



15/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 958/2024

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

|  |  |
|--|--|
| (1) विलेखाचा प्रकार  | करारनामा   |
| (2) नोंददला  | 47500.00   |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबत व पट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)  | 17944.220  |
| (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)   | 1) पानिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र.19/23 दर 80000/- सदनिका क्र. 1901, ए.कोणिसावा मजला, सी-विंग, भगवती ग्रीन्स 3, प्लॉट नं.3, सेक्टर-23, खारघर, ता-पनवेल, जि-रायगड, (क्षेत्रफळ 168.4E चौ. मी. कारपेट एरिया) 2 कार पार्किंग सह, महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 5 जी ए-2 नुसार दस्त पत्र-5/7272/2021, दि. 23/06/2021 रोजी या दस्त ऐवजास मुद्रांक शुल्क 200000+100 शिल्लक ठेऊन उर्वरित मुद्रांक शुल्क रुपये 1399900/- या दस्त ऐवजास समायोजित केली आहे व या दस्त ऐवजास आवश्यक मुद्रांक शुल्क रुपये 1925600/- वसूल केले आहे ( ( Plot Number : 3 ; SECTOR NUMBER : 23 ; ) ) |
| (5) क्षेत्रफळ  | 1) 168 48 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:- सिद्धार्थ नितीन ठक्कर -- वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं:-31 बेनवेल बंगलो, आदर्श सीएचएस, बंगलो एरिया, पनवेल, गौरव बिल्डिंग समोर, पनवेल, रायगड, महाराष्ट्र, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-AEEPT0252M<br>2): नाव:- वेंकटेश एच ठक्कर -- वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं:-31, बेनवेल बंगलो, आदर्श सीएचएस, बंगलो एरिया, पनवेल, गौरव बिल्डिंग समोर, पनवेल, रायगड, महाराष्ट्र, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-APVPT8133K                                       |
| (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   | 1): नाव:- अन्टो पाव्हल्य कीतीकाल -- वय:-58; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्र-सी2/1502, हार्डिड पार्क, प्लॉट नं-6,9,10, सेक्टर-35जी, खारघर, नवी मुंबई,, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410210 पॅन नं:-ALKPK3274D<br>2): नाव:- रिषा आन्टो कीतीकाल -- वय:-54; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्र-सी2/1502, हार्डिड पार्क, प्लॉट नं-6,9,10, सेक्टर-35जी, खारघर, नवी मुंबई,, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410210 पॅन नं:-BFTPK1670P   |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 15/01/2024   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 15/01/2024   |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 958/2024   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 1926000  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |
| (14) शेरा  |  |

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

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



398955  
Monday, January 15, 2024  
1:23 PM

पावती

Original/Duplicate

नोंदणी क्र.: 398

Regn.: 39M

पावती क्र.: 1062 दिनांक: 15/01/2024

गावाचे नाव: खाशर

दस्तावेजाचा क्र.गुणनांक: पव.३-९५६-२०२४

दस्तावेजाचा प्रकार: फसवणूक

सादर करणाऱ्याचे नाव: आनंदी पावसा सीरीयल -

नोंदणी क्र.

दस्तावेजाचा क्र.

पुढाची संख्या: ५०

पुढा

₹. 31000.00

आपणाला खूब दस्त, भवतेल दिवसही-२ अंदाजे

1:43 PM शुक्र वेंकट सिद्ध

बाबत मुला: ₹. 17944220/-

नोंदणी क्र. 4750000C/-

नदरने सुदांक मुला: ₹. 19228000/-

1) डेव्हाराय प्रजा: DHC क्रमांक: ₹. 1000/-

दोहादनादना/ऑटो क्रमांक: 0124119016717 दिनांक: 15/01/2024

दोहादनादना/ऑटो क्रमांक: 0124119016717 दिनांक: 15/01/2024

2) डेव्हाराय प्रजा: eChallan क्रमांक: ₹. 30000/-

दोहादनादना/ऑटो क्रमांक: MH-01-3853289202324E दिनांक: 15/01/2024

दोहादनादना/ऑटो क्रमांक: MH-01-3853289202324E दिनांक: 15/01/2024

Subd Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२,

पुढा क्र. ३,

मूल्यांकनाचे वर्ष 2023  
जिल्हा रायगड  
मूल्य विभाग तालुका : पनवेल  
उप मूल्य विभाग 19/23-खारघर सिडको से.क्र.23  
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.  
खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक  
28100 80000 90100 100100 90100 चौ. मीटर

बांधीव क्षेत्राची माहिती  
बांधकाम क्षेत्र (Built Up)- 202.17 चौ. मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव  
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे बांधकामाचा दर- Rs.25289/-  
उद्दवाहन सुविधा - आहे मजला - 11th to 20th Floor

Sale Type - First Sale

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

मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.86000/-  
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
= ( ( (86000-28100) \* (100 / 100) ) + 28100 )  
= Rs.86000/-  
1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 86000 \* 202.17  
= Rs.17386620/-  
2) बंदिस्त वाहन तळाचे क्षेत्र 27.88 चौ. मीटर  
बंदिस्त वाहन तळाचे मूल्य = 27.88 \* (80000 \* 25/100)  
= Rs.557600/-

प व ल - ३  
२५५ २०२४  
१ / ५०

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

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेज्जनाईन मजला क्षेत्र मूल्य + लागतच्या 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  
= 17386620 + 0 + 0 + 0 + 557600 + 0 + 0 + 0 + 0 + 0  
= Rs.17944220/-  
= ₹ एक करोड एकोण ऐंशी लाख चव्वेचाळीस हजार दोन शो वीस /-

Home Print

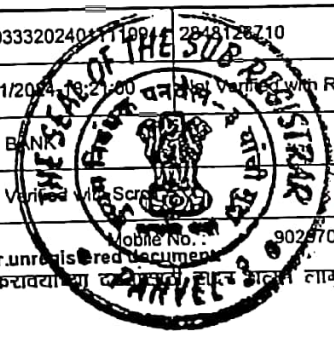


**CHALLAN**  
MTR Form Number-6



|  |                           |                                   |  |
|--|---------------------------|-----------------------------------|--|
| IN MH013853285202324E                        | BARCODE                   | Date 11/01/2024-18:07:39          | Form ID 25.2   |
| Department Inspector General Of Registration | Payer Details             |                                   |  |
| Stamp Duty                                   | TAX ID / TAN (If Any)     |                                   |  |
| Type of Payment Registration Fee             | PAN No.(If Applicable)    | ALKPK3274D                        |  |
| Office Name PNL5_PANVEL NO 5 SUE REGISTRAR   | Full Name                 | ANTO PAVUNNY KEETTIKKAL           |  |
| Location RAIGAD                              | Flat/Block No.            | FLAT NO-1901, 19th FLOOR, C-WING, |  |
| Year 2023-2024 One Time                      | Premises/Building         | BHAGWATI GREENS III               |  |
| Account Head Details                         | Amount In Rs.             | Road/Street                       |  |
| 030046401 Stamp Duty                         | 1926000.00                | PLOT NO-03, SECTOR 23, KHARGHAR   |  |
| 030053301 Registration Fee                   | 30000.00                  | Area/Locality                     | PANVEL, RAIGAD   |
|  |                           | Town/City/District                |  |
|  |                           | PIN                               | 4 1 0 2 1 0  |
|  |                           | Remarks (If Any)                  | PAN2=AEEPT0252M-SecondPartyName=SIDDHARTH NITIN<br>THAKKAR-CA=47500000 |
|  |                           | Amount In Words                   | Nineteen Lakh Fifty Six Thousand Rupees Only<br>3150                   |
| Total  | 13,56,000.00              |                                   |  |
| Payment Details IDBI BANK                    | FOR USE IN RECEIVING BANK |                                   |  |
| Cheque-DD Details                            | Bank CIN                  | Ref. No.                          | 691033320240111001 2848128710  |
| Cheque/DD No.                                | Bank Date                 | RBI Date                          | 11/01/2024 18:21:00  |
| Name of Bank                                 | Bank-Branch               | IDBI BANK                         |  |
| Name of Branch                               | Scroll No. , Date         | Not Verified with Scribble        |  |

पत्रक - 3  
१५६ २०२४  
3150



Department ID :  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
याच नतान फॉर्मट द्यावे नितंदास कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाची दस्त्यासाठी लागू नाही.

*[Handwritten signature]*

*B.S Thakkal*

*[Handwritten signature]*

*Reetha*

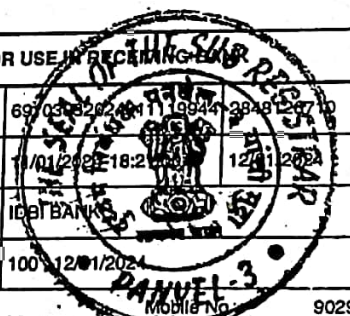
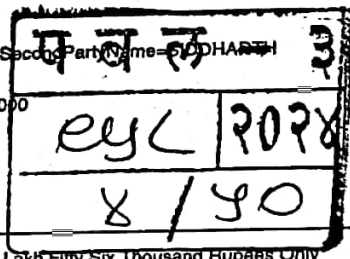




**CHALLAN**  
**MTR Form Number-6**



|                      |                                   |         |                           |                                   |  |   |      |                     |         |      |
|----------------------|-----------------------------------|---------|---------------------------|-----------------------------------|--|---|------|---------------------|---------|------|
| SRN                  | MH01385328922324E                 | BARCODE | [Barcode]                 |                                   |  |   | Date | 11/01/2024-18:07:39 | Form ID | 25.2 |
| Department           | Inspector General Of Registration |         | Payer Details             |                                   |  |   |      |                     |         |      |
| Type of Payment      | Stamp Duty<br>Registration Fee    |         | TAX ID / TAN (If Any)     |                                   |  |   |      |                     |         |      |
| Office Name          | PNL5_PANVEL NO 5 SJB REGISTRAR    |         | PAN No.(If Applicable)    | ALKPK3274D                        |  |   |      |                     |         |      |
| Location             | RAIGAD                            |         | Full Name                 | ANTO PAVUNNY KEETTIKKAL           |  |   |      |                     |         |      |
| Year                 | 2023-2024 One Time                |         | Flat/Block No.            | FLAT NO-1901, 19th FLOOR, C-WING, |  |   |      |                     |         |      |
|                      |                                   |         | Premises/Building         | BHAGWATI GREENS III               |  |   |      |                     |         |      |
| Account Head Details |                                   |         | Amount In Rs.             |                                   |  |   |      |                     |         |      |
| 030046401            | Stamp Duty                        |         | 1926000.00                | Road/Street                       | PLOT NO-03, SECTOR 23, KHARGHAR                                    |   |      |                     |         |      |
| 030063301            | Registrar. Fee                    |         | 30000.00                  | Area/Locality                     | PANVEL, RAIGAD   |   |      |                     |         |      |
|                      |                                   |         |                           | Town/City/District                |  |   |      |                     |         |      |
|                      |                                   |         |                           | PIN                               | 4  | 1 | 0    | 2                   | 1       | 0    |
|                      |                                   |         |                           | Remarks (If Any)                  | PAN2=AEEPT0252M-Second Party Name=SHYAM DHARSH THAKKAR-CA=47500000 |   |      |                     |         |      |
|                      |                                   |         |                           |                                   |  |   |      |                     |         |      |
|                      |                                   |         |                           | Amount In Words                   | Nineteen Lakh Fifty Six Thousand Rupees Only                       |   |      |                     |         |      |
| Total                |                                   |         | 19,56,000.00              |                                   |  |   |      |                     |         |      |
| Payment Details      | IDBI BANK                         |         | FOR USE IN RECEIVING BANK |                                   |  |   |      |                     |         |      |
| Cheque-DD Details    |                                   |         | Bank CIN                  | Ref. No.                          | 69703132624411982428912070   |   |      |                     |         |      |
| Cheque/DD No.        |                                   |         | Bank Date                 | RBI Date                          | 11/01/2024-18:24:53  |   |      |                     |         |      |
| Name of Bank         |                                   |         | Bank-Branch               | IDBI BANKS                        |  |   |      |                     |         |      |
| Name of Branch       |                                   |         | Scroll No. , Date         | 10012/01/2024                     |  |   |      |                     |         |      |



Department ID : [Blank]  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 दर चलन केवल दृश्य निबंधक कार्यालय में ही करावण्या दस्त्यासाठी लागू आहे. मोदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Digitally Signed by [Signature]  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURER'S MUMBAI 02  
 Date: 2024-01-11 18:24 IST  
 Reason: GRAS - Challan Document  
 Location: India

**Challan Defaced Details**

| Sr. No. | Remarks      | Defacement No.   | Defacement Date     | Userid | Defacement Amount |
|---------|--------------|------------------|---------------------|--------|-------------------|
| 1       | (IS)-398-958 | 0007372940202324 | 15/01/2024-13:23:39 | IGR148 | 30000.00          |

प व ल - ३  
 २५/३/२०२४  
 ९/५०

महासुदोके अधि. १९५८ चे अनु. ५, ग.ज. (२) नुसार  
 सधर वस्तास क. २००,०००/- १०.०० पेयले पु.गु.  
 शिल्लक देवून उर्यरीत पु.गु.र. १,११,११,११.००/-  
 द.र. ११,११,११,११.००/- म वस्तास  
 सवाणेजीत केले आहेत.  
 दि. १५/१/२४

सह मुख्य निबन्धक वर्ग-१  
 पत्रवेळ क्र. ४

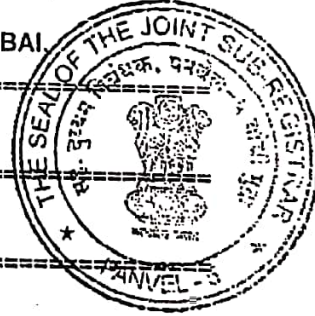


## AGREEMENT FOR SALE

FLAT NO.1901, 19<sup>th</sup> FLOOR, WING C  
 BLDG. KNOWN AS "BHAGWATI GREENS - III"  
 PLOT NO.3, SECTOR 23, KHARGHAR, NAVI MUMBAI.

प व ल - ५  
 १०/०२/२०२१  
 ९/१२२

CARPET AREA IN SQ MTRS. : 168.43  
 SALE PRICE : Rs.4,00,00,000/-  
 STAMP DUTY : Rs.16,00,000/-  
 REGISTRATION FEE : Rs.30,000/-



ARTICLES OF AGREEMENT FOR SALE made at Vashi, Navi Mumbai this 31<sup>st</sup> day  
 of MARCH 2021.

Signature

Signature



महा मुद्रांक अधि १९५८ चे अनु. ५अ(२) नुसारी द.क्र.पव.३-५/०२०२/२९

या दस्तास र. २०००००+१००० येवढे मु.सु. शिल्लक देता ज्वरीत मु.सु.

र. १३२२२०००- सदर दस्तास समाजोचित कोडे आहेत. व या दस्तास

आवश्यक लगणाप मु.सु. र. १२२५६०००/- सारु देल जाते

दि. १५/११/२०२४

सह.दुय्यम निबंधक वार्ड-  
पनवेल क्र.३

|           |
|-----------|
| प व ल - ३ |
| ६५८/१०२४  |
| ७/५०      |

## AGREEMENT FOR SALE

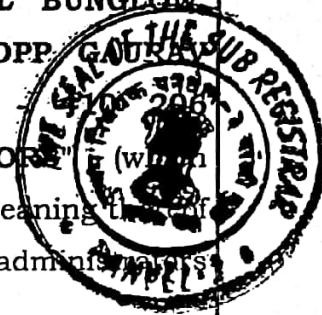
ARTICLES OF AGREEMENT made at Navi Mumbai, on this 15<sup>th</sup>  
Day of JANUARY 2024, BETWEEN 1.MR. SIDDHARTH NITIN  
THAKKAR Age 36 Years (PAN NO: AEEPT0252M) (AADHAR NO:  
2034 8374 0350) 2.MRS. BANSARI S THAKKAR Age 35 Years  
(PAN NO: APVPT8133K) (AADHAR NO: 5150 2406 1560) Indian  
Inhabitant/s, residing at PLOT NO 31, BENVEL BUNGLOW  
ADARSH CHS, BUNGLOW AREA, PANVEL, OPP. GOURA  
BUILDING, PANVEL, RAIGAD, MAHARASHTRA  
hereinafter called "THE TRANSFERORS/VENDORS" (which  
expression shall unless repugnant to the context or meaning thereof  
mean and include their respective heirs, executors, administrators  
and assigns of the ONE PART.

AND

1. MR. ANTO PAVUNNY KEETTIKKAL Age 58 Years of (PAN NO:  
ALKPK3274D) (AADHAR NO: 3168 2662 8027) 2. MRS. PREETHA  
ANTO KEETTIKKAL Age 54 Years of (PAN NO: BFTPK1670P)  
(AADHAR NO: 2471 7305 7554) Both Indian Inhabitant/s, residing  
at FLAT NO. C2/1502, HYDE PARK, PLOT NO. 6, 9, 10, SECTOR  
35G, KHARGHAR, NAVI MUMBAI 410 210. hereinafter called  
"THE TRANSFEREES/ PURCHASERS" (which expression shall  
unless repugnant to the context or meaning thereof mean and  
include their respective heirs, executors, administrators and  
assigns) of the OTHER PART.

B. S. Thakkar

Preetha



**RECEIPT**

RECEIVED of and from the withinnamed THE TRANSFERRES/PURCHASERS 1. MR.ANTO PAVUNNY KEETTIKKAL & 2. MRS.PREETHA ANTO KEETTIKKAL the sum of Rs.3,25,00,000/- (RUPEES THREE CRORE TWENTY FIVE LAKHS ONLY) within expressed under clause No. 2 (a) herein above towards part consideration of the FLAT NO. 1901, located on the 19<sup>th</sup> FLOOR, C-WING, admeasuring 168.48 Sq. Mtrs. CARPET AREA + Along With 2 CAR PARKING building known as "BHAGWATI GRENS III" situated at PLOT NO.03, SECTOR - 23, VILLAGE - KHARGHAR, TALUKA PANVEL, DIST. RAIGAD, NAVI MUMBAI. as under.

| SR. NO.      | CHEQUE NO. | DATE       | BANK                | AMOUNT                  |
|--------------|------------|------------|---------------------|-------------------------|
| 1.           | 414890     | 30/09/2023 | AXIS BANK           | Rs.10,00,000/-          |
| 2.           | 120650     | 24/11/2023 | STATE BANK OF INDIA | Rs.80,00,000/-          |
| 3.           | 120652     | 28/11/2023 | STATE BANK OF INDIA | Rs.75,00,000/-          |
| 4.           | 120655     | 07/12/2023 | STATE BANK OF INDIA | Rs.85,00,000/-          |
| 5.           | 000675     | 07/12/2023 | AXIS BANK           | Rs.75,00,000/-          |
| <b>TOTAL</b> |            |            |                     | <b>Rs.3,25,00,000/-</b> |

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२५६१०२४

२२/१०

**WE SAY RECEIVED**

**Rs.3,25,00,000/-**



B. S. Thakkar



1.MR. SIDDHARTH NITIN THAKKAR  
2.MRS. BANSARI S THAKKAR  
(THE TRANSFERORS/VENDORS)

1. W.S.  
2. D.S. P. N. 83



# BHAGWATI DEVELOPERS



**BHAGWATI GROUP™**  
INNOVATION IN REALTY

Date: 13-01-2024

To,  
MR. SIDDHARTH NITIN THAKKAR  
MRS. BANSARI S THAKKAR

PLOT NO-31, BENVEL BUNGLOW, ADARSH CHS,  
BUNGLOW AREA, PANVEL,  
OPP GAURAV BUILDING, PANVEL,  
RAIGAD, MAHARASHTRA - 410 206.

Sub: NOC for the transfer of Flat No. C-1901 on the 19<sup>TH</sup> Floor in the Building known as "BHAGWATI GREENS III" admeasuring 168.48 Square Mtr. (Carpet area) or thereabouts, situated on Plot No.3, Sector-23, Kharghar, Navi Mumbai.

Dear Sir,

By an Agreement for Sale dated 31-03-2021, we have agreed to sell to you Flat No. C-1901 on the 19<sup>TH</sup> Floor in our Project known as "BHAGWATI GREENS III" situate at Plot No.3, Sector-23, Kharghar, Navi Mumbai (hereinafter referred to as the said Flat) upon you paying to us the total consideration and all such other charges payable by you under the said Agreement for Sale and upon you complying with all the terms and conditions as are mentioned therein.

We have received your letter requesting for the grant of NOC for the transfer of the above Flat to MR. ANTO PAVUNNY KEETTIKKAL, 2) MRS. PREETHA ANTO KEETTIKKAL.

We have no objection to your selling the said Flat to 1) MR. ANTO PAVUNNY KEETTIKKAL, 2) MRS. PREETHA ANTO KEETTIKKAL, subject to the 1) MR. ANTO PAVUNNY KEETTIKKAL, 2) MRS. PREETHA ANTO KEETTIKKAL agreeing to pay their respective due amount of the said Agreement for Sale and also agreeing that the consent letter given for construction of Additional 19<sup>TH</sup> Floor by MR. SIDDHARTH NITIN THAKKAR & MRS. BANSARI S THAKKAR dated 15-07-2021, as well as the consent letter given by MR. ANTO PAVUNNY KEETTIKKAL and MRS. PREETHA ANTO KEETTIKKAL dated 13-01-2024 is binding upon them.

From the date hereof all your rights, title, interest in respect of the said Agreement for Sale in respect of the above Flat stands transferred to 1) MR. ANTO PAVUNNY KEETTIKKAL, 2) MRS. PREETHA ANTO KEETTIKKAL with immediate effect and you shall not claim any right, title, interest either in the same Agreement for Sale dated 31-03-2021 or the above Flat in any manner whatsoever.

This Resale NOC is issued on Request of MR. SIDDHARTH NITIN THAKKAR & MRS. BANSARI S THAKKAR.

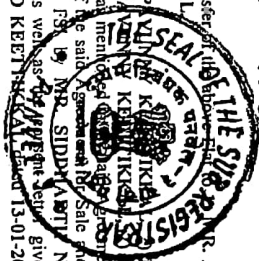
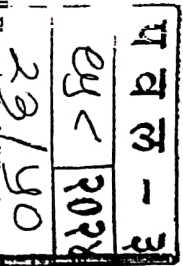
I/We Confirm  
MR. SIDDHARTH NITIN THAKKAR  
MRS. BANSARI S THAKKAR

*P. S. Thakkar*

MR. ANTO PAVUNNY KEETTIKKAL  
MRS. PREETHA ANTO KEETTIKKAL

FOR M/G. BHAGWATI DEVELOPERS

Partner



प व ल - ३  
२५/५०  
२०२४

529/7272

Tuesday, June 22, 2021  
11:35 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn. 39M

गावाचे नाव: खारघर  
दस्तऐवजाचा अनुक्रमांक: पवल5-7272-2021  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: सिद्धार्थ नितीन ठक्कर --

पावती क्र.: 7718 दिनांक: 22/06/2021

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 122



एकूण:

बाजार मूल्य: रु. 14056224.6/-

मोबदला रु. 40000000/-

भरलेले मुद्रांक शुल्क : रु. 1600000/-

Joint Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२  
(पानवेल-५)

1) देयकाचा प्रकार: DIIC रक्कम: रु. 440/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2205202100666 दिनांक: 22/06/2021  
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DIIC रक्कम: रु. 2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2106202115186 दिनांक: 22/06/2021  
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014505418202021E दिनांक: 22/06/2021  
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) : Mumbai : Mudrank 2020/CR136/M1(Policy) : Mumbai (01-01-2021 to 31-03-2021)

प्रकाराची स्वाक्षरी

मुख्य निबंधक, पानवेल-५

सह दुय्यम निबंधक, पानवेल-५ (वर्ग-२)

गावाचे नाव : खोरधर

| (1) विवेकाचा प्रकार   | कारणाचा   | गावाचे नाव : खोरधर |
|---|---|--------------------|
| (2) मोबदला  | 40000000  |                    |
| (3) मालकाचा (साहेबदादाचा) नामांकितपदाकार आकारणी देतो की पदधारक ने   | 14058224.6  |                    |
| (4) मू.मापन, नोंदरिस्ता व परतनांक(अस्त्यार)   | 1) पत्तिकेचे नाव:रायगड हार बळींग ; हार माहिती: विभाग क्र 19/23 दर 68700/- सदतिका क्र.1801 एकीकिताना मजला,सी विंग,मजली क्रि.स 3,प्लॉट नं 3 क्षेत्र 23 बांधार तर पत्रनेत वि 168.48 चौ.मी. कार्ट + 2 कार पार्किंग सर्व ( Plot Number : 3 ; SECTOR NUMBER : 23 )                                  |                    |
| (5) क्षेत्रफळ   | 1) 168.48 चौ.मीटर   |                    |
| (6) मालकाची किंवा जुडी देण्यात आहेत तेव्हा.   |   |                    |
| (7) दस्तऐवज करण देणाऱ्या/सिद्ध ठेवणाऱ्या परतकाराचे नाव किंवा दिवाणी न्यायालयचा हस्तपुस्तकाचा किंवा आदेशा बसण्यास प्रतिबन्धिते नाव व रक्क. | 1): नाव:-श्री मंगवती देवकुलपर्व वरुंगे मागीलार सोनीलाल मंगवती पोरा मळ्या वरुंगे अथ मंगेश मकर वरुंगे-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, टोल नं:- 1306 फिरत क्षेत्र पर्व 39/2 क्षेत्र 30 ए वरुंगे नदी सुर्वे, महुाराष्ट्र, ठाणे, पिन कोड:-40703 चौ नं:-AALFB5272C    |                    |
| (9) दस्तऐवज करण दिव्याचा दिनांक   | 1): नाव:-सिद्धार्थ विनीत ठकर -; वरु-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं प्लॉट नं 31, क्षेत्र 31, क्षेत्र 31, आदर्श सीएचए, 52 बंगला एरिया, पत्रनेत, गोर विन्डिंग समोर, पत्रनेत महुाराष्ट्र, RAIGARH(MH), पिन कोड:-410206 चौ नं:-AIEEP10252M                             |                    |
| (10) वस्त नोंदणी केल्याचा दिनांक  | 2): नाव:-नरदी एन ठकर वरुंगे मु मु व्हडुल सिद्धार्थ विनीत ठकर -; वरु-33; पत्ता:-प्लॉट नं:-, माळा इमारतीचे नाव:-, ब्लॉक नं:-, टोल नं:- प्लॉट नं 31, क्षेत्र 31, क्षेत्र 31, आदर्श सीएचए, 52 बंगला एरिया गोर विन्डिंग समोर, पत्रनेत, महुाराष्ट्र, RAIGARH(MH), पिन कोड:-410206 चौ नं:-APPV18133K |                    |
| (11) अनुमांक, डेड व पुढ   | 31/03/2021  |                    |
| (12) मालकाचा नावो मुदतक गुणक  | 23/06/2021  |                    |
| (13) मालकाचा नावो नोंदणी गुणक   | 72722021  |                    |
| (14) क्षेत्र  | 1600000   |                    |
|   | 30000   |                    |

यांनासाठी विचारात घेतलेला संपत्तीक:-

मुदतक गुणक आकारणात निवडलेला अनुच्छेद:-

Within the limits of any Municipal Corporation or any Cantonment area annexed to

|           |
|-----------|
| प व ल - 3 |
| 094 2028  |
| 26480     |

सह दुय्यम निबंधक वर्ग-२  
(पत्रनेत-५)







Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT  
FORM 'F'

[See rule 7(2)]

प व ल - ३  
५५७२०२४  
२८/५०



This extension of registration is granted under section 67 of the Act, to the following project: **BHAGWATI GREENS**  
Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO. 3, SECTOR 3, PLOT NO. 3, SECTOR 3, UMBARKHARGHAR,**  
**Panel, Raigarh, 410214,** registered with the regulatory authority / District: **Thane,**  
No P2000003352 of

1. **Bhagwati Developers** having its registered office / principal place of business at **Pr. 400705,**

- 2. This renewal of registration is granted subject to the following conditions:
  - The promoter shall execute and register a conveyance deed in favour of the allottees of the association of the allottees, as the case may be, of the apartment or the common areas as per rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website, Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereafter by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to 31/03/24 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 67 of the Act read with rule 7 of the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking its registration granted herein, as per the Act and the rules and regulations made there under.



Date: 12/08/2023  
Place: Mumbai

Signature valid  
Digitally Signed by  
D. V. Prabhakar  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Signature of the Authority Officer  
Maharashtra Real Estate Regulatory Authority

**CIDCO OCCUPANCY COMPLETION CERTIFICATE**

W. J. A. S. CHINAI

CIDCO/BP-15417/TPQ(NM & K)/2016/11467  
Unique Code : 20190402102132701

|       |      |         |      |
|-------|------|---------|------|
| Date  | 29   | October | 2023 |
| 29    | 2023 |         |      |
| 29/10 |      |         |      |

To,  
M/s. Bhagwati Developers, Through its partners  
Mr. Manji Karman Patel and Others Two  
1306, Real Tech Park, Plot No. 39/2, Sector-30A,  
Opp. Vashi Railway Station, Vashi, Navi Mumbai  
PIN - 400705

Sub : Occupancy Certificate for Resi Commercial [ Resi+Comm ] Building on Plot No. 03 ,  
Sector 23 at Kharghar , Navi Mumbai.

Ref :

Dear Sir,  
Please find enclosed herewith the necessary Occupancy Certificate for Resi Commercial  
[ Resi+Comm ] Building on above mentioned plot along with details as approved.  
You shall carry out Structural Audit of this development from the date of approval after every  
5 years from the date of occupancy certificate granted and submit the report of structural audit to  
Estate sector. CIDCO for their record. However, if the said premises are transferred to the  
register society, the above terms & conditions shall be incorporated in the conveyance deed and  
the society member shall be made aware of the said terms and conditions at the time of execution  
of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing  
regarding change made at site. Hence as per condition mentioned in commencement certificate.  
Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S  
-1) to get the water supply connection to your plot.

Signature Not Valid

Signature Not Valid

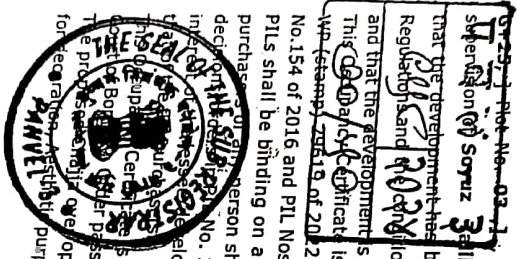


CIDCO/BP-15417/TPO(NM & K)/2016/11467  
Unique Code : 20190402102132701

Date : 19 October, 2023

**OCCUPANCY COMPLETION**  
**CERTIFICATE**

I hereby certify that the development of Resi+Commercial [ Resi+Comm ] Building A&B wing -G+16, C wing G+25, [ Total BUA = 9149.73Sq.mtrs , Residential 7907.19 Sq.mtrs , Commercial BUA = 1271.48 Sq.mtrs , Any Other BUA = 0 Sq.mtrs ] Number of units = 111No. , No. of Residential Units = 87No. , No. of Commercial Units = 24No. , Any Other Units = 0No. , Ground+No. Of Floors = Part A&B wing -G+16, C wing G+25, Sector - 23 at Kharghar of Navi Mumbai completed and ready for occupation by the Architect has been inspected on 05 October, 2023 and found to be in accordance with the provisions stipulated in the Commencement Certificate dated 05 June, 2019 and that the development is fit for the use for which it has been carried out. This Occupancy Certificate is granted based on the Order of Hon High Court dated 08.12.2019 (WP (C) No. 2219 of 2019) and the Occupancy Certificate shall be binding on all the parties concerned. The lessee/developer or any of the purchaser of the units shall not be entitled to claim any equities whatsoever in the event of any delay in the possession of the units by the developer or petitioner or the person claiming through the petitioner. The Occupancy Certificate is granted subject to pending WP (stamp) no. 14957/2023, Hon'ble Court of Civil Judge (Senior Judge) at Navi Mumbai. The provisions of the Occupancy Certificate shall be binding on you. The provisions of the Occupancy Certificate shall not be used for any habitable purpose for the reason stated above.



Yours faithfully,

**SHRI S. S. SORVIZ**  
CHIEF ARCHITECT  
CIDCO, NAVI MUMBAI  
Sector - 23, Kharghar  
Phone: 27521000

Thanking you,

9 2 3 - 3  
 24/1/2019  
 39/40

Reference No. : CIDCO/BP-15417/TPO(NM & K)/2016/3518 Date : 24/1/2019

To  
 M/s. Bhagwati Developers, Thrcugh Its partners  
 Mr....

**ASSESSMENT ORDER NO. 2019/3360**

sub : Payment of Amended development charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 03 (New) , Navi Mumbai.



Ref :

Your Proposal No. CIDCO/BP-15417/TPO(NM & K)/2016 dated 11/12/2015

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)  
 : M/s. Bhagwati Developers, Thrcugh Its partners Mr. Manji Kamran Patel and Others Two

1) Name of Assessee : Plot No. 03, Sector 23 at Kharghar (New) , Navi Mumbai.

2) Location : Residential + Residential + Mercantile / Business (Commercial)

3) Plot Use : Residential + Residential + Mercantile / Business (Commercial)

4) Plot Area : 8401.36

5) Permissible FSI : 1.5

6) Rates as per ASR : 28100

| Sl. No.                       | Budget Heads                         | Formula   | Formula Calculation Values | Amount   |
|-------------------------------|--------------------------------------|---|----------------------------|----------|
|                               | Workers Welfare charges (Labor Cass) | 1 % of (Total Constructor Area * Ready Reckoner Rate) | 1 % of * 36021.79 * 24200  | 3365000  |
| <b>Total Assessed Charges</b> |                                      |   |                            | <b>0</b> |

7) Date of Assessment : 24 January, 2019

8) Payment Details

Unique Code No. 2019 04 021 02 1327 01 is for this Amended Development Permission for Residential + Residential + Mercantile / Business (Commercial) Building on Plot No. 03, Sector 23 at Kharghar (New) , Navi Mumbai.

Reference No. : CIDCO/BP-15A17/TPO(NM & K)/2016/3518

Date : 24/1/2019

 **CIDCO**  
MUMBAI CITY  
**AMENDED COMMENCEMENT  
CERTIFICATE**

To,  
M/s. Bhagwati Developers, Through its partners  
Mr. Manji Karman Patel and Others Two  
1306, Real Tech Park, Plot No. 39/2, Sector-30A,  
Opp. Vashi Railway Station, Vashi, Navi Mumbai  
PIN - 400705

Sub : Development Permission for Residential [ Residential Bldg/Apartment ] + Residential  
[ Resit+Comm ] + Mercantile / Business (Commercial) [ Resit+Comm ] Building on  
Plot No. 03, Sector 23 at Kharghar (New) , Navi Mumbai.

|          |      |
|----------|------|
| पञ्च - ३ |      |
| २५८      | २०२४ |
| ३४       | ५०   |





प व न - ३  
२५/१०/२०१९  
२५/१०

Reference No. : CIDCO/BP-15417/TP0(NM & K)/2016/3518 Date : 24/1/2019

Please refer to your application for Development Permission for Residential [ Residential Bldg/ Apartment ] + Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ] Building on Plot No. 03, Sector 23 at Kharghar (New), Navi Mumbai.

The Development Permission is hereby granted to construct Residential [ Residential Bldg/ Apartment ] + Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ] Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above. The Developer / Individual plot Owner should obtain the proposed edge level from the concerned Nodal Executive Engineer. The Developer should ensure that the finished plinth level of the proposed buildings / shops to be minimum 150 mm above the proposed finished road edge level. In case, the building is having silt, the finished level should be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO, Navi Mumbai.

You will ensure that the building materials will not be stacked on the road during the construction period.



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Reference No. : CIDCO/BP-15417/TPO(NM & K)/2016/3518

Date : 24/1/2019

## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII) of 1966 to M/s M/s. Bhagwati Developers, Through its partners Mr. Manji Karman Patel and Others Two, 1306, Real Tech Park, Plot No. 39/2, Sector-30A, Opp. Vashi Railway Station, Vashi, Navi Mumbai for Plot No. 03, Sector 23, Node Kharghar (New). As per the approved plans and subject to the following conditions for the development work of the proposed Residential [ Residential Bldg/Apartment ] + Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ] in 12Floor; 1Ground Floor + 24Floor Net Builtup Area [Residential [ Residential Bldg/Apartment ] =3,434.50, Residential [ Resi+Comm ] =3,454.38, Mercantile / Business (Commercial) [ Resi+Comm ] =1,271.48 Other [Others] =00.03 Total BUA = 8160.39 Total BUA = 8160.39] Sq m.

Nos. Of Residential Units :- 114, Nos. Of Residential Units :- 43, Nos. Of Mercantile / Business (Commercial) Units :- 28

- A. This Commencement Certificate is valid up to plinth level only. The further after the plinth is inspected and plinth Completion Certificate is issued.
- B. Applicant should construct hutments for labors at site.
- C. Applicant should provide drinking water and toilet facility for labors at site.



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 deriving title under him, in such

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Reference No. : CIDCO/BP-15417/TPO(NN & K)/2016/3518      Date : 24/1/2019

**SCHEDULE**

**RAIN WATER HARVESTING**

Rain Water Harvesting in a building includes storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water on the paved surface.

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth and channelled and allowed after filtration for removing silt and floating matter be provided with ventilating covers. The water from the open well may be used for potable domestic purposes such as washing, flushing and for watering.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have crawl-off taps suitably placed so that the rain water may be drawn off for domestic, watering, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geographical and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6 mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
  - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.

