ft. height dado and glazed tiles above platform.
5. Concealed copper electrical wiring with modular switches in all rooms of Flat.
6. Windows fitted with Marble jamb, powder coated 3/4 sections Aluminum sliding window with plain glass.
7. Concealed plumbing in all bath, Toilet and WC.
8. Brass chrome plating decorated fitting in all W.C. Bath and Toilets.
9. Main Door Sal wood frame with Laminated finish flush shutter door, with night latch and peep hole & All internal & terrace doors are of flush shutter doors with Sal wood frame.
10. All Bath, Toilet & W.C is P.V.C. molded door with marble frame work.
11. Interior walls treated by Oil bound distemper paint in all Flats and in exterior walls of the building are treated with Acrylic paint.
12. 3'-0" height protected parapet wall in terraces.
13. Water proofing with china chip glazed tiles in all terraces.
14. Adequate capacity overhead and underground storage water tank with submersible pump.
15. Adequate capacity Lift of reputed make.
16. 4'-0' height compound wall around the building with main gate and security cabin.
17. 4'-0" width concrete pavement with chequered tiles flooring around the building.
18. Ample car & scooter parking space.
19. Children play area & Gymnasium & swimming pool.

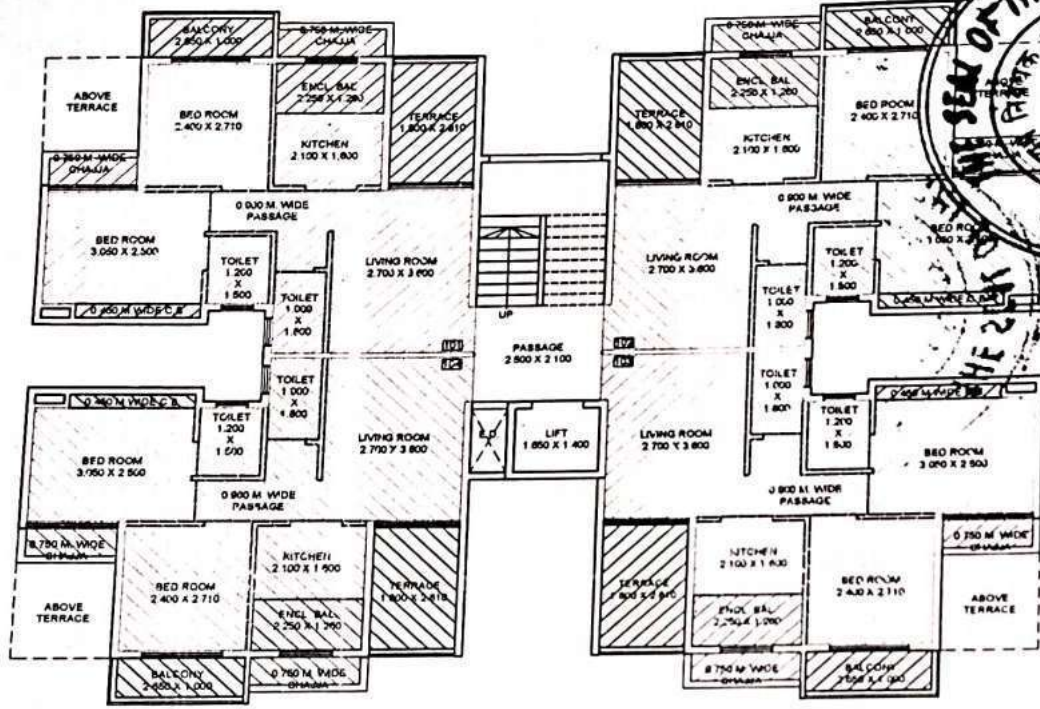


M.C

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पवल-३  
 १५५८ ANNEKUR २०२१  
 ५९/२४



**SAI PRASAD GARDEN**

**BUILDING NO. 12**

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING SURVEY NO. 4, H.NO. 2, 3+8,  
 SURVEY NO. 5, H.NO. 2, 6, 6+7 & S.NO. 9 H.NO. 6+7, 9, 10, 13  
 AT VILLAGE NEVALI, TAL. - PANVEL, DIST. - RAIGAD.

DEVELOPERS	FLAT NO.	102
	FLOOR	FIRST
	CARPET AREA	35.550
SIGNATURE OF DEVELOPERS	SIGNATURE OF PURCHASER	
<i>[Signature]</i>	<i>[Signature]</i>	



गाव नमुना सात

अधिकार अभिलेख पत्रक

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७ )

गाव :- नेवाळी

तालुका :- पनवेल

जिल्हा :- रायगड

दिनांक :- 14/08/2018 पर्यंत अदयावत

गट क्रमांक व उपविभाग 4/ब	भुधारणा पद्धती भोगनदाराचे नाव	भोगवटदाराचे नाव	क्षेत्र	आकार आणि प	पो.ख.	फ.का	खाते क्रमांक
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आकारणी जिराथत बागायत तरी वरकरा इतर	- - - - - -	मनसुख तेजाभाई टिबाडीया	62.10.00621.00 22.00.00220.00		( 1444 )		
एकुण क्षेत्र	-						
पोटखराब (लागवडीस अयोग्य)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकुण पो ख	0.0000						
जुडी किंवा विशेष आकारणी							
		(189),(203),(214),(216),(226),(243),(244),(256),(271),(275),(281),(291),(295),(303),(322),(333),(343),(353),(360),(385),(409),(412),(416),(424),(468),(506),(528),(556),(596),(616),(637),(661),(767),(792),(798),(799),(812),(833),(846),(886),(920),(975),(1001),(1019),(1042),(1059),(1060),(1081),(1086),(1176)					

प न व ल - ३  
१५/०८/२०१८  
५५/०८



गाव नमुना बारा

अधिकार अभिलेख पत्रक

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ )

गाव :- नेवाळी

तालुका :- पनवेल

दिनांक :- 14/08/2018 पर्यंत अदयावत

जिल्हा :- रायगड

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील							निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा		
		मिश्र पिकाखालील क्षेत्र				निर्भळ पिकाखालील क्षेत्र							
		जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित				अजल सिंचित	
2017-18	संपूर्ण वर्ष								स्वरूप क्षेत्र	बिनशेती	0.0000		

एस. व्ही. पाटील  
नलाठी सजः आसडगाव  
पनवेल जि रायगड

Summary 1 (GoshwaraBhag-1)

398/1557  
बुधवार, 27 जानेवारी 2021 11:23  
म.पू.

दस्त गोशवारा भाग-1

पवल 3 29/08  
दस्त क्रमांक: 1557/2021

दस्त क्रमांक: पवल 3 /1557/2021

बाजार मूल्य: रु. 18,12,892/- मोबदला: रु. 41,45,950/-

भरलेले मुद्रांक शुल्क: रु. 1,65,850/-

दु. नि. सह. दु. नि. पवल 3 यांचे कार्यालयात  
अ. क्रं. 1557 वर दि. 27-01-2021  
सोजी 11:13 म.पू. वा. हजर केला.

पावती: 1820

पावती दिनांक: 27/01/2021

सादरकरणाचे नाव: विजय मिलिंद टपाल -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1880.00

पृष्ठांची संख्या: 94

एकूण: 31880.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panel 3

Sub Registrar Panel 3

दस्ताचा प्रकार: करारनामा

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

शिकका क्रं. 1 27 / 01 / 2021 11 : 13 : 21 AM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 27 / 01 / 2021 11 : 16 : 17 AM ची वेळ: (फी)

दस्त एवजासोबत जोडलेली कागदपत्रे  
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल

लिहून घेणार



Sub Registrar Panel 3

Sub Registrar Panel 3





Summary-2( दस्त गोषवारा भाग - २ )



27/01/2021 11 37:17 AM

दस्त गोषवारा भाग-2

पबल 3  
दस्त क्रमांक: 1557/2021

दस्त क्रमांक: पबल 3/1557/2021  
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे साई पमाद एंटरप्रायझेस व्हा बतीने भागीदार मनसुख तेजाभाई टिंबाडीया तर्फे कु.मु. अक्षयारी धनंजय भरत महारनवर - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शीप नं. 05, मॅग्म अपार्टमेंट, प्लॉट नं. 11 ए, सेक्टर 11, मिराजपेट जवळ, न्यू पनवेल (ईस्ट), ता. पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन नंबर: AATFS5355D	लिहून घेणार वय :- 32 स्वाक्षरी:		
2	नाव: विजय मिलिंद टपाल - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं. 4 हटमेट्स ट्रॅपिक्स हाऊस रूम नं 4 सोलापर सीड मस्जिद बंदर मुंबई चिंचवंदर महाराष्ट्र, महाराष्ट्र, मुंबई. पिन नंबर: AHJPT8873C	लिहून घेणार वय :- 29 स्वाक्षरी:		
3	नाव: कविता विजय टपाल - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं. 4 हटमेट्स ट्रॅपिक्स हाऊस रूम नं 4 सोलापर सीड मस्जिद बंदर मुंबई चिंचवंदर महाराष्ट्र, महाराष्ट्र, मुंबई. पिन नंबर: AQWPT0866F	लिहून घेणार वय :- 29 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तपाकधीत करारनामा ची दस्तऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 27/01/2021 11:35:47 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

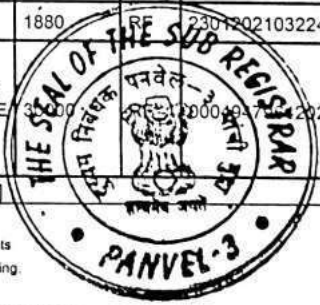
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: प्रविण रविंद्र महारनवर - वय: 24 पत्ता: खांडा कॉलनी, पनवेल, रायगड पिन कोड: 410206		
2	नाव: मंगेश महादेव - वय: 32 पत्ता: प्लॉट 10, सेक्टर 21, मिराजपेट मुंबई पिन कोड: 400705		

शिक्का क्र.4 ची वेळ: 27/01/2021 11:36:48 AM

Sub Registrar Panvel 3

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIJAY M TAPAL AND OTHER ONE	eChallan	69103332021012316758	MH010566293202021E	165850.00	SD	0004947964202021	27/01/2021
2		DHC		2301202103224	1880	RF	2301202103224D	27/01/2021
3	VIJAY M TAPAL AND OTHER ONE	eChallan		MH010566293202021E	165850.00	SD	0004947964202021	27/01/2021

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



1557 /2021

Know Your Rights as Registrants  
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



<b>Billing Unit</b>	0311: PANVEL	<b>Bill For:</b>	NOV-16
<b>Consumer No:</b>	028512592271	<b>Old Consumer No:</b>	
<b>Name:</b>	Mansukh t timbadia		
<b>Address:</b>	SHOP NO-28 subham complex sector 11 PL- riew panvel 410206		

\* For any queries on this bill please contact **MSEDCL Call Center: 18002333435/18002003435/1912.**

<b>PC/MR/Route Sequence</b>	3/ 08-0340-2920	<b>Tariff:</b>	04	<b>Category</b>	LT II Comm 1Ph <20 KW
<b>DTC:</b>	4125152	<b>Conn. Load</b>	2 KW	<b>Duty</b>	06
<b>Pole No:</b>	000000	<b>Sanct. Load</b>	2 KW	<b>Supply Date</b>	08-Nov-15
<b>Meter No.</b>	03933901	<b>Current Reading</b>	2066	<b>Previous Reading</b>	2066
				<b>MF</b>	01
				<b>Unit</b>	273

Arrears: 0.00      Security Deposit Held: 2,000.00      Demanded: 0.00

Bill for 1.03 Month(s)  
Receipts considered up-to 15-NOV-16  
Meter status: FAULTY  
Revised Tariff applicable wef 01-Jun-2015/Previous Bill Prompt Payment Credit (Rs.): -22.81

Handwritten notes and signatures in a box, including '9740', '28', and '2028'.

<b>Bill Date:</b>	17-NOV-16	<b>Rs. Ps.</b>
<b>Bill Period:</b>	11-OCT-16 to 11-NOV-16	
<b>Due Date:</b>		2,780.00
<b>If Paid by this Date:</b>	01-DEC-16	2,780.00
<b>If Paid After this Date:</b>	26-NOV-16	2,760.00
<b>If Paid After this Date:</b>	01-DEC-16	

Fixed Charges		
Energy Charges		
Electricity Duty		
F.A.C.		
Additional Supply Charges		
Tax on Sale		
Previous Bill Credit		
Current Interest		
Capacitor Penalty		0.00
Other Charges		0.00
<b>Total</b>		2,799.31
Net Arrears		3.02
Adjustments		-22.81
Interest Arrears		0.00
Total Arrears		-19.79
Net Bill Amount		2,779.52
<b>Rounded Bill</b>		2,800.00
Last Receipt Date		11-OCT-16
Last Receipt Amount		2,780.00

पवल  
0840 2028  
0/92



DPC: 55.99  
After this date: 01-DEC-16  
Pay Rs. 2840



Prompt Payment Discount: Rs. 22.93, if bill is on or before 26-NOV-16



92  
8

CHALLAN		MTR Form Number - 6	
GRN NUMBER	MH006047359201617R	BARCODE	Form ID : 18-11-2016
Department	IGR	Date: 18-11-2016	
Receipt Type	RE	Payee Details	
Office Name	IGR147- PNL2_PANVEL 2 JOINT SUB REGISTRAR	Location	Dept. ID (If Any)
			PAN No. (If Applicable)
Year	Period: From : 18/11/2016 To : 31/03/2099	Full Name	PAN-AATFS555DD
Object	Amount in Rs.	Flat/Block No.	MS. SAI PRASAD ENTERPRISES
	0030046401-75	500.00	SURVEY NO. 2 AND OTHER
	0030063301-70	0.00	Premises/ Bldg
		0.00	Road/Street, Area /Locality
		0.00	NEW SAJA
		0.00	Town/ City
		0.00	District
		0.00	PIN
Total	500.00	Remarks (If Any) :	4, 1 2 0 6
Payment Details: IDBI NetBanking Payment ID : 105572090		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332016118	
Cheque- DD No.		Date	18-11-2016
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

पवेल-3  
9446 2023  
00/08

SEAL OF THE SUB REGISTRAR  
TAL PANVEL DIST RAIGAD

पवेल-3  
0846 2023  
9/92

THE SUB REGISTRAR  
PANVEL 3  
सत्यमेव जयते

Timbadi  
Pravin A. Timbadi

H. V. Shetye  
Joshi