

२३९/१०९७

Sunday, January 21, 2024

13:11 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1173 दिनांक: 21/01/2024

भावाचे नाव: कल्लवीती

घरतपेवजाचा अनुक्रमांक: पवता-1097-2024

घरतपेवजाचा प्रकार: ऑग्रीगेट टू रोल ऑफ प्लेट

सावर करणाऱ्याचे नाव: मिसेस. भाधुरी विनोद सावळे , ,

नोंदणी फी

₹. 30000.00

घरत हाताळणी फी

₹. 960.00

पुस्तकी संख्या: 48

एकूण:

₹. 30960.00

आपणास मूळ घरत ,शंबनेल प्लॉट,सूची-२ अंदाजे
13:31 PM सा वेळेस मिळेल.

हाजार मुल्य: ₹.6866703.00/-

मोबदला ₹.7800000/-

भरलेले मुद्रांक शुल्क: ₹. 546000/-

Joint Sub Registrar Panyol 5

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

1) देयकाचा प्रकार: DHC रकम: ₹.960/-

सीडी/घनादेश/पे ऑर्डर क्रमांक: 0124209302910 दिनांक: 21/01/2024

बँकेचे नाव व पत्ता:

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

सीडी/घनादेश/पे ऑर्डर क्रमांक: MH014303928202324E दिनांक: 21/01/2024

बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी

Bachule

मुळदस्तावेज परत मिळाला.

स्विकारक

सह दुय्यम निबंधक, पनवेल ५.(वर्ग-२)

pdUjy7

1/21/2024



21/01/2024

सूची क्र.2

दुयम निबंधक : सह दु.नि.पनवेल 5

दस्ता क्रमांक : 1097/2024

नोंदणी :

Rogn:83m

भावाचे नाव : कळंबोली

(1) विलेखनाचा प्रकार	अंतिमेट दू सेल ऑफ प्लॉट
(2) भूखंडाचा क्रमांक	7800000
(3) बाजारभावाचा/भावाप्रमाणे/भावाच्या बाबतीत/पट्टाकार (आकारणी) देतो की पट्टेदार ते नमुद कराई	6866703.09
(4) भू-मानचित्रीय/प्लॉट/दस्ता व धरकमांक (असल्यास)	1) पातिकाचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र. 3/15/17 दर 96,200/- प्रति चौ.मी.,सवनीका नं. 601,सहावा मजला,ए-सिंग,इमारतीचे नाव- "भुमी गार्डनिया" व रजि. सोसायटीचे नाव- "भुमी गार्डनिया को.ऑप. सोसिंग सोसायटी लि.",प्लॉट नं. 7,सेक्टर नं. 17,मोजे कळंबोली(जीईएस),नवी मुंबई,ता.पनवेल,जि.रायगड,क्षेत्र 53.883 चौ.मी. कारपेट आणि एक स्टील कार पार्किंग सहीत,मा मिळकतीचे. PUI: KL17700500SA601 ((Plot Number : 7 ; SECTOR NUMBER : 17 ;))
(5) क्षेत्रफळ	1) 53.883 चौ.मीटर
(6) आकारणी किंवा सुद्धी देण्यात असत तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धी देणा-या पद्धतकाराचे नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा अदिश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. राजेश एम. बंका . . वय:-53; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. प्लॉट नं. बी/43, चौथा मजला, आर एन ए आर्केड, शार्मा नगर, हाय पॉईंट रेस्टॉरंट, लोखंडवाला कॉम्प्लेक्स, अंधेरी (पश्चिम), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AABPB2195E
(8) दस्तऐवज करून देणा-या पद्धतकाराचे व किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा अदिश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिसेस. माधुरी विनोद हावळे . . वय:-42; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. प्लॉट नं.-ए-201, साईराज सोसायटी, प्लॉट नं. 51-ए, सेक्टर नं. 11, रयान इंटरनॅशनल स्कूल, गेट नं. 2 लेन, नाना नाणी पार्क जवळ, खारघर, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायगड. पिन कोड:-410210 पॅन नं:-ADVPH9523R 2): नाव:-श्री. विनोद वसंत हावळे . . वय:-45; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. प्लॉट नं.-ए-201, साईराज सोसायटी, प्लॉट नं. 51-ए, सेक्टर नं. 11, रयान इंटरनॅशनल स्कूल, गेट नं. 2 लेन, नाना नाणी पार्क जवळ, खारघर, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायगड. पिन कोड:-410210 पॅन नं:-ABRPH9720P
(9) दस्तऐवज करून दिल्याचा दिनांक	21/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	21/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1097/2024
(12)बाजारभावाप्रमाणे नुस्रांक शुल्क	546000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)चेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

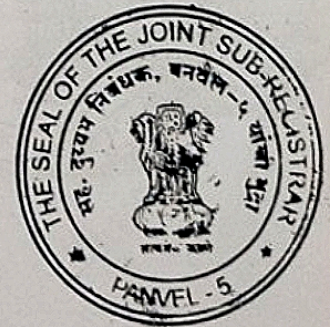
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

Valuation ID		20240121226		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		21 January 2024,11:29:48 AM	
मूल्यांकनाचे वर्ष	2023	जिल्हा	रायगड	मूल्य विभाग	तालुका : पनवेल	उप मूल्य विभाग	3/15/17-कळंबोली सिडको से.क्र.17
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 चौ. मीटर	
	29300	96200	102500	16400	102500		
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	64.659चौ. 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 -	5th to 10th Floor			
Sale Type - Resale	First Sale Date - 20/08/2010						
Sale/Resale of built up Property constructed after circular Jt.02/01/2018							
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.101010/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((101010-29300) * (100 / 100)) + 29300) = Rs.101010/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 101010 * 64.659 = Rs.6531205.59/-						
E) बंदिस्त वाहन तळाचे क्षेत्र	13.95चौ. मीटर						
बंदिस्त वाहन तळाचे मूल्य	= 13.95 * (96200 * 25/100) = Rs.335497.5/-						
Applicable Rules	= 3, 9, 18, 19, 15						
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेरिनाईन 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 = 6531205.59 + 0 + 0 + 0 + 335497.5 + 0 + 0 + 0 + 0 + 0 = Rs.6866703/- = ₹ अडुसष्ट लाख सहासष्ट हजार सात शे तीन/-						

Home

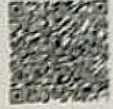
Print

प व ल - ५
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CHALLAN
MTR Form Number-6

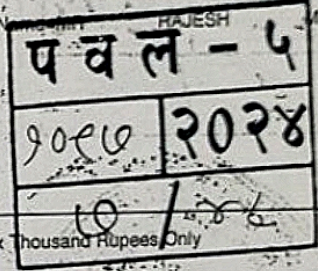
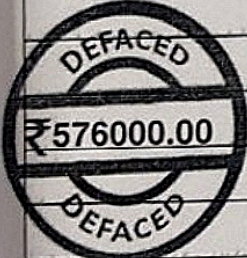


GRN	MH014303928202324E	BARCODE		Date	20/01/2024-12:59:15	Form ID	25.2
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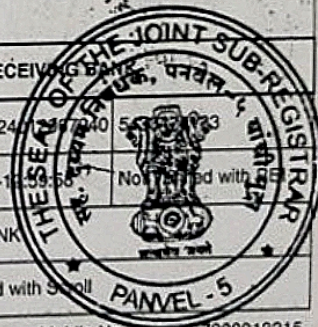
Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR	PAN No.(If Applicable)	ADVPH9523R
Location	RAIGAD	Full Name	MRS MADHURI VINOD HAVALA
Year	2023-2024 One Time	Flat/Block No.	Flat No. 601, in A-Wing, on the 6TH Floor, BHOOMI GARDENIA CO-OP. HOUSING SOCIETY LTD.
		Premises/Building	Plot No. 7 in Sector No. 17, KALAMBOLI (GES), Navi Mumbai, Tal. Panvel, Dist. Raigad

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	546000.00				4 1 0 2 1 2
0030063301 Registration Fee	30000.00				

Remarks (If Any)	PAN2=AABPB2195E~SecondParty BANKA-CA=7800000
Amount In	Five Lakh Seventy Six Thousand Rupees Only
Words	
Total	5,76,000.00



Payment Details	INDIAN BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank C/N	Ref. No.	02608672024-219740 54301933
Cheque/DD No.		Bank Date	RBI Date	20/01/2024-12:59:58
Name of Bank		Bank-Branch	INDIAN BANK	
Name of Branch		Scroll No., Date	Not Verified with Scroll	



Mobile No. : 7900013215

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-529-1097	0007556407202324	21/01/2024-12:11:33	IGR548	30000.00

AGREEMENT FOR SALE

(PART PAYMENT AGREEMENT)

This **AGREEMENT FOR SALE** made and executed at **Panvel** on this **21st** day of the Month of **January** in the Christian Year - **2024**.

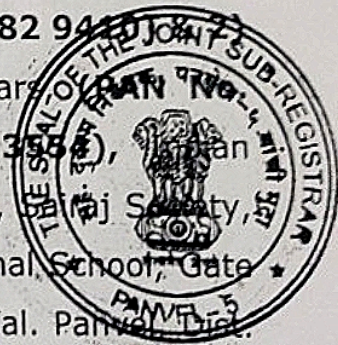
BETWEEN

MR. RAJESH M. BANKA, Age **53** Years, (**PAN No. AABPB2195E**), Indian Inhabitant, Residing At:- Flat No. B/43, 4th Floor, RNA Arcade, Samarth Nagar, Near High Point Resturant, Lokhandwala Complex, Andheri (West), Mumbai - 400053 (MH); 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 his heirs, executors, administrators and assigns) of the **FIRST PART**.

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९/१८	

AND

1) MRS. MADHURI VINOD HAVALE, Age **42** Years, (**PAN No. ADVPH9523R & UID NO. 4526 7982 9410 9410**)
MR. VINOD VASANT HAVALE, Age **45** Years, (**PAN No. ABKPH9720P & UID NO. 4230 3524 3554**), Inhabitant, both Residing At:- Flat No. A- 201, **Paraj Society**, Plot No. 51-A, Sector No. 11, Ryan International School, Gate No. 2 Lane, Near Nana Nani Park, Kharghar, Tal. Panvel, Dist. Raigad - 410210 (MH); hereinafter called and referred to as "**THE PURCHASER/S**" (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**.



Bechele

Havale

22. CIDCO Ltd. has issued **Occupancy Certificate** of the said Building under Ref. No. **CIDCO/BP-2889/TPO/(NM&K)/2014/810** on Dt. **21/08/2014**.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LAND)

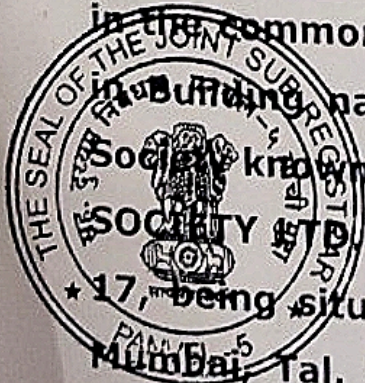
ALL THAT Piece or parcel of Land known as Plot No. 7 lying being and situated at Sector No. 17, KALAMBOLI (GES), Tal. Panvel, Dist. Raigad and containing by admeasuring 12249.61 Sq.Mtrs. or thereabouts and bounded as follows :-

- On or towards the North by :- Plot No. 5 & 6
- On or towards the East by :- Plot No. 9
- On or towards the South by :- Lay bye & 20.0 Mtrs. Wide Road
- On or towards the West by :- Plot No. 4

THE SECOND SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF FLAT)

प व ल - ५
All that
Admeasuring about 53.883 Sq.Mtrs. Carpet Area in "A"-Wing, annexed thereto on the 6 th Floor along with One Stilt Car Parking

piece and parcel of Flat No. 601, about 53.883 Sq.Mtrs. Carpet Area in "A"-Wing, annexed thereto on the 6th Floor along with One Stilt Car Parking, together with the proportionate interest in the common areas and facilities appurtenant thereto, in Building named "BHOOMI GARDENIA" & Registered Society known as "BHOOMI GARDENIA CO-OP. HOUSING SOCIETY LTD.", constructed on Plot No. 7 in Sector No. 17, being situate and lying at KALAMBOLI (GES), Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation.



THE THIRD SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF PARKING)

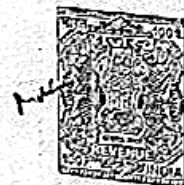
RECEIVED a sum of Rs. 10,22,000/- (Rupees TEN LAKH TWENTY TWO THOUSAND Only) in the following manner from the Purchaser/s i.e. 1) MRS. MADHURI VINOD HAVALE & 2) MR. VINOD VASANT HAVALE, being the Part Payment price of the purchase of Flat No. 601, Admeasuring about 53.883 Sq.Mtrs. Carpet Area in "A"-Wing, annexed thereto on the 6th Floor, together with the proportionate interest in the common areas and facilities appurtenant thereto, in Building named "BHOOMI GARDENIA" & Registered Society known as "BHOOMI GARDENIA CO-OP. HOUSING SOCIETY LTD.", constructed on Plot No. 7 in Sector No. 17, being situate and lying at KALAMBOLI (GES), Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub-District of Panvel, District Raigad.

PAYMENT DETAILS

CHEQUE / UTR Ref. NO.	Date	Bank Name	Amount
N355232794384324	21/12/2023	HDFC BANK LTD.	Rs. 50,000
N355232795562508	21/12/2023		Rs. 50,000
N015202088300005	17/01/2024	THE SATARA SAHAKARI BANK LTD.	Rs. 9,22,000
TOTAL =			Rs. 10,22,000

पवल - ५
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 २२/१८

I SAY RECEIVED
 Rs. 10,22,000/-



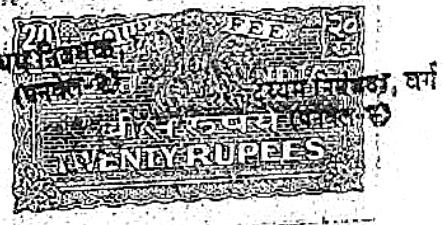
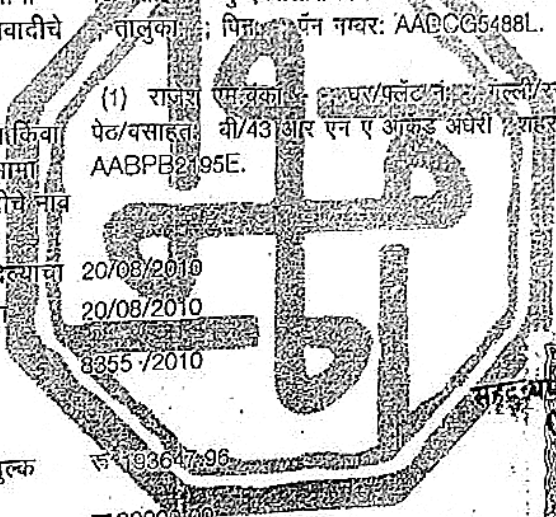
MR. RAJESH M. BANKA
 (SELLER)

सूची क्र. दोन INDEX NO. II

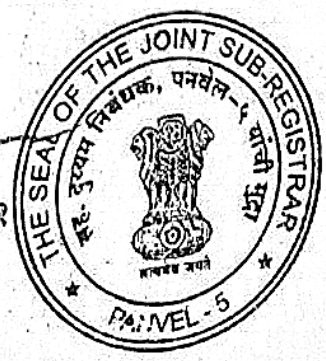
पेज नं. 63 प.
 Page: 63 of 6

गावाचे नाव : कळंबोली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या नावतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मॉबदला रु. 3,517,466.00 वा.मा. रु. 1,653,530.00
- (2) भू-मापन, फोटोहिरसा व घरक्रमांक (असल्यास) (1) वर्णना उपविभाग 3/15/17,सदनिका क्र 601 सहवा गजला ए विंग ** भूमी मॉडॅनिया ** फ्लॉट नं 7,सेक्टर 17,कळंबोली ता पनवेल जि रायगड क्षेत्र 53.883 चौ.मी. कारपेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.जी.डी.सी.वि.डकॉम-प्रा.लि.चे जायरेक्टर रमेश एल गजरा ,अनिस कुमार पाण्डेय यांचे वतीने अख्यपियुष पंचाळ - - - घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: न्यु एक्सहासिअर विल्डींग लिस्सा गजला ए के नायक मार्ग मुं 1 फॉर्ट ; शहर/नाम: तालुका: ; पिन: पॅन नम्बर: AABCG5488L.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राजेश एम.बका - - - घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: वी/43 अर एन ए अकड अघरी ; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPB2195E.
- (7) दिनांक करून दिल्याचा 20/08/2010
- (8) नोंदणीचा 20/08/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 8355/2010
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 8364796
- (11) वाजारभावाप्रमाणे नोंदणी रु 30000000
- (12) शेरा



सहद्वयम निबंधक, वर्ग २
 (पनवेल-२)



प व ल - ५
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 २३ / २८

REGISTRATION NO. 8729
20/08/2010

पावती

Original
नोंदणी 39 म.
Regn. 39 M

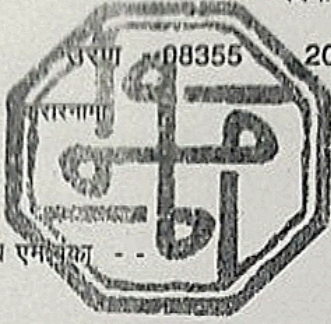
पावती क्र. : 8729

दिनांक 20/08/2010

मासचे मास कळवोली

दस्तावेजाचा अनुक्रमांक

दस्तावेजाचा प्रकार



सादर करणाराचे नाव: राजेश एम. का

नोंदणी फी

: - 30000.00

मयकल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

रजशात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री (60)

: - 1200.00

एकूण रु. 31200.00

आपणास हा दस्त अंदाजे 3:12PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.पनवेल 2

बाजार मुल्य: 1663500 रु. मोबदला: 3517466 रु.

भरलेले मुद्रांक शुल्क: 193700 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/घनाकर्ष क्रमांक: -; रक्कम: 30000 रु.; दिनांक: 09/08/2010

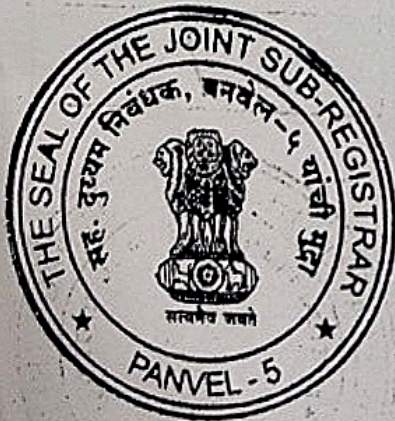
मुळ दस्तऐवज परत दिला.

लिपीक

दुय्यम निबंधक, उरण
मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:
 NIRMAL, 2nd Floor, Nairman Point,
 Mumbai - 400 021,
 PHONE : (Reception) 91-22-6650 0900 / 6650 0928
 FAX : 91-22-2202 2503 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Bldg.,
 Navi Mumbai - 400 614,
 PHONE : 91-22-6791 61 60
 FAX : 91-22-6791 61 63

REGD. OFFICE:
 No. 127
 W/s. GDC Buildcon Pvt. Ltd.,
 Through Director Shri. Dinesh Chandra Sharma & Other One,
 New Exclusion Bldg., 3rd floor, A. K. Nayak Marg,
 Fort - Mumbai.

Date:

ASSESSMENT ORDER NO.209/2010-11 REGISTER NO.01 PAGE NO.208
 (12.5% Scheme) Navi Mumbai.

- REF:-**
- 1) Your architect's application dated 13/05/2011 & 15/06/2011
 - 2) Enrlier C.C. granted by this office vide letter dtd.15/02/2010.
 - 3) Final transfer order issued by M(TS-1) vide letter dtd.10/01/2010
 - 4) Delay condonation NOC issued by M(TS-1) vide letter dtd.10/01/2010
 - 5) Electric Sub station location approved from MSEDCL vide letter dtd.20/01/2010
 - 6) Revised Fire NOC issued by Fire Officer, CIDCO vide letter dtd.10/05/2011
 - 7) Environmental clearance issued by Secretary, Environment Department, Govt. of Maharashtra vide letter dtd.13th April 2011.
 - 8) 50% IOC paid of Rs.61,25,000/- vide Challan No.121172, dtd.04/02/2010

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

1.	Name of Assessee	:- W/s. GDC Buildcon Pvt. Ltd., Through Director Shri Dinesh Chandra Sharma & Other One,
2.	Location	:- Plot No. 07, Sector-17, Kalamboli, (12.5% Scheme) Navi Mumbai.
3.	Land Use	:- Residential
4.	Plot area	:- 12249.61 Sq. mtrs
5.	Permissible FSI	:- 1.5
6.	Rates as per Stamp Duty Ready Reckoners for Sec-17, Kalamboli	:- Rs.13100/-
7.	AREA FOR ASSESSMENT :-	
A)	FOR COMMERCIAL (as per earlier approval) :-	
i)	Plot area	:- 274.007 Sq.mtrs.
ii)	Built up area	:- 411.011 Sq.mtrs.
B)	FOR RESIDENTIAL (as per earlier approval) :-	
i)	Plot area	:- 11975.603 Sq.mtrs.
ii)	Built up area	:- 13261.616 Sq.mtrs.
II.	FOR RESIDENTIAL (as proposed)	
i)	Built up area	:- 4618.758 Sq.mtr.
8.	DEVELOPMENT CHARGES :-	
A)	FOR COMMERCIAL (As per earlier approval) :-	
i)	Plot area	:- 274.007 Sq.mtrs. X Rs. 60/- = Rs.16440.42
ii)	Built up area	:- 411.011 Sq.mtrs. X Rs. 90/- = Rs.32880.88
		TOTAL = Rs.49321.30
B)	FOR RESIDENTIAL (As per earlier approval) :-	
i)	Plot area	:- 11975.603 Sq.mtrs. X Rs. 30/- = Rs. 359268.090
ii)	Built up area	:- 13261.616 Sq.mtrs. X Rs. 40/- = Rs. 530464.640
II.	FOR RESIDENTIAL (As proposed)	
i)	Built up area	:- 4618.758 Sq.mtr. X Rs. 13100/- X 2% = Rs.121011.596
		TOTAL = Rs.2099647.326
9.	Total Assessed development Charges :- 8(A)+8(B)=Rs.2149186.626, Say Rs. 2149169/-	
10.	Date of Assessment	:- 10/05/2011
11.	Due date of completion	:- 22/02/2008 to 21/02/2012
12.	Development charges paid of Rs.21,50,000/- vide Challan No.121171, dtd.24/02/2010, Amount of Rs.9,45,000/-	
	Receipt No.5933, dtd.10/05/2011, Amount of Rs.1,55,000/-	
	Receipt No.6499, dtd.30/08/2011, Amount of Rs.10,10,000/-	

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 २५ / ४८



This assessment order supersedes earlier assessment order No.429/2010 issued by this office vide letter dtd.15/02/2010
 Unique Code No. 2011 02 021 02 0569 01 is for this Development Permission on Plot No. 07, Sector-0-E, Kalamboli, Navi Mumbai.
 (R. B. Khopte)
 Addl. Town Planning Officer (DP)
 (Navi Mumbai & Khopte)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021;
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2262 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614/
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

Date: 19 SEP 2011

CIDCO/ATPO(BPV)2011/127-5

To,
 M/s. GDC Buildcon Pvt. Ltd.,
 Through Director Shri Dinesh Chandra Sharma & Other One,
 New Excluser Bldg., 2nd floor, A. K. Nayak Marg,
 Fort - Mumbai.

ASSESSMENT ORDER NO.209/2010-11 REGISTER NO.01 PAGE NO.209.

Unique Code No.	2	0	1	1	0	2	0	2	1	0	2	0	5	6	9	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 7 Sector-17, Kalamboli, (12.5% Scheme) Navi Mumbai.
 REF:- 1) Your architect's application dated 13/05/2011 & 15/06/2011

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
 (OFFICE ORDER NO. CIDCO/ADM/2449/DATED/18/11/92)

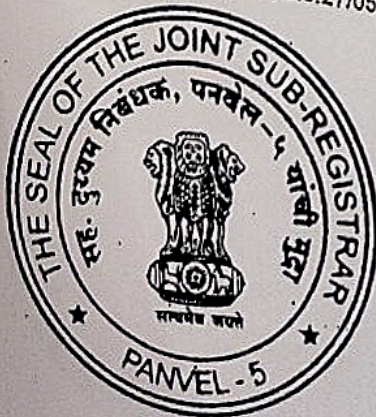
Name of Assessee
पवल - 4
 Location
 Land Use / Plot area
 Permissible SI
2028
 GROSS PUA FOR ASSESSEMENT
 ESTIMATED COST OF CONSTN.
 AMOUNT OF CESS
 Construction & Other Workers Welfare Cess charges paid Rs. 34,51,600/- vide Receipt No. 5841, dtd. 27/05/2011

- M/s. GDC Buildcon Pvt. Ltd., Through Director Shri Dinesh Chandra Sharma & Other One,
 - Plot No. 07, Sector-17, Kalamboli, (12.5% Scheme)
 - Navi Mumbai.
 - Residential
 - 12249.61 Sq. mtrs
 - 1.5
 - 34515.786 Sq.mtrs.
 - 34515.786 Sq.mtrs. X 10000.00 = Rs. 345157860/-
 - Rs. 345157860/- X 1% = Rs. 3451578.60
 - Rs. 345157860/- vide

Yours faithfully

(R. B. Patil)

Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGIONAL OFFICE:
 "NANMAL", 2nd floor, Nariman Point,
 Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0920
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Dalipat,
 Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

NA/NATPO(BP)/2011/1128-15

Date: 9 SEP 2011

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To: M/s. GDC Builders Pvt. Ltd.,
 Through Director Shri Dinesh Chandra Sharma & Other One,
 New Excluser Bldg., 3rd floor, A. K. Nayak Marg,
 Fort - Mumbai.

Subject: Amended approval revised plan for Residential Building on Plot No. 07, Sector-17, Kalamoli, (12.5% Scheme) Navi Mumbai.

- RE: 1) Your architect's application dated 13/05/2011 & 15/05/2011
 2) Earlier C.C. granted by this office vide letter dtd. 15/02/2010
 3) Final transfer order issued by M(TS-II) vide letter dtd. 19/12/2009
 4) Delay condonation NOC issued by M(TS-II) vide letter dtd. 19/01/2010
 5) Electric Sub station location approved from MSEDCL vide letter dtd. 20/01/2010
 6) Revised Fire NOC issued by Fire Officer, CIDCO vide letter dtd. 10/06/2011
 7) Environmental clearance issued by Secretary, Environment Department, Govt. of Maharashtra vide letter dtd. 13th April 2011.
 8) 50% IDC paid of Rs.61,25,000/- vide Challan No.121172, dtd.04/02/2010

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Dear Sir,
 Please refer to your application for amended development permission for Residential Building on Plot No. 07, Sector-17, Kalamoli, (12.5% Scheme) Navi Mumbai.

The amended development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1955 is also enclosed herewith for the structures referred above.

The Developer / Individual Plot Owner should obtain the proposed finished road edge level from the concerned Road Executive Engineer. The Developer/ Plot Owner to ensure that the finished finish level of the proposed buildings / shops should be minimum 750 mm above the proposed finished road edge level. In case, the building is having sill, the finished sill 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 Executive Engineer, Kalamoli CIDCO prior to the commencement of the construction work.

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

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control project site to avoid epidemic.

This set of approved plans supercedes all the plans approved earlier.

Thanking you,

Yours faithfully,

 (B.S. Pillai)
 Addl. Town Planning Officer (BP)
 (Navi Mumbai & Khopla)



REF. NO. CHDC/ATPCY 12833

19 SEP 2011

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. GDC Builders Pvt. Ltd. through Director - Shri. Dinesh Chandra Sharma & Other One of Plot No. 07 Road No. --- Sector 17 Node Kalamboli (12.5% scheme) of the Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Amended Plan for Resi. Bldg. (Gr. Flwr + 7th flr Wing "A B C D E & F"); Resi. BUA = 19880.37 m² + Comm. BUA = 411.011 m² Total BUA = 18,291.385 m² (Free of FSI = Fitness) Carpet BUA = 164,444 (Nos. of Residential Units 484 Nos. of Commercial units 12) OK

- This Certificate is liable to be revoked by the Corporation if:-
 - 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.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

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 an event shall be deemed to have carried out the development work in contravention of section-13 or 45 of the Maharashtra Regional and Town Planning Act-1966.

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20/09/11

- Give a notice to the Corporation for completion of development work upto plinth level atleast 7 days before the commencement of the further work.
- Give written notice to the Corporation regarding completion of the work.



Authorized officers of the Corporation to enter the building or premises, if the permission has been granted, at any time for the purpose of inspecting building control Regulations and conditions of this certificate. The building materials, installations, electrical installations etc. shall conform with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / of GDCR - 1975 in force. This 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 regulation 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 for 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. 6500/- 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 under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground 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 fighting purpose.

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

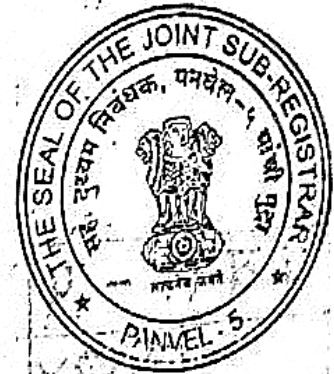
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

i) As soon as the development permission for new construction or redevelopment is obtained by the Owner/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

- Name and address of the owner/developer, Architect and Contractor.
- Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference along with description of its boundaries.
- Order Number and date of grant of development permission or redevelopment permission issued by the Planning Authority or any other authority.
- Number of Residential flats/Commercial Units with areas.
- Address where copies of detailed approved plans shall be available for inspection.

ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

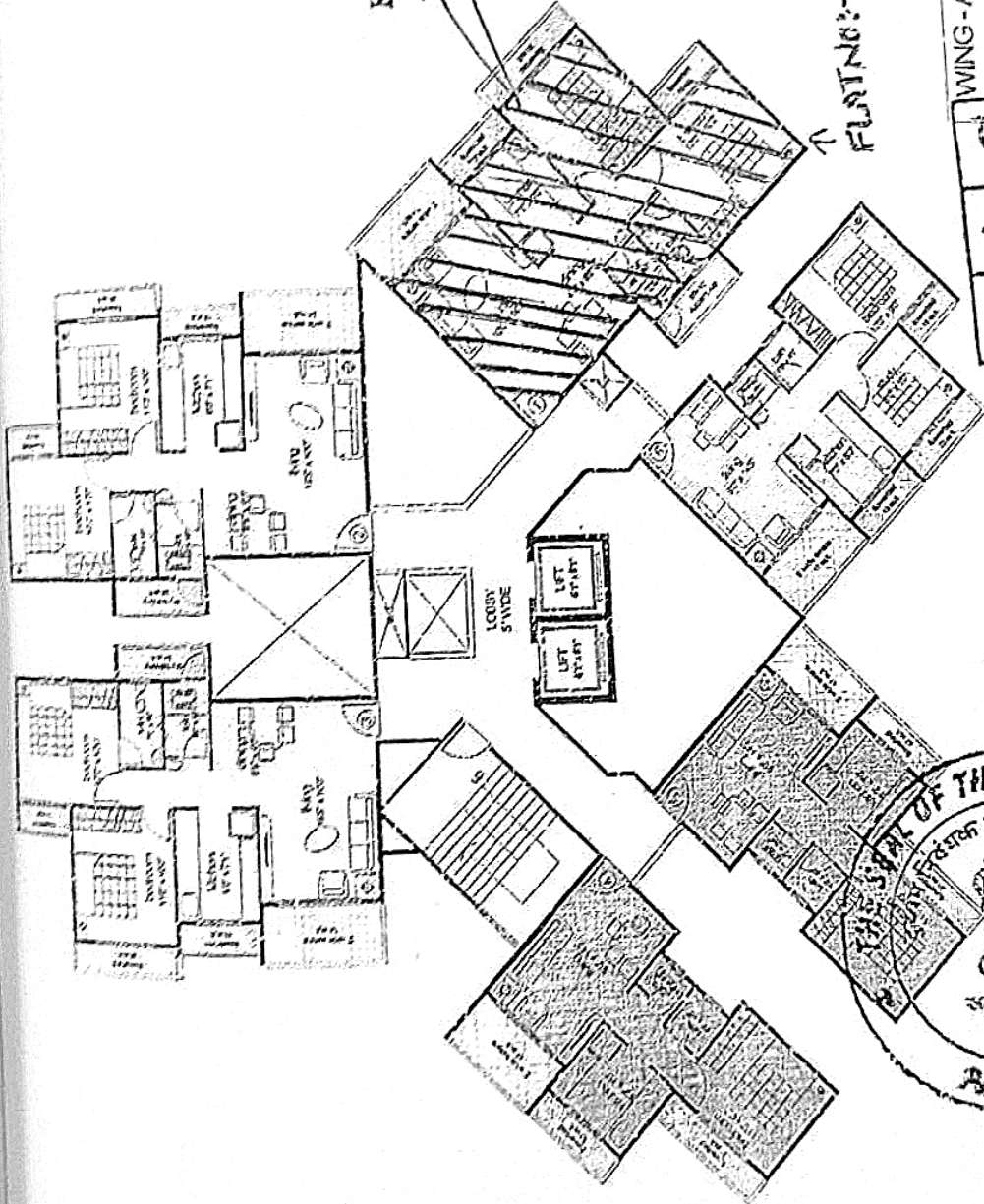
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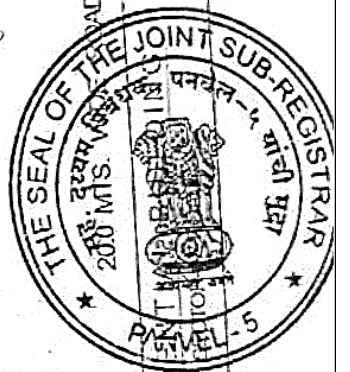
For GDC, Buildcon Pvt. Ltd.
 Director.

[Signature]

FLAT NO: - A/601



WING-A	4	31-4
TYPICAL FLOOR PLAN	9096	2028
NO. 10TH JITH, 10TH S. 12TH.	33	100



PROPOSED RESIDENTIAL
 AT PLOT NO. 10

4

[Signature]

[Signature]

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:
 "NIRMAL", 2nd floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) 00-91-22-6650 0900
 00-91-22-6650 0928
 FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE: 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

Ref. No.

Date: 21 AUG 2014

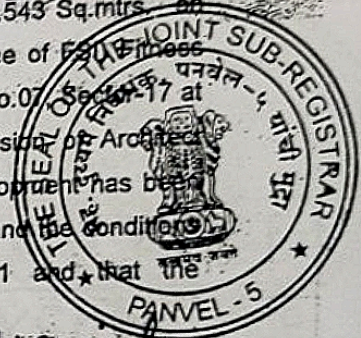
CIDCO/BP-2889/TPO(NM&K)/2014/810=--

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OCCUPANCY CERTIFICATE

पवेल - 4
 9020 2028
 BY / SL

I hereby certify that the development of Residential Building of [(Still +14 floors of Wing 'A, B, C, D, E, & F' Resi. BUA=17897.170 Sq.mtrs., Commercial BUA=441.543 Sq.mtrs. on Ground floor, Total BUA=18338.713, No. of Units Resi.-484, Comm.-12, (Free of FSI & Free Centre BUA=199.651 Sq.mtr. & Society Office BUA=24.822 Sq.mtr.)] on Plot No.07, Sector-17 at Kalamboli (12.5% scheme) of Navi Mumbai completed under the supervision of Architect M/s. STAPL has been inspected on 01/08/2014 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 09/09/2011 and that the development is fit for the use for which it has been carried out.



Manjula
 2115114
 (Manjula Nayak)
 Town Planning Officer(BP)
 Navi Mumbai & Khopta



:- नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन.सी.ओ.एम/सिडको/एच एस जी (टी. सी.) /६८१७/जे टी आर/सन २०१६ -२०१७

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

शुभा गार्डनिया सहकारी

गृहनिर्माण संस्था मर्यादित मूखंड फ. ७७, सेक्टर-१७,

रोडपाली/फळवोली, नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन-१९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण "भाडिकरु - सहभागिदारी गृहनिर्माण" संस्था असे आहे.

१ व २ -
१०९७ - २०२४
कार्यालयीन मोहर
३६ - ४८

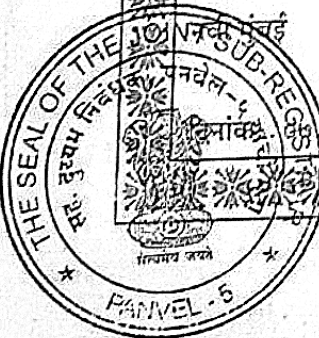


सही

[शरद जरे]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई



०२ / २०१७

Commercial Branch, Atlanta
First Floor, Nariman Point,
Mumbai - 400 021.

State Bank of Patiala
स्टेट बैंक ऑफ पटियाला

वाणिज्यिक शाखा, अटलान्टा
प्रथम तल्ला, नरिमल पॉइंट,
मुंबई - 400 021.

No. CBM/AMT-VI/258
To,
M/s. GDC Buldcon Pvt. Ltd.
Plot No.7, Sector 17, Roadpali,
Kalamboli, Navi Mumbai - 4410 218.

02/11/2013

Dear Sir,

Re : Your Term Loan A/c.No.65099527041

This is to confirm that the captioned loan account has been fully paid off and the account stands closed in our records w.e.f. 01.11.2013

The below referred plot and superstructure over the same including all flats, shops etc. was mortgaged to us as security for the loan. We do not have any lien/charge now on the above referred plot and superstructure over the same including all flats, shops etc. and is free from our encumbrance.

Plot Details: Plot No.7, Sector- 17, Roadpali, Kalamboli,
Navi Mumbai.

This is for your information please.

Your faithfully,


Chief Manager



प व ल - ५
fully paid off
9000 2028
80/8L



AMT - I - 2204 0200, 2282 2547 * AMT - II - 2204 7017, 2204 7019 * AMT - III - 2204 7022 * AMT - IV - 2204 7020, 2204



Date : 16-SEP-2015
HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

www.hdfc.com

Flat No: 600032221

TO WHOSOEVER IT MAY CONCERN

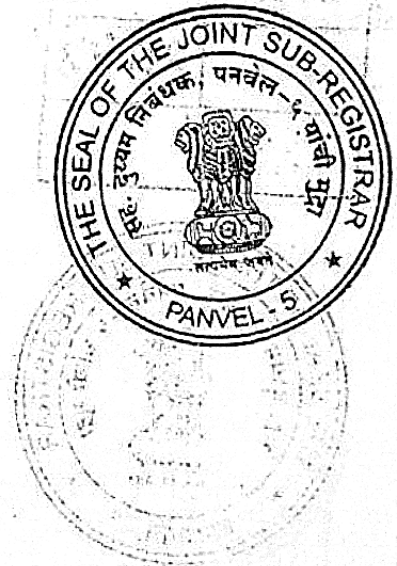
It is to put on record that MR RAMKA RAJESH MAHAVIPRASAD AND
MS RAMKA SHAGUN RAJESH to whom Housing Development Finance
Corporation Ltd. (HDFC) has granted a of Rs. 2190985 in terms of
the Loan Agreement dated 27-NOV-2010 has/have repaid the same in
full with all dues and that no amount is now due from
s/he/they towards or in respect of the said loan.

In view of the above HDFC has no claim, right, title or interest in
respect of the property being FLAT NO. 603, 6TH FLOOR, DHOOMI
SIDENTA - I WING A, PLOT NO 7, SECTOR
17, ROADPALI, KALANDOLI, NAVI MUMBAI. Pin : 410218 .

Yours faithfully,
For Housing Development Finance Corporation Ltd.

Authorised Signatory.

प व ल - 4	
2020	2028
BE/82	



दस्ता क्रमांक: पयल 5/1097/2024
ऑनलाइन प्रसारण: ऑनलाइन दस्ता सेल ऑफ फ्लॉट

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: श्री. राजेश एम. बंजन . . पत्ता: फ्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं.: फ्लॉट नं. बी/43, चौथा मजला, आर एन ए आर्केड, समर्थ नगर, हाय वॉल्ट रेस्टोरंट, लोखंडवाला कॉम्प्लेक्स, अंधेरी (पश्चिम), मुंबई, पिन नंबर: AABPB2195E	लिहून देणार वय :- 53 स्वाक्षरी:- R+		<input checked="" type="checkbox"/>
2	नाव: भिसेश. माधुरी विनोद हावळे . . पत्ता: फ्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं.: फ्लॉट नं. ए- 201, साईराज सोसायटी, फ्लॉट नं. 51-ए, सेक्टर नं. 11, रघान इंटरनॅशनल स्कूल, गेट नं. 2 लेन, नाना नाणी पार्क जवळ, खारघर, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायगड. पिन नंबर: ADVPH9523R	लिहून घेणार वय :- 42 स्वाक्षरी:- Rabachdhe		<input checked="" type="checkbox"/>
3	नाव: श्री. विनोद वसंत हावळे . . पत्ता: फ्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं.: फ्लॉट नं. ए- 201, साईराज सोसायटी, फ्लॉट नं. 51-ए, सेक्टर नं. 11, रघान इंटरनॅशनल स्कूल, गेट नं. 2 लेन, नाना नाणी पार्क जवळ, खारघर, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायगड. पिन नंबर: ABKPH9720P	लिहून घेणार वय :- 45 स्वाक्षरी:- Wasth		<input checked="" type="checkbox"/>

दस्ता प्रत्येक करून देणार तथाकथीत ऑनलाइन दस्ता सेल ऑफ फ्लॉट चा दस्ता ऐवज करून दिल्याचे कबुल करतात.
दस्ता क्र.3 ची वेळ: 21 / 01 / 2024 12 : 13 : 53 PM

अवकाश:-
दस्ता प्रत्येक असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र.सं.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: श्री. शंतनु घनश्याम नाईक . . वय: 26 पत्ता: फ्लॉट नं. बी-1306, भुमी गार्डनिया सी. एच.एस.सि., फ्लॉट नं. 7, सेक्टर नं. 17, रोडपाली, कळंबोली, ता. पनवेल, जि. रायगड पिन कोड: 410218	स्वाक्षरी 	<input checked="" type="checkbox"/>
2	नाव: श्री. नरेश बाबरे . . वय: 47 पत्ता: मू. बारवई, ता. पनवेल, जि. रायगड पिन कोड: 410206	स्वाक्षरी 	<input checked="" type="checkbox"/>

दस्ता क्र.4 ची वेळ: 21 / 01 / 2024 12 : 14 : 36 PM

Joint Sub-Registrar Panel 5

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS MADHURI VINOD HAVALE	eChallan	02608672024012067940	MH014303928202324E	546000.00	SD	0007556407202324	21/01/2024
2		DHC		0124209302910	960	RF	0124209302910D	21/01/2024
3	MRS MADHURI VINOD HAVALE	eChallan		MH014303928202324E	30000	RF	0007556407202324	21/01/2024

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

1097 / 2024



Know Your Rights as Registrants
Printout (4 pages on a slide) printout after scanning.

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2. Get print immediately after...

प्रमाणित करणेत येते की, सदर दस्ता प्रकृत रक
पाने आहेत, पुस्तक क्र. 9

क्रमांक 9026/2024 घर नोंदल.

सह दुय्यम निबंधक वर्ग-२, पनवेल-५,

दिनांक २९ मार्च ०९ सन २०२४

529 1097

शुक्रवार, 21 जानेवारी 2024 12:11
म.नं.

दस्त गोपवारा भाग-1

पवेल 5

दस्त क्रमांक: 1097/2024

दस्त क्रमांक: पवेल 5 /1097/2024

वाजार मुल्य: रु. 68,66,703/-

मोबदला: रु. 78,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,46,000/-

दु. नि. सह. दु. नि. पवेल 5 यांचे कार्यालयात

अ. क्रं. 1097 वर दि. 21-01-2024

रोजी 12:10 म.नं. वा. हजर केला.

पावती: 1173

पावती दिनांक: 21/01/2024

सादरकरणाराचे नाव: मिस. माधुरी विनोद हावळे . .

नोंदणी फी

रु.
30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

एकुण: 30960.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Panvel 5
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: अॅप्रीमेंट टू सेल ऑफ फ्लॉट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 21 / 01 / 2024 12 : 10 : 22 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 01 / 2024 12 : 11 : 18 PM ची वेळ: (फी)

दस्तावेजासोबत जोडलेले कागदपत्रे, कालमुखत्यार पत्र
व्यक्ती इत्यादी बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी निष्पक्षीची राहिल
लिहून देणारा
लिहून घेणारा