

398/22882

पावती

Original/Duplicate

Wednesday, December 27, 2023

नोंदणी क्र.: 39म

1:42 PM

Regn.: 39M

पावती क्र.: 25600 दिनांक: 27/12/2023

गावाचे नाव: करंजाडे

दस्तऐवजाचा अनुक्रमांक: पवल3-22882-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सोनाली शंकर येडगे --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
2:01 PM ह्या वेळेस मिळेल.


Sub Registrar Panvel 3

बाजार मूल्य: रु. 3628789 /-

मोबदला रु. 4400000/-

भरलेले मुद्रांक शुल्क : रु. 264000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223270006159 दिनांक: 27/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012985136202324E दिनांक: 27/12/2023

बँकेचे नाव व पत्ता:



गावाचे नाव : करंजाडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4400000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3628789
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका क्र. 1102,11 वा मजला, दिव्या हाइट्स को ऑप हौ सोसा लि, प्लॉट क्रमांक 30, सेक्टर क्रमांक 5ए, करंजाडे, ता. पनवेल, जि. रायगड. क्षेत्रफळ 33.26 चौरस मीटर, कार्पेट क्षेत्र + 9.01 चौरस मीटर एफ.वी. व टेरेस क्षेत्र ((Plot Number : 30 ; SECTOR NUMBER : 5A ;))
(5) क्षेत्रफळ	1) 33.26 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:- मनजीत कान्ना - - बय:- 47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आरएच 1 एच 24 सेक्टर 07 मॉडर्न शाळेजवळ वाशी नवी मुंबई, ब्लॉक नं:-, रोड नं:-, THANE. पिन कोड:- 400703 पॅन नं:- AJHPK3146P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सोनाली शंकर येडगे - - बय:- 33; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पेरले ता. जि. सातारा महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, SATARA. पिन कोड:- 415109 पॅन नं:- AJVPY6112F 2): नाव:- शंकर महादेव येडगे - - बय:- 39; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पेरले ता. जि. सातारा महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, सातारा. पिन कोड:- 415109 पॅन नं:- ABKPY920G
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	22882/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	264000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम नितंधक वर्ग-२,
पनवेल क्र. ३.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद:-

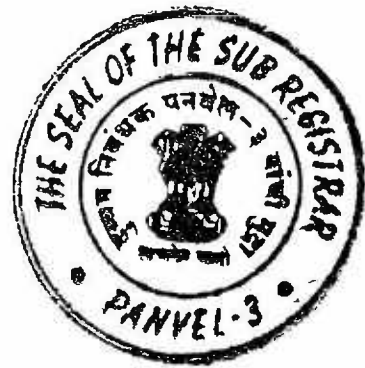
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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

THE CIVIL

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)	
Valuation ID	202312273656
	27 December 2023, 01:19:37 PM
	पवल3
मूल्यांकनाचे वर्ष	2023
जिल्हा	रायगड
तालुक्याचे नांव	पनवेल
गांवाचे नांव	करंजाडे
प्रमुख मूल्य विभाग	27
उप मूल्य विभाग	27.1
क्षेत्राचे नांव	Influence Area
	सर्व्हे नंबर / न. भू. क्रमांक
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
मूल्यदर	मोजमापनाचे एकक
69000	चौ मीटर
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र -	48 922 चौ. मीटर
बांधकामाचे वर्गीकरण -	1-आर सी सी
उद्दवाहन सुविधा -	आहे
मिळकतीचा वापर -	निवासी सदनिका
मिळकतीचे वय -	0 TO 2 वर्षे
मजला -	11th to 20th Floor
मिळकतीचा प्रकार -	बांधीव
मूल्यदर/बांधकामाचा दर -	Rs.69000/-
Sale Type -	First Sale
Sale/Resale of built up Property constructed after circular dt.	02/01/2018
धस .यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * धसा-यानुसार टक्केवारी)
	=(69000 * (100 / 100))
	= Rs.69000/-
मजला निहाय घट/वाढ	= 1.075 of 69000 = Rs.74175/-
Rules Applicable	3 , 19 , 18
A)	मुख्य मिळकतीचे मूल्य
	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 74175 * 48.922
	= Rs 3628789.35/-
एकत्रित अंतिम मूल्य	
	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळचे मूल्य + बंदिस्त वाहन तळचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 3628789.35 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.3628789/-
	= ₹ छत्तीस लाख अठ्ठावीस हजार सात शो एकोणनव्वद /-

Home Print

पवल - 3
22/12/2023
9/38



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1223270006159 Date 27/12/2023

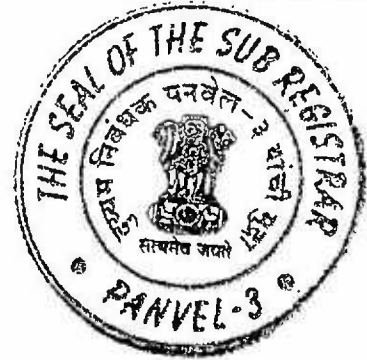
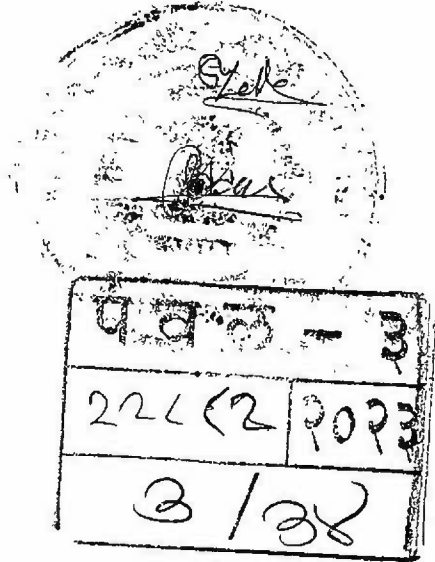
Received from PRESENTER OF DOCUMENT, Mobile number 8638099413, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.

Payment Details

Bank Name IBKL Date 27/12/2023

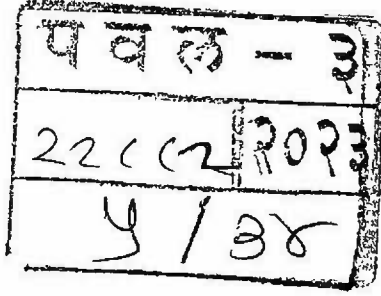
Bank CIN 10004152023122705862 REF No. 2877021456

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





CHALLAN
MTR Form Number-6



GRN	MH012985136202324E	BARCODE	Date		27/12/2023-10:43:23	Form ID	25.1
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	PNE_2_PANVEL 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AJVPY6112F			
Location	RAIGAD		Full Name	SONALI SHANKAR YEDGE AND SHANKAR MAHADEV YEDGE			
Year	2023-2024 One Time		Flat/Block No.	FLAT NO.1102, 11TH FLOOR, DIVYA HEIGHTS			
			Premises/Building	CHS. LTD.			
Account Head Details		Amount In Rs.					
0030046401	Stamp Duty	264000.00	Road/Street	PLOT NO. 30, SECTOR-5A, KARANJADE			
0030063301	Registration Fee	30000.00	Area/Locality	PANVEL, RAIGAD			
			Town/City/District				
			PIN	4	1	0	2 0 6
			Remarks (If Any)	PAN2=AJHPK3146P--SecondPartyName=MANJEET KWATRA~CA=4400000			
			Amount In	Two Lakh Ninety four Thousand and Eight			
Total		2,94,000.00	Words				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332023122712080	2845297986		
Cheque/DD No.		Bank Date	RBI Date	27/12/2023-10:44:54	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



Department ID :

Mobile No : 8638099413

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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P. S.

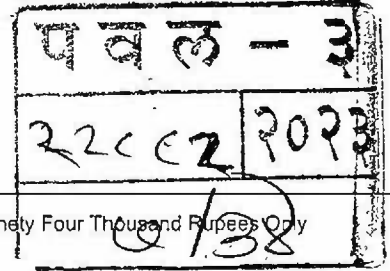
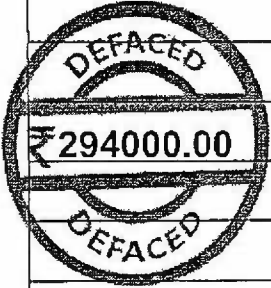


CHALLAN
MTR Form Number-6



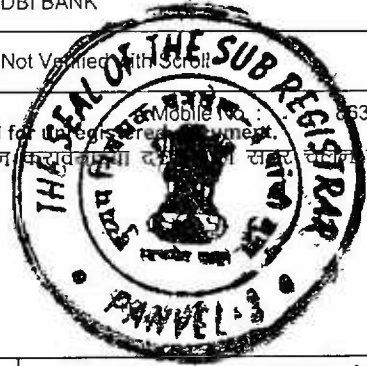
GRN	MH0129E5136202324E	BARCODE	Date 27/12/2023-10:43:23		Form ID	25.1
Department			Inspector General Of Registration			
Type of Payment			Stamp Duty Registration Fee			
Office Name			PNL2_PANVEL 2 JOINT SUB REGISTRAR			
Location			RAIGAD			
Year			2023-2024 One Time			
Payer Details			SONALI SHANKAR YEDGE AND SHANKAR MAHADEV YEDGE			
Full Name			FLAT NO.1102, 11TH FLOOR, DIVYA HEIGHTS			
Flat/Block No.			CHS. LTD.			
Premises/Building						

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	264000.00	PLOT NO. 30, SECTOR-5A, KARANJADE			
0030063301 Registration Fee	30000.00	PANVEL, RAIGAD			
		4 1 0 2 0 6			
Total		2,94,000.00			
Remarks (If Any)		PAN2=AJHPK3146P~SecondPartyName=MANJEET KWATRA-CA=4400000			
Amount In Words		Two Lakh Ninety Four Thousand Rupees Only			



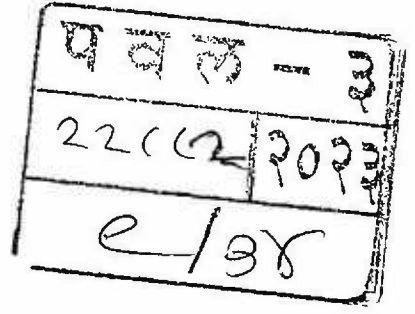
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332023122712080	2845297986		
Cheque/DD No.		Bank Date	RBI Date	27/12/2023-10:44:54	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration of documents.
सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-398-22882	0006832322202324	27/12/2023-13:41:52	IGR148	30000.00



AGREEMENT TO SALE

(Part Payment Agreement)

This AGREEMENT TO SALE made and executed at **Panvel** on this **27th** day of the month of **December** in the Christian Year **Two Thousand Twenty Three**

BETWEEN

MR. MANJEET KWATRA, Age 47 years, **PAN NO. AJHPK3146P/ADHAAR NO. 9608 1737 2965**, Residing at **RH-1, H/24, Sector 7, Vashi, Navi Mumbai 400703** hereinafter called and referred to as **"THE SELLER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **FIRST PART**

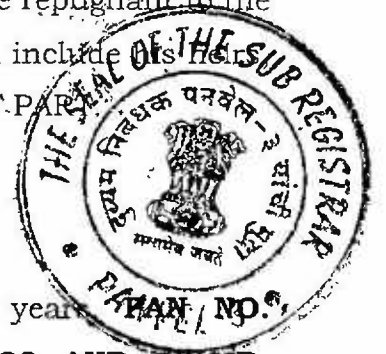
AND

1] **MRS. SONALI SHANKAR YEDGE**, Age 33 years, **PAN NO. AJVPY6112F / ADHAAR NO. 6661 7172 4620** AND 2] **MR. SHANKAR MAHADEV YEDGE**, Age 39 years, **PAN NO. ABKPY9920G / ADHAAR NO. 5785 2128 9022**, and an Indian Inhabitants, Both residing at **At/Post - Perle, Tel. Karad, Dist. Satara, Pin 415109, Maharashtra** hereinafter called and referred to as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**

MR.

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AND WHEREAS initially the Original Licensees SMT. RADHABAI BALKRISHANA KONKAR & OTHERS have sold & granted development rights of **Plot of land bearing No.30, under 12.5% Gaothan Expansion Scheme, admeasuring about 999.39 sq. mtrs. area Sector-5A, Karanjade, Navi Mumbai, Tal. Panvel & Dist. Raigad,** to **MR. MANRAAJ PURII**, out of which 500 sq. mt is sold outright basis and 500 sq. mt is granted for development purpose in respect of said Plot.

AND WHEREAS as per mutual understanding between the parties the said Plot is already transferred in the joint name of 1) M/S SAI HOMES DEVELOPERS through its Partners 1) MR. BHASKAR BANGAR & 2) MRS. PALLAVI SHARAD NAGRE and 2) M/S. HOMES through its Proprietor MR. MANRAAJ PAURII through the Original Licensees directly.

AND WHEREAS Original Licensees SMT. RADHABAI BALKRISHANA KONKAR & OTHERS have transferred & assigned the said Plot No.30, to **M/S SAI HOMES DEVELOPERS, through its Partners 1) MR. RAVI BHASKAR BANGAR & 2) MRS. PALLAVI SHARAD NAGRE and M/S. HOMES through its Proprietor MR. MANRAAJ PURII** vide Tripartite Agreement dated 17.01.2013, duly registered with Sub - Registrar of Panvel-4, on 17.01.2013 under Serial No. 585/2013, executed between 1) CIDCO LTD., the corporation, 2) SMT. RADHABAI BALKRISHANA KONKAR & OTHERS and 3) M/S. SAI HOMES DEVELOPERS through its Partner 1) MR. RAVI BHASKAR BANGAR & 2) MRS. PALLAVI SHARAD NAGRE and M/S. HOMES through its Proprietor MR. MANRAAJ PURII and the corporation, vide its Letter dated 22.01.2013, bearing No. CIDCO/ESTATE/12.5% SCHEME/KARANJADE/71/2013 has transferred the said Plot in the name of 1) M/S SAI HOMES DEVELOPERS through its Partners 1) RAVI BHASKAR BANGAR & 2) MRS. PALLAVI SHARAD NAGRE and 2) M/S. HOMES through its proprietor MR. MANRAAJ PURII.

AND WHEREAS vide Joint Venture Agreement dated 05.03.2014, M/S. HOMES through its proprietor MR. MANRAAJ PURII. has granted its development rights in respect of Plot No. at Sector-5A,

MZ

By de

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AND WHEREAS the Developers- M/S. SAI HOMES DEVELOPERS has sold, transferred and assigned a Flat No. 1102, on 11th floor, having Area 33.26 Sq. Mtrs. Carpet area + 9.01 Sq. Mtr. F.B. and Terrace area in the building known as DIVYA HEIGHTS and in the society known as DIVYA HEIGHTS CO-OP. HSG. SOC. LTD. constructed on the said Plot No. 30, Sector No. 5A, Karanjade, Tal. Panvel, Dist. Raigad to the PRESENT SELLER 1] MR. MANJEET KWATRA through AGREEMENT FOR SALE vide Doc. No. PVL2-3934-2015 dated 08/05/2015 registered before the Sub Registrar Panvel-2.

AND WHEREAS the SELLER is not in need of the said flat, he decided to sell and dispose it off.

AND WHEREAS the PURCHASERS are being interested in purchasing the said flat, they approached the SELLER and a talk regarding sale and purchase of the flat took place between the parties.

AND WHEREAS on discussion, the SELLER agreed to sell and the PURCHASERS agreed to purchase the said flat for total consideration of Rs.44,00,000/- (Rupees FORTY FOUR LAKH only).

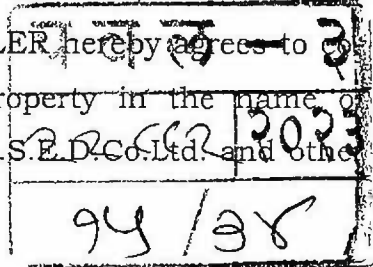
AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing all amenities and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. In spite of this if anybody takes any objection or claim in the right of the said property, the party of the First Part shall clear the same with their own funds and shall see that the second part remains intact and unaffected. The party of the first part has got full right and absolute authority to sell/diposed off and transfer all their right, title and interest in the said flat as their self-acquired property.

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below:

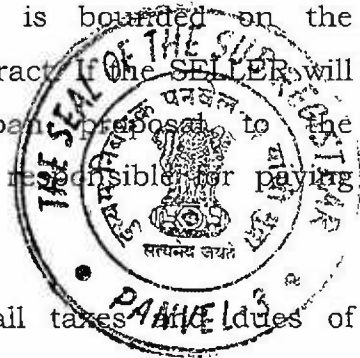
Manjeet Kwatra

Syde
PSSMS

5. The SELLER shall put the PURCHASERS in possession of the said flat at the time of full and final payment received. The SELLER hereby declares that till today they have not sold, mortgaged, gifted or otherwise parted, with possession of the said flat, nor had been entered into any such agreement. The SELLER hereby agrees to operate for transferring the above said property in the name of PURCHASERS in the office of CIDCO Ltd, M.S.E.D. Co. Ltd. and other concerned Department.



6. It is agreed by the both parties that they will complete this agreement's conditions within 45 working days from the registration date of AGREEMENT TO SALE and it is bounded on the PURCHASERS this is an essence of the contract. If the SELLER will not provide required documents for loan proposed to the PURCHASERS, the PURCHASERS will not be responsible for paying remaining amount within mentioned period.



7. The SELLER hereby declares that all taxes and dues of whatsoever nature in respect of the flat hereby agreed to be transferred shall be paid by them alone up to the date of possession. If any such arrears are found, the same shall be cleared by the SELLER alone at once. The PURCHASERS shall be responsible for payment of further taxes and dues in respect of flat hereby agreed to be transferred from the date of possession.

8. The Party of the First Part states that they have cleared all charge or encumbrance against the said flat hereby agreed to be sold. The flat is agreed to be transferred free from encumbrances.

9. The SELLER hereby declares that the flat hereby agreed to be sold and transferred is not requisitioned nor have they received any such notice.

10. The SELLER declares that they have got full right and authority to deal with the flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the same shall be removed by the SELLER alone at their cost.

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11. The SELLER also declared t said flat in any manner nor they a entering into this transaction.

12. The SELLER hereby under marketable title to the property agr

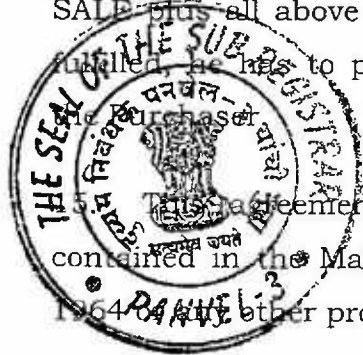
13. The expenses for conveying and Registration fees shall be born

पत्र - ३	
22/07/2023	2023
98/38	

14. In the event of default by entitled to retain a token money d exceeding One Lakh Indian Rupee.

incurred due to the Purchaser's under this agreement and to cover the Seller shall cancel the said de working day window from the regi

SALE plus all above mentioned cla fulfilled he has to pay Rs. 1,00,0



the Purchaser This agreement shall always contained in the Maharashtra Ow 1964 or any other provisions of law

16. All the terms and conditions (applicable to this agreement.

17. **DIVYA HEIGHTS CO-OP. HS** under Registration No. **NBOM/CI 2022-2023 DATED 06/10/2022.**

Handwritten signature or initials.

bounded as follows:-

On or towards the North : Prop. 11 Mtrs.
On or towards the South : Plot No. 40
On or towards the East : Plot No. 29
On or towards the West : Plot No. 31

22662	2023
90/38	

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 1102, on 11th floor, having Area 33.26 Sq. Mtrs. Carpet area + 9.01 Sq. Mtr. F.B. and Terrace area in the Building known as DIVYA HEIGHTS constructed on the said Plot No. 30, Sector No. 5A, Karanjade, Tal. Panvel, Dist. Raigad



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9438


IN WITNESS WHEREOF the parties hereto h
their respective hands and seals the day and
written.

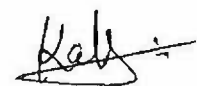
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "SELLER"

1] MR. MANJEET KWATRA

IN THE PRESENCE OF.....



1.  Ashwin Thakre

2. 

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "PURCHASERS"

1] MRS. SONALI SHANKAR YEDGE



2] MR. SHANKAR MAHADEV YEDGE
IN THE PRESENCE OF.....



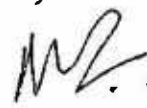
1.  Ashwin Thakre

2. 




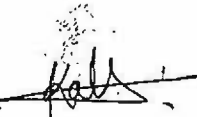
YEDGE AND 2] MR. SHANKAR MAHADEV YEDGE a sum of
Rs.9,50,000/- (Rupees NINE LAKH FIFTY THOUSAND only) by
above mentioned NEFT as a **Part Payment** against sale of **Flat No.**
1102, on **11th floor**, having **Area 33.26 Sq. Mtrs. Carpet area +**
9.01 Sq. Mtr. F.B. and Terrace area in the building known as
DIVYA HEIGHTS and in the society known as **DIVYA HEIGHTS CO-**
OP. HSG. SOC. LTD. constructed on the said **Plot No. 30, Sector**
No. 5A, Karanjade, Tal. Panvel, Dist. Raigad.

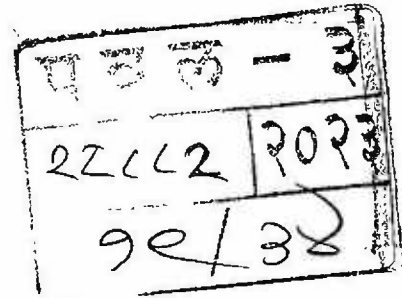
WE SAY RECEIVED.
Rs. 9,50,000/-
(Rupees Nine Lakh Fifty Thousand Only)



MR. MANJEET KWATRA
(THE SELLER)

Witnesses :

1. 
Ashwin Thakre
2. 



OF THE SUB



08/05/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 3934/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) करंजाडे

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 2200000

(3) बाजारभाव(भाडेपट्ट्याच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1988000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र 1102 अकरावा मजला " दिव्या हाइट्स " प्लॉट क्र: 30 सेक्टर: 5ए करंजाडे ता पनवेल जि रायगड - क्षेत्रफळ 33.26 चौ मी कारपेट + 9.01 चौ मी एफ बी आणि टेरेस (Plot Number : 30 ; SECTOR NUMBER : 5A)

(5) क्षेत्रफळ

1) 33.26 चौ मीटर पोटखराब क्षेत्र - 0 NA

(6) अकारणी 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: मेसर्स साई होमस डेव्हलपर्स तर्फे भागीदार रवी भास्कर नाईक
 नं: माळा नं: - इमारतीचे नाव: 118 शिव सेक्टर सेक्टर 1
 नं: महाराष्ट्र ठाणे. पिन कोड: 400703 पॅन नं: ACEBS-4
 2): नाव: मेसर्स होमस तर्फे प्रोग्राम मन्राज पुरी वय: 32 पत्ता: इमारतीचे नाव: 56 अरजकानेर सेक्टर 17 वाशी नवी मुंबई ब्लॉक ठाणे. पिन कोड: 400703 पॅन नं: ALWPP3715C

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव: मनजीत कवात्रा - वय: 38; पत्ता: प्लॉट नं: - माळा नं: - इमारतीचे नाव: आरएच-1 एच/24 सेक्टर 7 वाशी नवी मुंबई, ब्लॉक नं: - रोड नं: - महाराष्ट्र, ठाणे. पिन कोड: 400703 पॅन नं: AJHPK3146P

(9) दस्तऐवज करून दिल्याचा दिनांक 08/05/2015

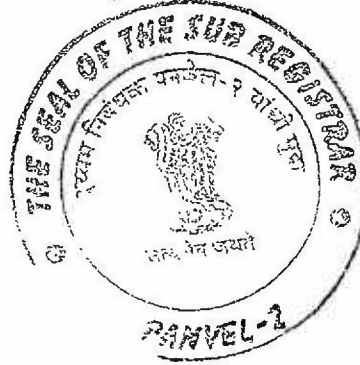
(10) दस्त नोंदणी केल्याचा दिनांक 08/05/2015

(11) अनुक्रमांक, खंड व पृष्ठ 3934/2015

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 110000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 22000

(14) शेरा



सहदुय्यम निबंधक, वर्ग २
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sambhaji

30

353/3934

पावती

Original/

Friday, May 08, 2015

नोंट

4:02 PM

पावती क्र.: 4109

दिनांक: 08/05/2015

गावाचे नाव: करंजाडे

दस्तावेजाचा क्रमांक: 353/3934-2015

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मनजोत कडवा

22/12/2013

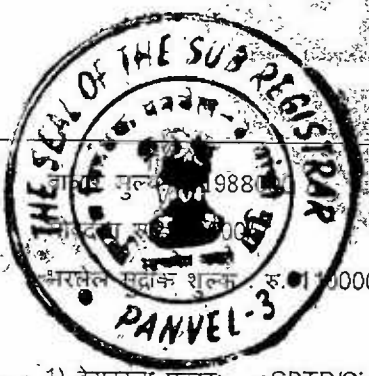
22/38

नोंदणी फी रु. 22000.00

दस्त हाताळणी फी रु. 1000.00

पुष्ठांची संख्या: 50

एकूण: रु. 23000.00



Jant Sr Panvel 2

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.22000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000720032201516R दिनांक: 07/05/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1000/-

Handwritten signature

22,000.00/- each

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTDCOMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII of 1966) to M/s Sai Homes Developers, Through its Partners Shri Ravi Bhaskar Bangar & Mrs. Pallavi Sharad Nagre and M/s. Homes Through its Proprietor Shri Manraaj Puri on Plot No. 30, Sector - 05A1st Karjadiade, (12.5% Scheme), Navi Mumbai as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Gr. 13 Floors) Residential. BUA = 1498.846Sq.Mt., Total BUA = 1498.846 Sq.Mt

(Nos. of Residential Units - 52, Nos. of Commercial units - Nil)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

1. This Certificate is liable to be revoked by the Corporation if: -

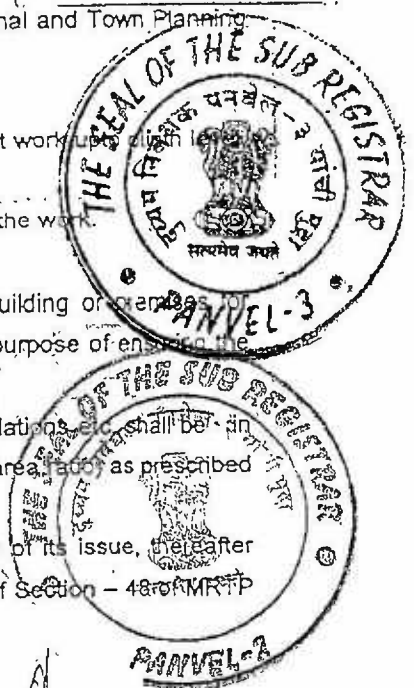
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person denying title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises of which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations, etc. shall be in accordance with the provision (except for provision in respect of floor area) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.



5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 5,000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. *Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose*.

9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per (Govt. of Maharashtra) memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP. Dated 19th July, 1994 for all buildings following additional conditions shall apply.

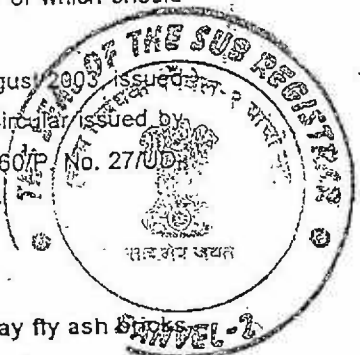
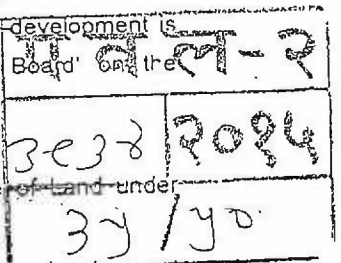
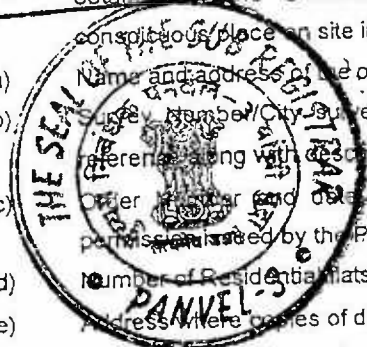
i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the

conspicuous place on site indicating following details :-

- a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City Survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and Date of grant of development permission or re-development permission granted by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

11. As per the notification dtd. 14th September, 1999 and amendment on 27th August, 2003 issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P No. 27/UD, 20, dtd. 27/02/2004, for all Buildings following additional condition shall apply

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

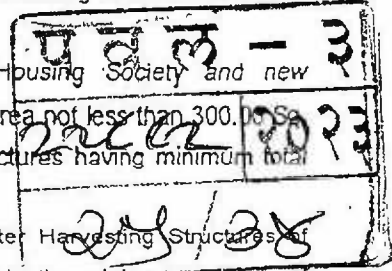


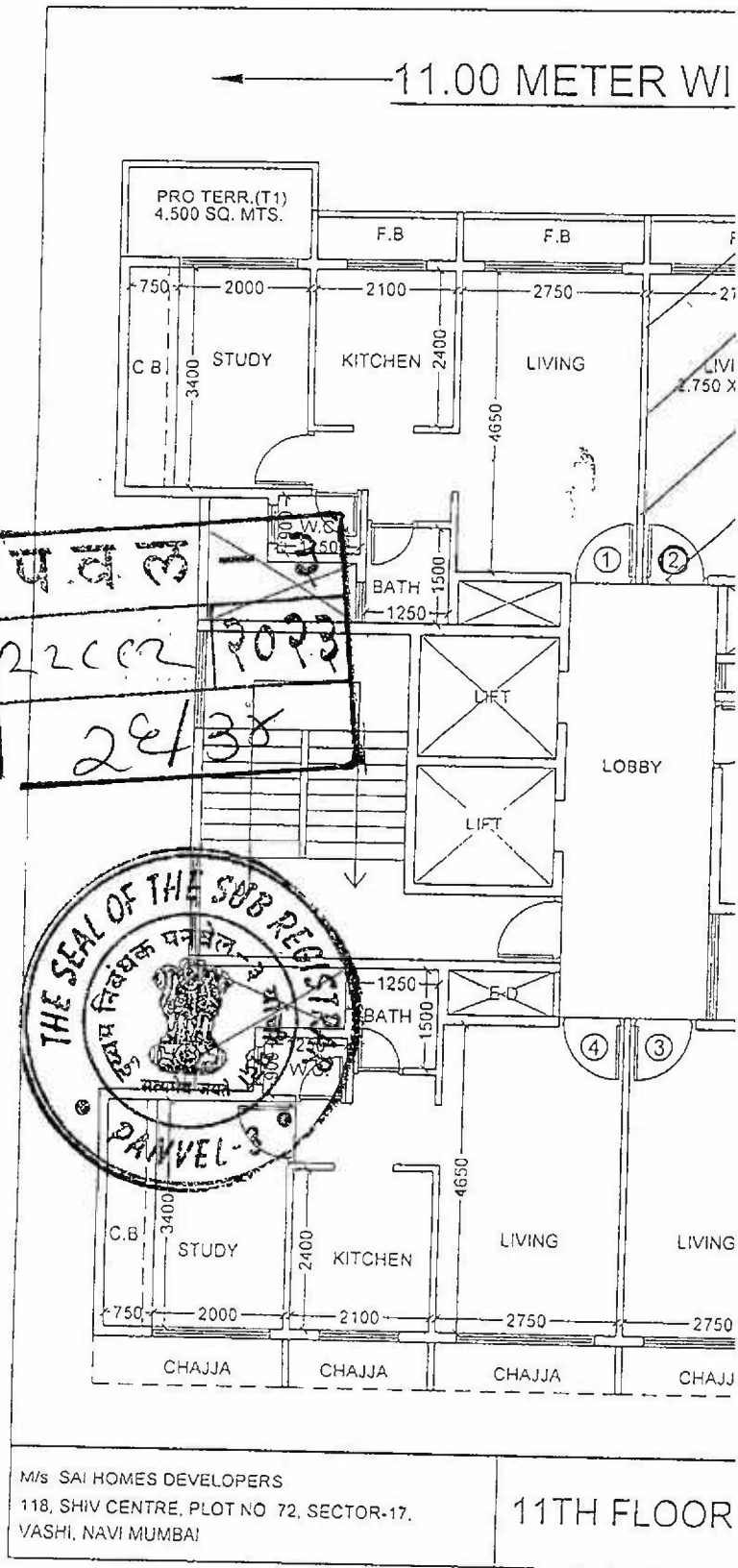
12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every





For HOMES

Mancy Puri
Proprietor

M...



राष्ट्रिय धर्मो

-: नोंदणी प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एस जी/(टी.सी)/१५७६/जेटीआर/सन
२२८८२१०२३
२८/३४


या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, दिव्या ह
 गृहनिर्माण संस्था मर्यादित, भूखंड क्र. ३०, सेक्टर- ५ए, करंजाडे, नवी
 महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अ
 २४) कलम १५४ (ब)(२) अन्वये नोंदण्यात आलेली आहे.

नोंदणी अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
 नोंदणी अधिनियम, १९६१ मधील कलम १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनि
 र्माण संस्था" असे करण्यात आले आहे. "भाडेकरू-सहभागिदारी गृहनिर्माण" संस्था अ

कार्यालयीन मोहर

दिनांक : ०६/१०/२०२२




 (संगिता र. डोंग)
 सहनिबंधक
 सहकारी संस्था (सिडको)

398/22882
बुधवार, 27 डिसेंबर 2023 1:42 म.नं.

दस्त गोषवारा भाग-1

पवल3 39138
दस्त क्रमांक: 22882/2023

दस्त क्रमांक: पवल3 /22882/2023

बाजार मूल्य: रु. 36,28,789/-

मोबदला: रु. 44,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,64,000/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:25600

पावती दिनांक: 27/12/2023

अ. क्रं. 22882 वर दि.27-12-2023

सादरकरणाराचे नाव: सोनाली शंकर येडगे - -

रोजी 1:40 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

Syde

दस्त हजर करणाऱ्याची सही:

एकुण: 30680.00

Sub Registrar Parvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 27 / 12 / 2023 01 : 40 : 48 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 27 / 12 / 2023 01 : 41 : 44 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास त्याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल.

लिहून देणार

लिहून घेणार



27/12/2023 1 56:15 PM



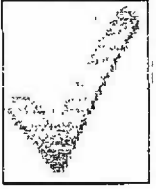



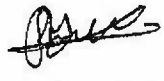


दस्त गोषवारा भाग-2

पवेल 3

दस्त क्रमांक:22882/2023

दस्त क्रमांक :पवेल3/22882/2023







दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मनजीत झात्रा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आरएच 1 एच 24 सेक्टर 07 मॉडर्न शाळेंजवळ वाशी नवी मुंबई, ब्लॉक नं: -, रोड नं: -, THANE. पॅन नंबर:AJHPK3146P	लिहून घेणार वय :-47 स्वाक्षरी:- 		
2	नाव:सोनाली शंकर येडगे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पेरले ता. जि.सातारा महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, SATARA. पॅन नंबर:AJVPY6112F	लिहून घेणार वय :-33 स्वाक्षरी:- 		
3	नाव:शंकर महादेव येडगे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पेरले ता. जि.सातारा महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, सतारा. पॅन नंबर:ABKPY9920G	लिहून घेणार वय :-39 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:27 / 12 / 2023 01 : 45 : 34 PM

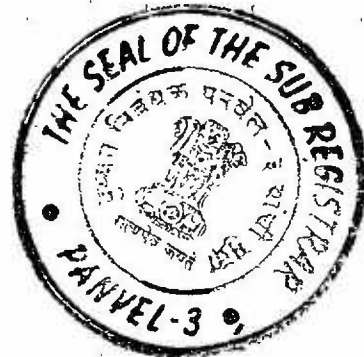
ओळख:

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:सागर काळे -- वय:39 पत्ता:करंजाडे, पनवेल पिन कोड:410206			
2	नाव:अश्विन ठाकरे - वय:45 पत्ता:धनसोली नवी मुंबई पिन कोड:400701			

शिक्रा क्र.4 ची वेळ:27 / 12 / 2023.01 : 56 : 10 PM

Sub-Registrar Panvel 3



Payment Details.

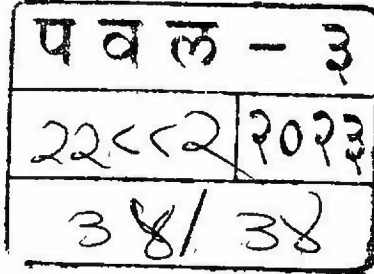
sr.	Purchaser	Type	Verification no/Vendor	GRN/Li
1	SONALI SHANKAR YEDGE AND SHANKAR MAHADEV YEDGE	eChallan	69103332023122712080	MH012
2		DHC		122327
3	SONALI SHANKAR YEDGE AND SHANKAR MAHADEV YEDGE	eChallan		MH012

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handl

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फर्माओ, पुस्तक क्र. 9

क्रमांक 22/12/23 का नोटिस.

सह मुख्य निबंधक वर्ग-२, पंचदेर
दिनांक 20/12/23 सन २