

338/16589

Monday, November 20, 2023

12:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18083 दिनांक: 20/11/2023

गावाचे नाव: निळजे

दस्तऐवजाचा अनुक्रमांक: कलन4-16589-2023

दस्तऐवजाचा प्रकार: बक्षीसपत्र

सादर करणाऱ्याचे नाव: विश्वास दशरथ सोनवणे

नोंदणी फी

रु. 200.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकूण:

रु. 1340.00

Joint Sub Registrar Kalyan-4

सि.ह.दुय्यम निबंधक कल्याण - ४

बाजार मूल्य: रु.7205000 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 145000/-

1) देयकाचा प्रकार: DHC रकम: रु.1140/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1123170507208 दिनांक: 20/11/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011108752202324E दिनांक: 20/11/2023

बँकेचे नाव व पत्ता:

सहस्रपात्र परित् निळजे

पक्षकाराची सही

लिपीक

सहस्रपात्र निबंधक कल्याण

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 202311201075 20 November 2023, 11:32:43 AM कलन4

मूल्यांकनाचे वर्ष 2023  
जिल्हा ठाणे  
मूल्य विभाग तालुका : कल्याण  
उप मूल्य विभाग 41/124/3-पलावा प्रकल्प  
क्षेत्राचे नांव Kalyan/Dombival Municipal Corporation सव्हे नंबर /न. भू. क्रमांक :

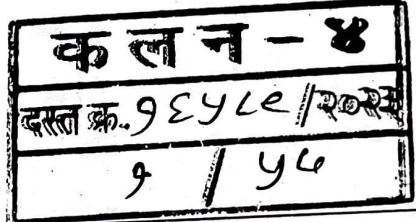
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.  
खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक  
26300 105000 120750 131000 120750 चौ. मीटर

बांधीव क्षेत्राची माहिती  
बांधकाम क्षेत्र (Built Up)- 65.13 चौ. मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव  
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे बांधकामाचा दर- Rs.26620/-  
उद्भवान सुविधा- आहे मजला - 1st To 4th Floor

Sale Type - Resale First Sale Date - 25/04/2011  
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.105000/-  
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
= ((105000-26300) \* (100 / 100)) + 26300  
= Rs.105000/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 105000 \* 65.13  
= Rs.6838650/-  
E) बंदिस्त वाहन तळाचे क्षेत्र 13.94 चौ. मीटर  
बंदिस्त वाहन तळाचे मूल्य = 13.94 \* (105000 \* 25/100)  
= Rs.365925/-



Applicable Rules = 3, 9, 18, 19, 15

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॉनाईन 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 + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 6838650 + 0 + 0 + 0 + 365925 + 0 + 0 + 0 + 0 + 0  
= Rs.7204575/-  
= ₹ बाहत्तर लाख चार हजार पाच शे पंच्याहत्तर /-

Home Print





CHALLAN  
MTR Form Number-6

क ल न - ४  
दस्ता क्र ९ ६५८६/२०२३  
२ / १६



GRN	MH011108752202324E	BARCODE			Date	18/11/2023-16:06:07	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	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	CWRPS9107D			
Location	THANE			Full Name	VISHWAS DASHRATH SONWANE			
Year	2023-2024 One Time			Flat/Block No.	MARINA CHS LTD, FLAT NO.205, 2ND FLOOR, F WING,			
				Premises/Building				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	145000.00	CASA RIO PROJECT, NILJE, PALAVA, DOMBIVLI (EAST)				
0030063301 Registration Fee	200.00	584 SQ.FT				
		4 2 1 2 0 4				
		PAN2=ACHPS7697A~SecondPartyName=DASHRATH SONWANE- PUNDLIK				
Total	1,45,200.00	Amount In Words	One Lakh Forty Five Thousand Two Hundred Rupees Only			
<b>FOR USE IN RECEIVING BANK</b>						
Payment Details		IDBI BANK	Bank CIN	Ref. No.	69103332023111814170	2839079418
Cheque-DD Details			Bank Date	RBI Date	18/11/2023-16:07:23	Not Verified with RBI
Cheque/DD No.			Bank-Branch		IDBI BANK	
Name of Bank			Scroll No. , Date		Not Verified with Scroll	
Name of Branch						

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 कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या सदर चलन लागू नाही.

*Signature*

*Signature*



Print Date 18-11-2023 04:07:34

क ल न - ४  
दस्त क्र. १२५६ / २०२३  
४ / १६

## GIFT DEED

(Without consideration free of cost)

THIS DEED OF GIFT entered and executed at Dombivli on this 20<sup>th</sup> day of November 2023.

### B E T W E E N

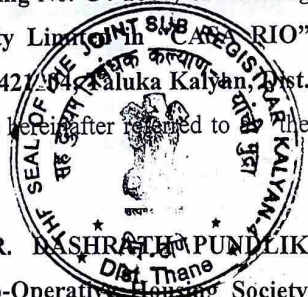
MR. DASHRATH PUNDLIK SONWANE, (Pan No. ACHPS7697A), aged about 63 years, residing at Plot No. 122, Growth Center 2, CIDCO, Waluj Mahanagar 2, Tisagaon, Aurangabad 431136 hereinafter called as "THE DONOR" (which expression shall unless excluded by or repugnant to the subject or context or meaning thereof be deemed to include his heirs, executors, successors, legal representatives, administrators, assignees and person or persons deriving Title under them/him) of the **FIRST PART**.

### A N D

MR. VISHWAS DASHRATH SONWANE, (Pan No. CWRPS9107D), aged about 29 years, residing at Plot No. 122, Growth Center 2, CIDCO, Waluj Mahanagar 2, Tisagaon, Aurangabad 431136, hereinafter called as "THE DONEE" (which expression shall unless excluded by or repugnant to the subject or context or meaning thereof be deemed to include his heirs, executors, successors, legal representatives, administrators, assignees and person or persons deriving Title under them/him) of the **SECOND PART**.

WHEREAS THE DONOR MR. DASHRATH PUNDLIK SONWANE has purchased the Flat vide agreement for sale from M/s. LODHA DWELLERS PRIVATE LIMITED, vide Agreement for sale vide Agreement for sale dated 25/04/2011 and which is registered with Sub-registrar Kalyan 4 on 25/04/2011 under document No. 2527 OF 2011 and as such is the owner of Flat No. 205, on Second Floor, F-Wing, and admeasuring about 584 square feet (54.27 sq.mtrs) Carpet area (With One Stilt Car Parking No. G4-1067) of Building known as "MARINA" Co-Op. Housing Society Limited, a project, At village Nilje, Ghesar Dombivali (E), 42/204, Kalyan, Dist. Thane. (more particular described in the schedule hereinafter retained to the said Flat")

AND WHEREAS THE DONOR MR. DASHRATH PUNDLIK SONWANE is the member of "MARINA" Co-Operative Housing Society Limited, registered under the Maharashtra Co-operative Housing Society Act 1960 vide Registration No. TNA/DOM/HSG(TC)/29680/2017, Date 19/07/2017,



*Sonwane*

*Sonwane*

क ल न - ४  
दस्ता क्र ९६५८६/२०२३  
५ / ५६

(hereinafter referred to as "the said Society") The Share Certificate yet not issued to any of its members.

AND WHEREAS now DONOR MR. DASHRATH PUNDLIK SONWANE has decided gift his full share in favour of DONEE - MR. VISHWAS DASHRATH SONWANE i.e. Son of Donor.

AND WHEREAS THE DONEE MR. VISHWAS DASHRATH SONWANE has agreed to accept the said full share from MR. DASHRATH PUNDLIK SONWANE and accordingly they have decided to enter in to the Gift Deed of his full share the same is as under in said Flat No. 205, on Second Floor, F-Wing, and admeasuring about 584 square feet (54.27 sq.mtrs) Carpet area (With One Stilt Car Parking No. G4-1067) of Building known as "MARINA" Co-Op. Housing Society Limited in "CASA RIO" project, At village Nilje, Ghesar Dombivali (E), 421204, Taluka Kalyan, Dist. Thane.

AND WHEREAS DONEE is Son of Donor and therefore DONOR have decided out of natural love and affection to gift his full shares of above referred Flat to DONEE WITHOUT ANY CONSIDERATION FREE OF COST for his own use, enjoyment and benefits.

AND WHEREAS now DONOR hereby gift his full shares of Flat No. 205, on Second Floor, F-Wing, and admeasuring about 584 square feet (54.27 sq.mtrs) Carpet area (With One Stilt Car Parking No. G4-1067) of Building known as "MARINA" Co-Op. Housing Society Limited in "CASA RIO" project, At village Nilje, Ghesar Dombivali (E), 421204, Taluka Kalyan, Dist. Thane to the Donee MR. VISHWAS DASHRATH SONWANE, and the said Deed of Gift is as under:-

NOW THIS DEED OF GIFT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE DONOR, THE DONEE AS UNDER THAT IS TO SAY

1. The Donor hereby gift his full shares of Flat No. 205, on Second Floor, F-Wing, and admeasuring about 584 square feet (54.27 sq.mtrs) Carpet area (With One Stilt Car Parking No. G4-1067) of Building known as "MARINA" Co-Op. Housing Society Limited in "CASA RIO" project, At village Nilje, Ghesar Dombivali (E), 421204, Taluka Kalyan, Dist. Thane to the Donee.
2. The Donee now from this day onwards will become 100% owner of the Flat No. 205, on Second Floor, F-Wing, and admeasuring about 584 square feet (54.27 sq.mtrs) Carpet area (With One Stilt Car Parking No. G4-1067) of Building known as "MARINA" Co-Op. Housing Society Limited in "CASA



2  
[Signature]



[Signature]

क ल न - ४  
दस्त क्र ६५६/२०२३  
६ / ५६

IN WITNESS WHEREOF THE SAID DONOR HEREUNTO SUBSCRIBES  
HIS HAND AND SEAL ON THIS DAY, OF THE YEAR MENTIONED AT  
THE OUTSET OF THIS DEED OF GIFT.



SIGNED, SEALED AND DELIVERED  
by the within named "DONOR"  
MR. DASHRATH PUNDLIK SONWANE  
in the presence of.....

1) Shivkumar Phansa Kumbhar  
Shivkumar

)  
)  
)  
)  
)  
)  
  
  


SIGNED, SEALED AND DELIVERED  
by the within named "DONEE"  
MR. VISHWAS DASHRATH SONWANE  
in the presence of.....

1) Bhale Nath Radan Gaikwad  
BH

)  
)  
)  
)  
)  
)  
~~Sonwane~~  
  






# MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

## मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT/MCP-03/L.D.P.L./OC-II/CI-17/549/2016.

Date: 29 MAR 2016

### OCCUPANCY CERTIFICATE

To  
✓ Mr. Rajendra Lodha,  
Director, M/s. Lodha Dwellers Pvt. Ltd.  
216, Sheh & Nahar Industrial Estate,  
Dr. E. Moses Road, Worli, Mumbai - 400 018.

क ल न - ४  
दस्त क्र. ९६५८ / २०२३  
८ / ५६

**Sub:** Issuance of Occupancy Certificate for the buildings in Cluster 17 (Wing A, C, D & F) in Sector II on land bearing Survey Nos. 58/3Pt., 59/Pt., 66/3B Pt., 66/4Pt. & 113/1Pt. of village Ghesar in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane.

**Ref:** 1) MMRDA's amended Commencement Certificate under No. SROT/MCP-02/L.D.P.L./OC-II/451/2015, dt. 28/07/2015.  
2) Letters dt. 30/09/2015, 19/10/2015 & 01/03/2016 from M/s. Lodha Dwellers Pvt. Ltd.

Sir,

The Occupancy Certificate is hereby granted for the buildings in Cluster 17 (Wing A, C, D & F) in Sector II on land bearing Survey Nos. 58/3Pt., 59/Pt., 66/3B Pt., 66/4Pt. & 113/1Pt. of village Ghesar in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane to the applicant Mr. Rajendra Lodha, Director, M/s. Lodha Dwellers Pvt. Ltd. as mentioned in the table below:

Cluster no	Wing	Storeys	Total BUA sq.mt
17	A	Stilt + 8 Floors.	2467.70
	C	Stilt + 8 Floors.	2463.14
	D	Stilt + 8 Floors.	2472.44
	F	Stilt + 8 Floors.	2463.14
Total			9866.42

The total built-up area of 9866.42 sq.m. for buildings in Cluster 17 (Wing A, C, D & F) completed under the supervision of Architect Mr. Piyush Tak, M/s. Concept Design Cell (Reg no. CA/2001/28272) and Structural Engineer Mr. Shantilal Jain, M/s. Struct Bombay Consultants are permitted to be occupied on the following conditions:-

1. This permission is issued without prejudice to action, if any, under M.R. & T.P. Act, 1966;
2. That any addition / alteration or change of user in future carried out without prior approval of MMRDA is liable to be treated as unauthorized and may be processed against under Section 53 or other Sections, as the case may be, of the M.R. & T.P. Act, 1966. Carrying out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;
3. That adequate arrangement for disposing the Solid Waste shall be made on regular basis;
4. That all the conditions of NOC's, approvals and permissions such as EIA Clearance dt. 03/11/2012 & 06/10/2015, Fire NOC dt. 16/04/2015, 16/10/2015, 07/12/2015 & 14/09/2015, Highway NOC dt. 07/04/2011, N.A. permission dt. 14/10/2014, Railway NOC dt. 28/08/2012, Irrigation NOC dt. 07/05/2010, Forest NOC dt. 30/09/2010, Consent to establish dt. 19/01/2013 & Consent to operate dt. 04/04/2015 from MPCB, Water permission from MDC dt. 02/03/2013 etc. issued by various Competent Authorities will be binding on the applicant;
5. The applicant shall fully comply with the conditions of amended Commencement Certificate dated 28/07/2015 prior to issuance of Occupancy Certificate to all the buildings in Sector II of the proposed Mega City Project;
6. The decision of Government regarding loans, development and handing over of public amenities/utilities & R.G. will be binding on the applicant.



Sub Regional Office, 1st Floor, Balkum Fire Brigade Station Building, Thane (W) Road, Balkum, Thane (W) - 400 008.  
Tel. No. : (022) 2544 2640, 2538 8122 • Fax: (022) 2541 8265 • Email : sro.thane@mailmmrda.maharashtra.gov.in

क ल न - ४  
दस्त क्र. १६५६/२०२३  
१०/५६

7. That the acceptance to Development Completion Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire Sector II along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc.

*Sanjay Sethi*  
Additional Metropolitan Commissioner,  
MMRDA

Encl: 1 Set of Plans (namely drg. No. 1 to 3 i.e. 3 Nos. of drawings)

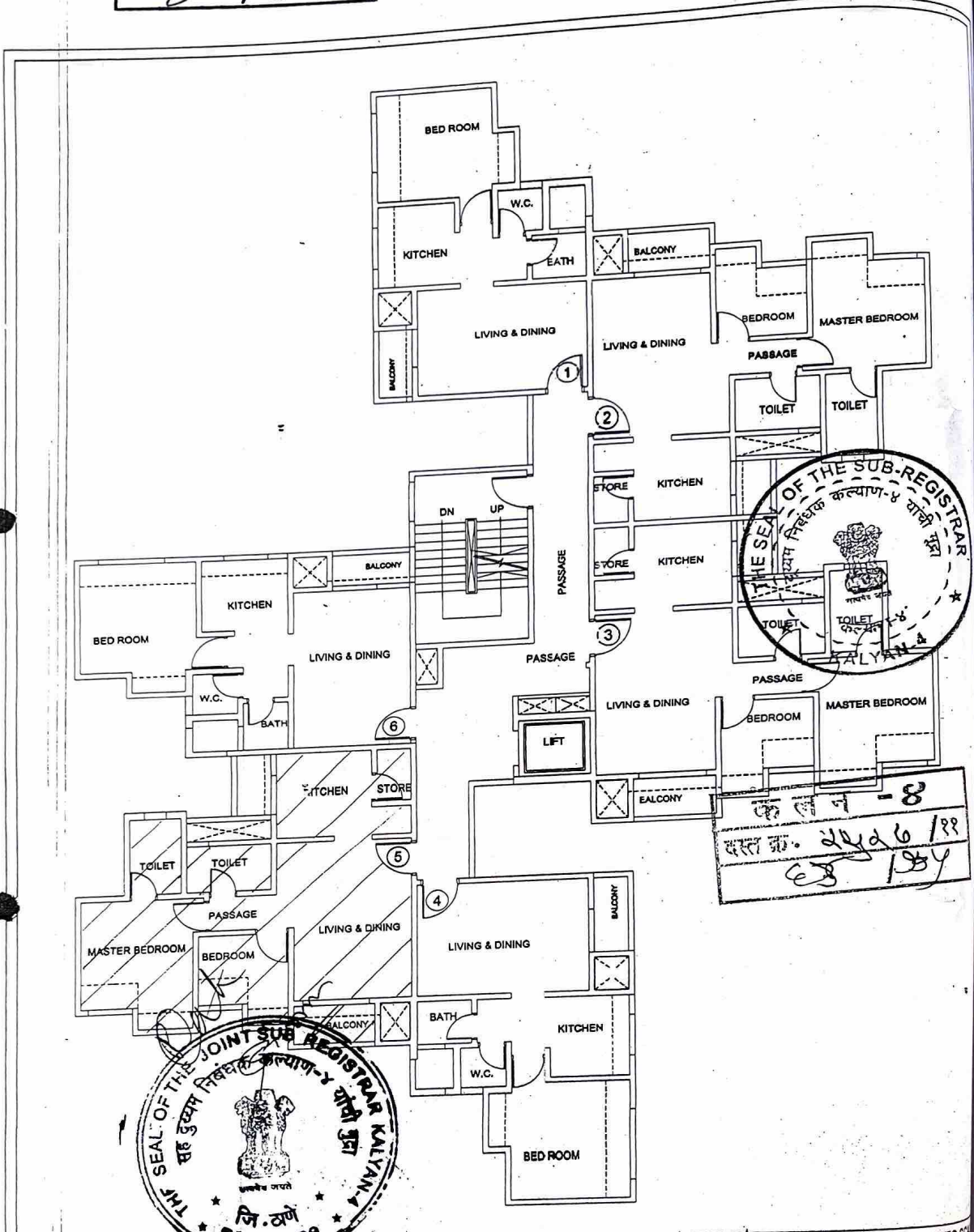
Copy to:

- 1) Mr. Piyush Tak, \_\_\_\_\_ (with enclosure)  
Concept Design Cell,  
G-19, Neighbourhood Shopping Complex,  
Sector 4, Nerul,  
Navi Mumbai - 400706.
- 2) The Collector, Thane District \_\_\_\_\_ (without enclosure)


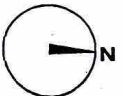




कलन - 8  
 दस्त क्र. १६५६/२०२३  
 ५०/५६



कलन - 8  
 दस्त क्र. २५०६/१९  
 ६३/१८५

CASA RIO, DOMBIVALI	CLUSTER 17: WING-F	FLOOR: 2 <sup>nd</sup> - 205	NOTE: PLAN NOT TO SCALE
 Waterfront living	DEVELOPERS <b>LODHA DWELLERS Pvt Ltd.</b> 216, Shah & Nahar Industrial Estate, Dr. E Moses Road, Worli Naka, Mumbai-18.	NORTH 	ARCHITECT <b>RSP Design Consultants (India) Pvt. Ltd.</b> , 503-504-505 Madhava Bandra Kuria complex Bandra (East), Mumbai 400051



20/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 16589/2023

नोंदणी :

Regn:63m

गावाचे नाव : निळजे

(1)विलेखाचा प्रकार	बरीसपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7205000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 41/124/3,मूल्यदर 105000/-,मौजे निळजे,घेसर स.नं. 63/1 पैकी,96/1,123/1,2,82/1,24,58/3,66/3,66/4,113 पैकी,58/3 पैकी,59/पैकी,66/बी पैकी,66/4 पैकी,113/1 पैकी वरील मरीना को.ऑप.ही.सो.लि.,कासा रिजो प्रोजेक्ट,सदनिका नं. 205,दुसरा मजला,एफ विंग,क्षेत्रफळ 584 चौ.फु.(54.27 चौ.मी.)कार्पेट,65.13 चौ.मी. विल्टअप + 1 स्टील कार पार्किंग स्पेस नं. जी4-1067 सह सदर मिळकत बडील मुलाला देत आहे.(( Block Number : सदनिका नं. 205 ; ))
(5) क्षेत्रफळ	1) 65.13 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:-दशरथ पुंडलिक सोनवणे वय:-63; पत्ता:-प्लॉट नं: 122, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ग्रीष् सेंटर - 2, सिडको, वाळूज महानगर - 2, तिसगाव, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431136 पॅन नं:-ACHPS7697A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विश्वास दशरथ सोनवणे वय:-29; पत्ता:-प्लॉट नं: 122, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ग्रीष् सेंटर - 2, सिडको, वाळूज महानगर - 2, तिसगाव, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431136 पॅन नं:-CWRPS9107D
(9) दस्तऐवज करून दिल्याचा दिनांक	20/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	20/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	16589/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	145000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



सह.दुय्यम निबंधक कल्याण - ४