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Receipt (pavti)

529/1232

Thursday, January 25, 2024

11:53 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1341 दिनांक: 25/01/2024

गावाचे नाव: खारघर
दस्तऐवजाचा अनुक्रमांक: पवल5-1232-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: षिजी परकुळनगारा . .

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:13 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 4556706/-

मोबदला रु. 4800000/-

भरलेले मुद्रांक शुल्क : रु. 336000/-

Manoj
Joint Sub Registrar Panel 5

सह जुळ्यम निबंधक वर्ग-२,
(पनवेल-५)

1) देयकाचा प्रकार: DHC रकम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124251704714 दिनांक: 25/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014482938202324E दिनांक: 25/01/2024

बँकेचे नाव व पत्ता:

Manoj
Joint Sub Registrar Panel 5

११४७१८७०५६

पावती

Original/विद्यमान

नोंदणी क्र. ३९४

Regn. ३९४

पावती क्र.: १३४१

दिनांक: २५/०५/२०२४

2-2024

गारा...

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: ५०

सदका ID 202401252626

सदकाचे वर्ष 2023
रायगड
जिल्हा विभाग तालुका : पनवेल
मूल्य विभाग 20/35-खारघर सिडको से.क्र.35
सदकाचे नांव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

वर्ग	मूल्य दर	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
9800	98000	107000	122400	107000	चौ. मीटर

धिव क्षेत्राची माहिती	क्षेत्र	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
विकास क्षेत्र (Built Up)-	41.6 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
विकास क्षेत्राचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.25289/-
वाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Property Type - First Sale

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

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.98000/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((98000-36600) * (100 / 100)) + 36600
= Rs.98000/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 98000 * 41.6
= Rs.4076800/-

बंदिस्त वाहन तळाचे क्षेत्र 12.5 चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य = 12.5 * (98000 * 25/100)
= Rs.306250/-

लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र 4.43 चौ. मीटर
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य = 4.43 * (98000 * 40/100)
= Rs.173656/-

Applicable Rules = 3, 9, 18, 19, 14, 15

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन 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
= 4076800 + 0 + 0 + 0 + 306250 + 173656 + 0 + 0 + 0 + 0
= Rs.4556706/-
= ₹ पंचेचाळीस लाख छप्पन्न हजार सात शो सहा/-

Home Print

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CHALLAN
MTR Form Number-6



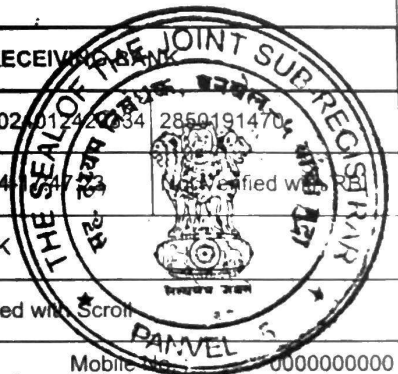
4482938202324E	BARCODE	Date 24/01/2024-17:46:43	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	BPMPP6229L	
Name PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	SHIJI PARAKULANGARA AND ARUNKUMAR	
RAIGAD		PUNNOLI KORATH	
2023-2024 One Time	Flat/Block No.	FLAT NO 304 3RD FLOOR A WING MAITRI	
	Premises/Building	PLANET NX	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
4401 Stamp Duty	336000.00	MAITRI PLANET NX CHSL PLOT NO 10 AND 11 SECTOR NO 35-I OWE KHARGHAR	NAVI MUMBAI		4 1 0 2 1 0
3301 Registration Fee	30000.00				
		Remarks (If Any)	PAN2=AGVPC9446P~SecondPartyName=RAVISHREE RAMESH CHATLA-CA=4800000		
		Amount In	Three Lakh Sixty Six Thousand Rupees Only 150		
	3,66,000.00	Words			

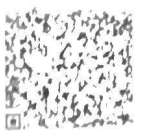
पवल - ५
१२३४ २०२४
५ १५०

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333202401242034	2850191470
Cheque/DD No.		Bank Date	RBI Date	24/01/2024	Not Verified with
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		



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

CHALLAN
MTR Form Number-6



4482938202324E	BARCODE	Date 24/01/2024-17.46.43	Form ID 25.2
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Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	BPMPP6229L	
PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	SHIJI PARAKULANGARA AND ARUNKUMAR	
RAIGAD		PUNNOLI KORATH	
2023-2024 One Time	Flat/Block No.	FLAT NO 304 3RD FLOOR A WING MAITRI	
	Premises/Building	PLANET NX	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
5401 Stamp Duty	336000.00	MAITRI PLANET NX CHSL PLOT NO 10 AND 11	NAVI MUMBAI		4 1 0 2 1 0
3301 Registration Fee	30000.00	SECTOR NO 35-I OWE KHARGHAR			

Remarks (If Any)		PAN2=AGVPC9446P~SecondPartyName=RAVISHREE RAMESH			
		CHATLA~CA=4800000			
Amount In	Three Lakh Sixty Six Thousand Rupees Only	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>प व ल - ५</p> <p>१२३२ २०२४</p> <p>५० / ५०</p> </div>			
Words	3,66,000.00				

Bank Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	69103332024012428334285019		
DD No.	Bank Date	RBI Date	24/01/2024-17.46.43		
Bank	Bank-Branch	IDBI BANK			
Branch	Scroll No. , Date	Not Verified with Scroll			

Payment ID: PANVEL 0000000000
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू

Sl. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount

AGREEMENT TO SELL

This **AGREEMENT TO SELL** of Flat is made and entered at KHARGHAR, on this 25th day of JANUARY, 2024 BETWEEN. Mr. RAVISHREE RAMESH CHATLA, having PAN- AGVPC 9446 P, aged about- 37 years an adult Indian Inhabitant, residing at- JN3/ 22/ 2, ASHIRWAD APARTMENT, NEAR YEWLE HOSPITAL, SECTOR NO- 9, VASHI, NAVI MUMBAI- 400 703, hereinafter called the TRANSFEROR/ VENDOR (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include his heirs, executors, administrators, successors, attorney's and assigns) of the **ONE PART.**

AND

(1) Mrs. SHIJI PARAKULANGARA, having PAN- BPMPP 6229 L, aged about- 47 years, (2) Mr. ARUNKUMAR PUNNOLI KORATH, having PAN- AESPA 2099 B, aged about- 53 years, both adult(s), Indian Inhabitants, residing at- FLAT NO- C-1-902, HYDE PARK, PLOT NO- 8,9 &10, SECTOR NO- 35-G, KHARGHAR, NAVI MUMBAI- 410 210, hereinafter called the TRANSFEREE(S) PURCHASER(S) (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include their executors, administrators, successors, attorney's and assigns) of the **OTHER PART.**

DESCRIPTION OF PROPERTY

FLAT NO:	FLOOR:	WING:	PLOT NO:
304	3 rd	A	10 & 11



BUILDING KNOWN AS : "MAITRI PLANET NX".
SOCIETY KNOWN AS : M/s. MAITRI PLANET NX CHS. LTD.
NODE : OWE- KHARGHAR, NAVI MUMBAI,
TAL - PANVEL, DIST - RAIGAD.
AREA IN SQ. MTRS. : **34.673 SQ. MTRS. CARPET + 4.425 SQ. MTRS. OPEN TERRACE, along with transfer of allotted Car Parking Space No- A-304.**

SALE PRICE : Rs.48,00,000/- (Rupees. Forty Eight Lakhs Only).

to be known as "the said Flat".

1) WHEREAS THE NODE KHARGHAR falls within the working limit of CIDCO Ltd. (CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED) and under the Panvel Municipal Corporation

2) AND WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (CIDCO Ltd.) is a Government Undertaking Company incorporated under the Companies Act 1956, hereinafter referred to as "THE CORPORATION (CIDCO)" and having its office at- Nirmal, 2nd Floor, Narim Point, Mumbai-400 021.

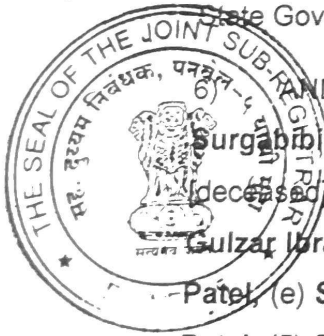
3) AND WHEREAS THE CORPORATION (CIDCO) is the New Town Development Authority declared for the area designated as a site for the town of Navi Mumbai by the Government of Maharashtra in exercise of powers under sub-section (1) and (3-A) of Section 113 of MRTP Act 1966 [MAHARASHTRA REGIONAL TOWN PLANNING ACT 1966 (Maharashtra Act No. XXXVII of 1966)], hereinafter referred to as "The Said Act".

4) AND WHEREAS the State Government, pursuant to Section 113-A of the Said Act, acquiring lands described therein and vesting such lands in the CORPORATION (CIDCO) for development and disposal.

By virtue of being Development Authority THE CORPORATION (CIDCO) has been empowered under Section 118 of the Said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the Said Act.

AND WHEREAS (1) Smt. Aminabibi Abdul Khadir Patel, (2) Smt. Surtgabibi Abdul Jabbar Patel, (3) Shri. Mohammed Ibrahim Miya Patel deceased through his legal heirs (a) Smt. Salma Ibrahim Patel, (b) Shri. Gulzar Ibrahim Patel, (c) Shri. Raees Ibrahim Patel, (d) Shri. Zaheer Ibrahim Patel, (e) Smt. Rehana Salim Khanbande, (4) Shri. Mohammed Husainmiya Patel, (5) Smt. Maryambibi A. Kadir Patel, had been allotted a Plot of Land by the said CORPORATION bearing Plot number 10 & 11 under erstwhile 12.5% Gaothan Expansion Scheme of CIDCO Ltd., admeasuring 2049.99 Sq. Mts. situated at Sector No.-35-I of Owe-Kharghar, Navi Mumbai, Tal.- Panvel, Dist.-Raigad and more particularly described in the First Schedule hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said property as set out therein.

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C. J. Jadhav

M. S. Kulkarni

7) AND WHEREAS Smt. Surtgabibi Abdul Jabbar Patel, (e) Smt. Rehana Salim Khanbande, (4) Shri. Mohammed Husainmiya Patel, (5) Smt. Maryambibi A. Kadir Patel, had been allotted a Plot of Land by the said CORPORATION bearing Plot number 10 & 11 under erstwhile 12.5% Gaothan Expansion Scheme of CIDCO Ltd., admeasuring 2049.99 Sq. Mts. situated at Sector No.-35-I of Owe-Kharghar, Navi Mumbai, Tal.- Panvel, Dist.-Raigad and more particularly described in the First Schedule hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said property as set out therein.

8) AND WHEREAS the Original Allottees of the Residential purpose Original Allottees building/s.

9) AND WHEREAS THE CORPORATION Licensees granted from the date duly registered 5353, Doc- No.

10) AND WHEREAS reasons, with Original Allottees PLANET Builders) respect of

C. J. Jadhav
TRANSFEE

- 1) WHEREAS THE NODE KHARGHAR falls within the working limit of CIDCO Ltd., (CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED) and under the Panvel Municipal Corporation.
- 2) AND WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (CIDCO Ltd.,) is a Government Undertaking Company incorporated under the Companies Act 1956, hereinafter referred to as "THE CORPORATION (CIDCO)" and having its office at- Nirmal, 2nd Floor, Narima Point, Mumbai-400 021.
- 3) AND WHEREAS THE CORPORATION (CIDCO) is the New Town Development Authority declared for the area designated as a site for the town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-A) of Section 113 of MRTP Act 1966 [MAHARASHTRA REGIONAL TOWN PLANNING ACT 1966 (Maharashtra Act XXXVII of 1966)], hereinafter referred to as "The Said Act".
- 4) AND WHEREAS the State Government, pursuant to Section 113-A of the Said Act, acquiring lands described therein and vesting such lands in the CORPORATION (CIDCO) for development and disposal.
- By virtue of being Development Authority THE CORPORATION (CIDCO) had been empowered under Section 118 of the Said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the Said Act.

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AND WHEREAS (1) Smt. Aminabibi Abdul Khadir Patel, (2) Smt. Surgabibi Abdul Jabbar Patel, (3) Shri. Mohammed Ibrahim Miya Patel (deceased) through his legal heirs (a) Smt. Salma Ibrahim Patel, (b) Shri. Gulzar Ibrahim Patel, (c) Shri. Raees Ibrahim Patel, (d) Shri. Zaheer Ibrahim Patel, (e) Smt. Rehana Salim Khanbade, (4) Shri. Mohammed Husainmiya Patel, (5) Smt. Maryambibi A. Kadir Patel, had been allotted a Plot of Land by the said CORPORATION bearing Plot number 10 & 11 under erstwhile 12.5% Gaothan Expansion Scheme of CIDCO Ltd., admeasuring 2049.99 Sq. Mts. situated at Sector No.-35-I of Owe-Kharghar, Navi Mumbai, Tal.- Panvel, Dist.-Raigad and more particularly described in the First Schedule hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said property as set out therein.

C. J. Amish

A. J. Amish

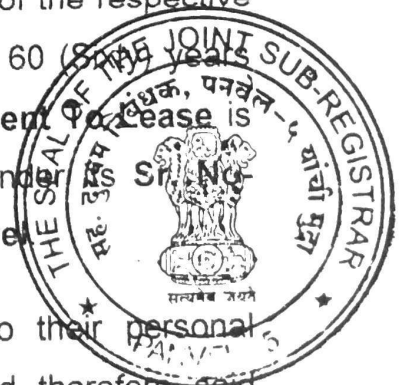
7) AND WHEREAS the said (1) Smt. Aminabibi Abdul Khadir Patel, (2) Smt. Surgabibi Abdul Jabbar Patel, (3) Shri. Mohammed Ibrahim Miya Patel [deceases] through his legal heirs (a) Smt. Salma Ibrahim Patel, (b) Shri Gulzar Ibrahim Patel, (c) Shri. Raees Ibrahim Patel, (d) Shri. Zaheer Ibrahim Patel, (e) Smt. Rehana Salim Khanbarde, (4) Shri. Mohammed Husainmiya Patel, (5) Smt. Maryambibi A.Kadir Patel., (hereinafter referred to as "THE ORIGINAL LICENSEES" and therein referred to as "THE LICENSEES OF THEIR RESPECTIVE PLOTS") paid to THE CORPORATION the Lease Premium in full and entered into Agreement To Lease, dated- 09/06/1997 and subsequently confirmed by a Deed of Confirmation, dated- 27/05/2008.

8) AND WHEREAS the Physical possession of the plot was handed over to the Original Allottees for development and construction thereof the building for Residential purposes. THE CORPORATION granted permission or license to the Original Allottees to enter upon the said plot of land for the purpose of erecting building/s.

9) AND WHEREAS and after construction of the buildings on the said plot, THE CORPORATION shall execute the Lease Deed in favour of the respective Licensees granting the lease of the said plot to the Licensees 60 (Sixty) years from the date of said Agreements To Lease; the said Agreement To Lease is duly registered before the Sub- Registrar of Assurances under Sr. No- 5353, Doc- No- Paval3-05191-2008, dated- 27/05/2008 at Panvel.

10) AND WHEREAS the said Original Allottees, due to their personal reasons, were unable to develop the said Plot thereon and therefore said Original Allottees approached to Mr. Habib Umer Khan Proprietor M/s. PLANET BUILDERS AND DEVELOPERS, (hereinafter referred to as the said Builders) to sell/ transfer/assign all their, title, interest and all the benefits in respect of the said Plot.

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11) AND WHEREAS the said ORIGINAL LICENSEES, by virtue of Tripartite Agreement, dated - 18/06/2008 have sold, transferred and assigned their right, title, interest and all the benefits of the said Plot of land in favor of M/s. PLANET BUILDERS AND DEVELOPERS., Proprietary Concern, represented by Proprietor Shri. Habib Umer Khan, therein and hereinafter referred to as ("THE NEW LICENSEES"), THE CORPORATION agreed to grant to the said Licensees, the lease of the said Plot number 10 & 11, Sector No- 35-I, Kharghar, Navi Mumbai, Tai.- Panvel, Dist.-Raigad, totally admeasuring 2049.99 Sq. Mts. on the terms and conditions specified therein and whereas the terms and condition of the said Agreement is complied with by the LICENSEES, the said plots were leased and assigned in favor of the LICENSEES M/s. PLANET BUILDERS AND DEVELOPERS., a Proprietary Concern, represented by its Proprietor Shri. Habib Umer Khan. The said Tripartite Agreement is duly registered before the Sub-Registrar Assurances under its Serial No- Paval 3/ 05833/ 2008, dated -18/06/2008 at CIDCO vide its letter bearing Reference number CIDCO/ Vasahat/ 12.5 in Scheme/ Kharghar/ 192/ 2008, dated- 30/06/2008 has substituted the

LICENSEES i.e. M/s. PLANET BUILDERS AND DEVELOPERS, instead and in place of the aforesaid Original Licensees for the said plot of land.

AND WHEREAS pursuant to the above, the aforesaid Original Licensees, have handed over peaceful and vacant possession of the said plot, land to the said Builder herein.

AND WHEREAS the Corporation approved and sanctioned the building plans and issued a Commencement Certificate bearing Reference Number CIDCO/EP/ ATPO/ 080, dated- 12/04/2010 to construct the building on the aforesaid plots of land.

AND WHEREAS the building so constructed on the said plot shall be known as "MAITRI PLANET NX".

15) AND WHEREAS pursuant to the TITLE REPORT of Advocate. Mrs PRATIBHA M. JADHAV- PAWAR, the title of the said Plot is adjudged to be clear and marketable.

16) AND WHEREAS

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17) AND WHEREAS to sale the Flats plot and to enter to receive the Sa

18) AND WHEREAS

(i) The said said Flat to M Purchaser), for executed on 2 Assurance office vide Receipt no- Possession of the 15, dated- 01/06

(ii) AND WHEREAS Operative Housing HOUSING SOCIETY 7847/ JTR/ YEAS Operative Societies

(iii) The area CARPET + 4.425

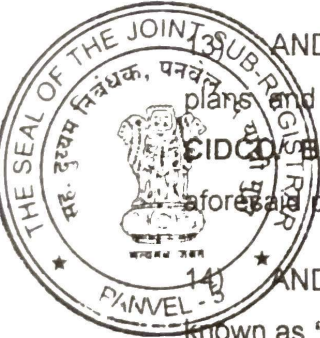
(v) The TRANSFER sufficiently seized to the TRANSFER

(vi) The TRANSFER and with such int

(vii) The TRANSFER the said Flat and shares in the s such terms and c

19) AND WHEREAS possessed of a undivided interest Parking Space

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१२	५०



17) AND WHEREAS the said Developer has agreed to sell the said Flat to the Purchaser/s of the said Flats etc. and to receive the Sale Price in respect thereof.

18) AND WHEREAS-

(i) The said Developers M/s. PLANET BUILDERS/ DEVELOPERS, sold the said Flat to Mr. RAVISHREE RAMESH CHATLA, (hereinafter the First Purchaser), for proper Consideration vide AGREEMENT TO SALE duly executed on 29/06/2011 and duly registered with the Sub- Registrar Of Assurance office Panvel-1 vide Document bearing no- PVL1 - 08680- 2011 and vide Receipt no- 9297, dated- 01/07/2011, and accordingly handed over peaceful Possession of the said Flat vide Possession Letter Ref No. 01/A-304/MPNX/15, dated- 01/06/2015.

(ii) AND WHEREAS all the unit Purchaser(s)/ Buyers formed into a Co-operative Housing Society Ltd., and named it as "MAITRI PLANET NX CO-OP HOUSING SOCIETY LTD" duly registered under no. NBOM/ CIDCO/ HSG/ (T.C)/ 7847/ JTR/ YEAR 2018-2019, dated- 28/02/2019 under the Maharashtra Co-operative Societies Act 1960.

(iii) The area of the said Flat is admeasuring about 34.67 SQ. MTRS. CARPET + 4.425 SQ. MTRS. OPEN TERRACE.

(v) The TRANSFEROR/ VENDOR is the lawful owner of the said Flat and well sufficiently seized and possessed and is entitled to sell and transfer the said Flat to the TRANSFEREE(S)/ PURCHASER(S).

(vi) The TRANSFEREE(S)/ PURCHASER(S) intend to purchase the said Flat and with such intention approached the TRANSFEROR/ VENDOR.

(vii) The TRANSFEROR/ VENDOR has agreed to transfer/sell his right to occupy the said Flat and all his rights, title and interest therein as well as to transfer his shares in the said Flat/ Society to the TRANSFEREE(S)/ PURCHASER(S) on such terms and conditions agreed and set between the parties hereto in writing.

19) AND WHEREAS the TRANSFEROR/ VENDOR is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Flat & of undivided interest appurtenant to the said Flat along with transfer of allotted Car Parking Space No- A-304, and to the common areas and facilities of the said land & building as mentioned above.

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C. Ravishree
TRANSFEROR/ VENDOR

[Signature]
TRANSFEREE(S)/ PURCHASER(S)

20 AND WHEREAS the TRANSFEROR/ VENDOR has agreed to sell the above described Flat to the TRANSFEREE(S)/ PURCHASER(S) together with all his rights, title and interest therein, the undivided interest appurtenant to the Flat such as balconies etc. and to the common areas, and facilities as specified in the aforesaid declaration and together with electricity meter for a total price of Rs.48,00,000/- (Rupees. Forty Eight Lakhs Only).

21 AND WHEREAS the TRANSFEROR/ VENDOR has paid service charges, water charges, electricity charges, and Property maintenance and repair charges, and Proper Tax, subscription of the said Flat to the respective authorities up-to-date.

22 AND WHEREAS the TRANSFEROR/ VENDOR has applied to the Society for the grant of permission to sell and transfer the said Flat to the TRANSFEREE(S)/ PURCHASER(S)

AND WHEREAS the parties are desirous of recording the terms and conditions as follows:

NOW THIS INDENTURE WITNESSTH AS FOLLOWS:

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AND WHEREAS the TRANSFEROR/ VENDOR has agreed to transfer the TRANSFEREE(S)/ PURCHASER(S) have agreed to purchase the Flat No. 304, 3rd FLOOR, "A" WING, in the building known as - "MAITRI PLANET NX", M/s. MAITRI PLANET NX CHS. Ltd., PLOT NO- 10 & 11, SECTOR NO- 35- I, OWE- KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- RAIGAD, DIST- RAIGAD, admeasuring area of about- 34.673 SQ. MTRS. + 4.425 SQ. MTRS. OPEN TERRACE, (i.e. the said Flat) for valuable consideration of Rs.48,00,000/- (Rupees. Forty Eight Lakhs Only) together with all rights, title, interests and membership, along with transfer of allotted Parking Space No- A-304.



2. The TRANSFEREE(S)/ PURCHASER(S) have agreed to acquire all rights, title, interests and membership of the TRANSFEROR/ VENDOR in respect of the said Flat with all its assets and deposits. The TRANSFEROR/ VENDOR shall transfer and assign to the TRANSFEREE(S)/ PURCHASER(S) all his rights, title, interests and benefit in respect of the Said Flat.

3. The TRANSFEREE(S)/ PURCHASER(S) have agreed to pay a sum of Rs.48,00,000/- (Rupees. Forty Eight Lakhs Only) as follows:

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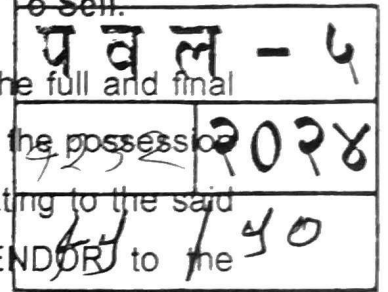
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a) **MODE OF PAYMENT**

Sr No	Bank Name & Branch	Cheque/ D D / NEFT/ IMPS No	Dated	Amount (Rs)
1	Bank Of India	345041	06/12/2023	Rs.1,00,000/-
2	Bank Of India	345042	17/01/2024	Rs.7,00,000/- (Part Loan Settlement)
3	Bank Of India	021387	20/01/2024	Rs.10,00,000/-

b. The balance sum of Rs.30,00,000/- (Rupees. Thirty Lakhs Only) shall be paid after availing the loan from any Bank or Financial Institution or/ and from Own Contribution. The transaction shall be completed within 45 working days from registration of Agreement To Sell.

4. On registration of Deed of Assignment and on receiving the full and final payment the TRANSFEROR/ VENDOR has agreed to hand over the possession of the said Flat along with the original keys and documents relating to the said Flat (if any) in the possession of the TRANSFEROR/ VENDOR to the TRANSFEREE(S)/ PURCHASER(S).



5. The TRANSFEROR/VENDOR shall execute all papers, forms, declarations and documents as required by the law in favour of the TRANSFEREE(S)/ PURCHASER(S) for effectual transfer of their interest in respect of the said Flat.



6. The TRANSFEREE(S)/ PURCHASER(S) have agreed to pay all expenses including Stamp Duty and registration charges to the lawful authority.

7. The TRANSFEROR/ VENDOR doth hereby covenant with the TRANSFEREE(S)/ PURCHASER(S) that notwithstanding any act, deed, matter of things whatsoever by the TRANSFEROR/ VENDOR or any person or persons lawfully or equitably claiming by, from, through, under or in trust made for him (if any), done, committed, omitted or willingly suffered to the contrary and TRANSFEROR/ VENDOR now and have in himself good right, title and absolute authority to agree to sell, transfer and assign the benefits of the said Flat to the TRANSFEREE(S)/ PURCHASER(S) in manner aforesaid.

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10. The said Flat will be delivered to the **TRANSFEEE(S)/ PURCHASER(S)** in the condition as it is and the **TRANSFEROR/ VENDOR** will not be liable to make any addition or alteration.

11. On the delivery of vacant possession of the said Flat the **TRANSFEEE(S)/ PURCHASER(S)** will be the absolute owner thereof with all the rights of occupation thereto as member of the said Society and thereafter the **TRANSFEROR/ VENDOR** will have no right, title or interest therein.

12. The **TRANSFEEE(S)/ PURCHASER(S)** will hold the said Flat on an absolute basis subject to the bye-laws of the Society and the resolutions passed by the Society and the Managing Committee from time to time and as a member of the Society and also subject to the clauses of the Agreement to Lease.

13. Both the parties reserve the right of Specific Performance of this deed.

SCHEDULE OF THE PROPERTY

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot Nos – 10 & 11, situated at Sector No. 35-I, Village- Owe- Kharghar, Tal Panvel. Dist Raigad. admeasuring about 2049 99 Sq. Mtrs or thereabout bounded as follows i.e. to say

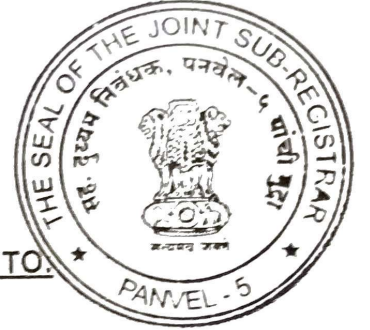
On or towards the North by - Plot No 14 & 15

On or towards the South by - Road.

On or towards the East by - Plot No. 12.

On or towards the West by - Plot No. 9.

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SECOND SCHEDULE ABOVE REFERRED TO.

All that FLAT NO- 304, 3rd FLOOR, "A" WING, in the building known as - "MAITRI PLANET NX", M/s. MAITRI PLANET NX CHS. Ltd., PLOT NO- 10 & 11, SECTOR NO- 35-I, OWE- KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- PANVEL, DIST- RAIGAD, admeasuring area of about- 34.673 SQ. MTRS. CARPET + 4.425 SQ. MTRS. OPEN TERRACE, along with transfer of allotted Car Parking Space No- A-304.

ANNEXURES

<u>Sr. no</u>	<u>COPY OF DOCUMENTS</u>	<u>MARKED AS</u>
1.	FLOOR PLAN	ANNEXURE-1
2.	COMMENCEMENT CERTIFICATE	ANNEXURE-2
3.	TITLE REPORT OF PLOT	ANNEXURE-3
4.	OCCUPANCY CERTIFICATE	ANNEXURE-4
5.	POSSESSION LETTER	ANNEXURE-5
6.	SOCIETY REGISTRATION CERTIFICATE	ANNEXURE-6
7.	CAR PARKING LETTER	ANNEXURE-7
8.	PROPERTY TAX PAID RECEIPT	ANNEXURE-8

C. J. Mishra

Shri. A. A. Kulkarni

IN WITNESS WHEREAS THE PARTIES herein have hereunto set and subscribe
their respective hand the day and the year hereinabove mentioned.

SIGNED, SEALED AND DELIVERED)

By the within named TRANSFEROR/ VENDOR

Mr. RAVISHREE RAMESH CHATLA

PAN- AGVPC 9446 P.

C. J. Ravishree



In the presence of

1. *Bharate*
2. *[Signature]*

SIGNED, SEALED AND DELIVERED)

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२० / ५	Mrs. SHIJI PARAKULANGARA

By the within named TRANSFEREE(S)/ PURCHASER(S)

Mrs. SHIJI PARAKULANGARA

PAN- BPMPP 6229 L.

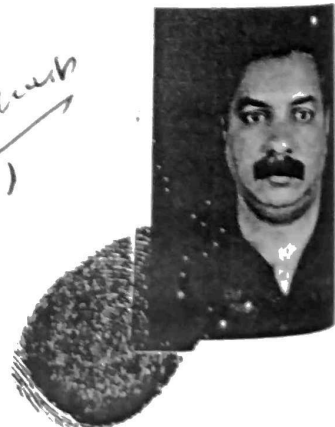
Shiji



(2) Mr. ARUNKUMAR PUNNOLI KORATH

PAN- AESPA 2099 B.

Arun Kumar



In the presence of

1. *Bharate*
2. *[Signature]*

RECEIPT

RECEIVED a sum of Rs.18,00,000/- (Rupees. Eighteen Lakhs Only) from and of TRANSFEREE(S)/ PURCHASER(S) (1) Mrs. SHIJI PARAKULANGARA, (2) Mr. ARUNKUMAR PUNNOLI KORATH, as part payment amount as per the following mode adjustable from the total consideration amount of Rs.48,00,000/- (Rupees. Forty Eight Lakhs Only) towards the sale of FLAT NO- 304, 3rd FLOOR, "A" WING, in the building known as - "MAITRI PLANET NX", M/s. MAITRI PLANET NX CHS. Ltd., PLOT NO- 10 & 11, SECTOR NO- 35- I, OWE-KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- PANVEL, DIST- RAIGAD, admeasuring area of about- 34.673 SQ. MTRS. CARPET + 4.425 SQ. MTRS. OPEN TERRACE, along with transfer of allotted Car Parking Space No- A-304.

MODE OF PAYMENT:

Sr. No	Bank Name & Branch	Cheque/ D.D./ NEFT/ IMPS No.	Dated	Amount (Rs.)
1	Bank Of India	345041	06/12/2023	Rs.1,00,000/-
2	Bank Of India	345042	17/01/2024	Rs.7,00,000/- (Part Loan Settlement)
3	Bank Of India	021387	20/01/2024	Rs.10,00,000/-

I SAY RECEIVED

Rs.18,00,000/-

(Rupees. Eighteen Lakhs Only)



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MAITRI PLANET NX CHS. LTD.

Regd No N.B.O.M/CIDCO/HSG/(T.C)/7847/JTR/YR2018-19

Plot Nos 10&11, Sector 35i, Near Ganesh Mandir, Kharghar Navi Mumbai 410210

Dated- 16/12/2023

TO WHOM SO EVER IT MAY CONCERN:

This is to certified that **MR. RAVISHREE CHATLA**, is the Owner of the Flat No. 304, 3rd floor, Wing- A, with reference to the dastkramank 8680/2011 Index II in the Society known as "MAITRI PLANET NX" Co-Operative Housing Society Limited, Plot Numbers- 10 & 11, Sector- 35-I, Kharghar, Navi Mumbai, Taluka- Panvel, District- Raigad, Pin- 410210.

We further confirm that he has informed society about his intention of selling and transferring his flat and share to **1) Mrs. Shiji P & Mr. P K Arunkumar** wide his application for sale NOC dated 8TH December 2023. according to the rules and regulations of the society; we have no objection for the said flat.

We further confirm that there is an ongoing mortgage loan against the said property with SBI bank as per the SBI bank letter dated 12.12.2023 Vashi - Turbhe Branch to the Maitri Planet Nx society for informing about this loan with SBI and requesting society to issue Sale NOC. to **MR. RAVISHREE CHATLA**.

On the basis of above mentioned SBI letter and Ravishree Chatla letter we hereby issued this NOC for registration purpose only.

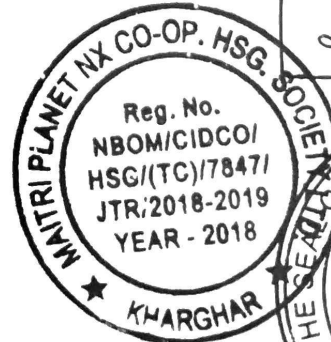
For Maitri Planet NX CHSL

For **MAITRI PLANET NX CO-O. HSG. Ltd**

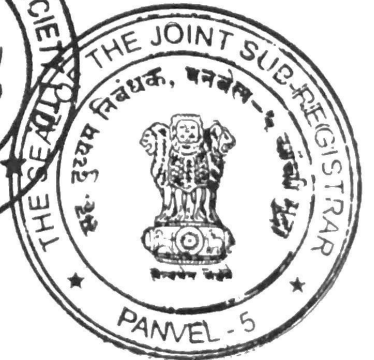

Hon. Chairman


Hon. Secretary

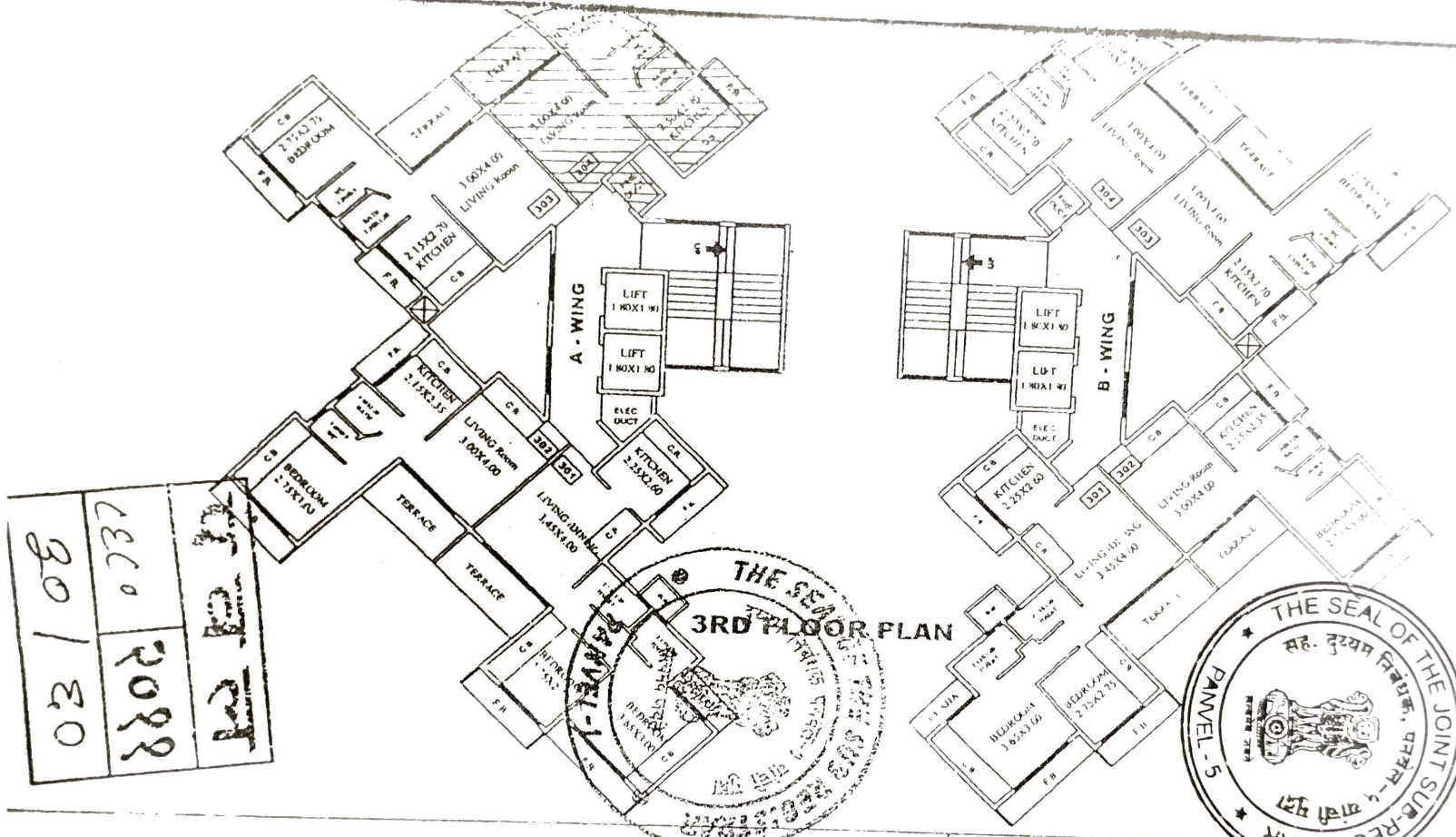

Hon. Treasurer



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MAITRI PLANET NX
 RESIDENTIAL COMPLEX,
 IN PLOT NO -10/11, SECTOR - 35-I,
 ODE - KHARGHAR, NAVI MUMBAI.

FLOOR NO :-	3RD FLOOR
FLAT NO :-	304
WING :-	'A'
Carpet Area :-	34 673
Let Us Area :-	4 435

SIGNATURE OF OWNER & DEVELOPER
 For PLANET BUILDERS & DEVELOPERS

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Proprietor

NAME & SIGNATURE OF PURCHASER

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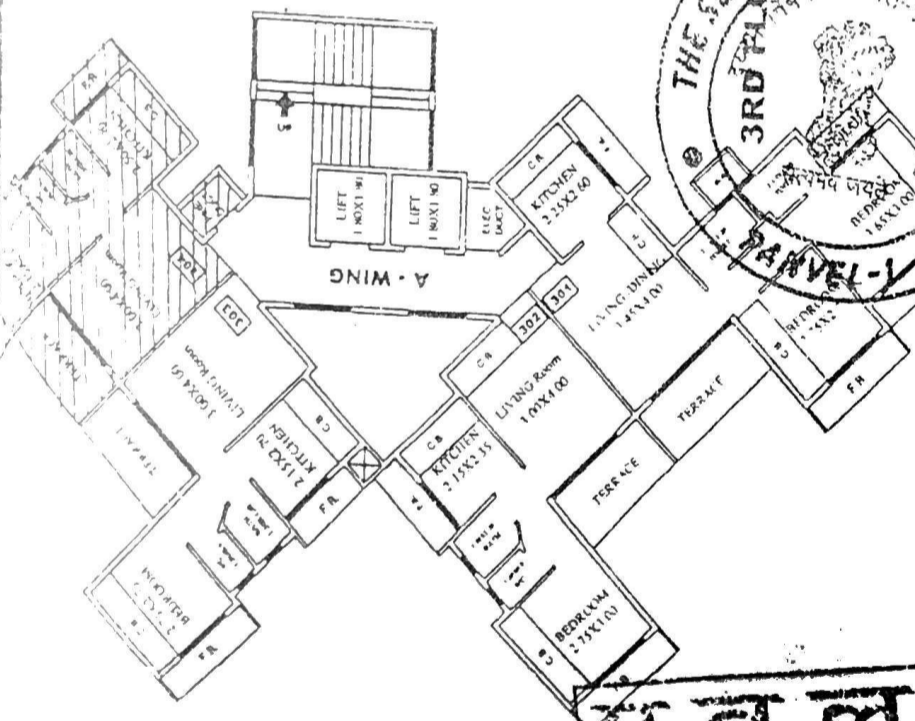
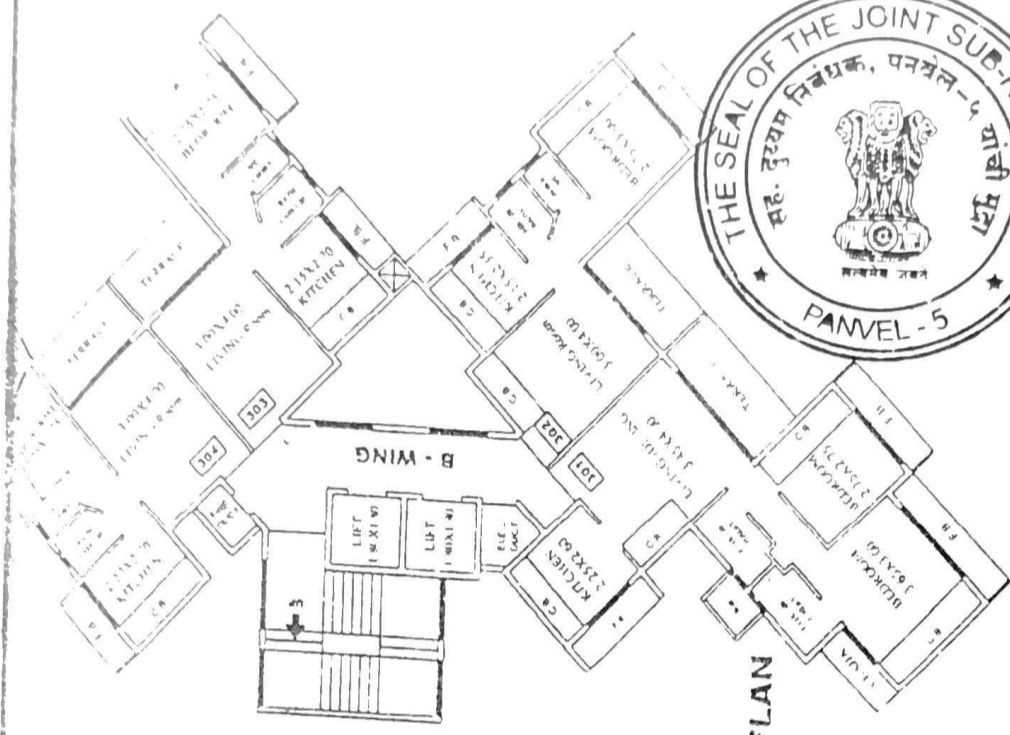
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SIGNATURE OF OWNER & DEVELOPER
 FOR PLANET BUILDERS & DEVELOPERS

Proprietor
 NAME & SIGNATURE OF PURCHASER

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MAITRI PLANET NX

RESIDENTIAL COMPLEX,
 PLOT NO -10/11, SECTOR - 35-1,
 ODE - KHARGHAR, NAVI MUMBAI.

FLOOR NO -	3RD FLOOR
FLAT NO -	304
WING -	'A'
Carpet Area	34.673
Terrace Area	4.435

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दुय्यम निबंधक: पनवेल 1

दस्तावेजांक व वर्ष: 8680/2011

नोंदणी 63 म

Friday, July 01, 2011

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e

1:05:23 PM

गावाचे नाव : ओवे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाज: भाव (भाडेपट्ट्याच्या करारनामा
बाबतीत गट्टाकार आकारणी देतो करारनामा
की पट्टे दार ते नमूद करावे) मोबदला रू. 2,671,000.00
बा.भा. रू. 1,671,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग नं. 19/35, दर रु 38500- प्रती चौ.मी ** सदनिका क्र.304, तिसरा मजला, ए विंग, मैत्री प्लॅनेट एन एक्स, प्लॉट क्र. 10/11, से.नं. 35 आय, ओवे - खारघर
- (3) क्षेत्रफळ (1) 34.673 चौ.मी.कारपेट + 4.425 चौ.मी.टेरेस कारपेट
- (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) प्लॅनेट विल्डर्स-ॲण्ड-डेव्हलपर्स तर्फे प्रोफा हबीब उमर खान तर्फे कु.मु.म्हणून कुरीयन के चेरीयन -; घर/प्लॉट नं. कोपरखरणे, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रविश्री रमेश घाटला -; घर/प्लॉट नं: से.नं.9, वाशी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एजीव्हीपीसी 9446 पी.
- (7) दिनांक करून दिल्याचा 29/06/2011
- (8) नोंदणीचा 01/07/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 8680 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 142860:00
- (11) बाजारभावाप्रमाणे नोंदणी रू 26800:00
- (12) शेरा

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सह दुय्यम निबंधक, वर्ग-२
(पनवेल १)





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE: CIDCO Bhavan, CBD Estate, Navi Mumbai - 400 614
PHONE: +91-22-6791 8100
FAX: +91-22-6791 8155

HEAD OFFICE: CIDCO Bhavan, CBD Estate, Navi Mumbai - 400 614
PHONE: +91-22-6791 8100
FAX: +91-22-6791 8155

Ref. No.

Date 12 APR 2010

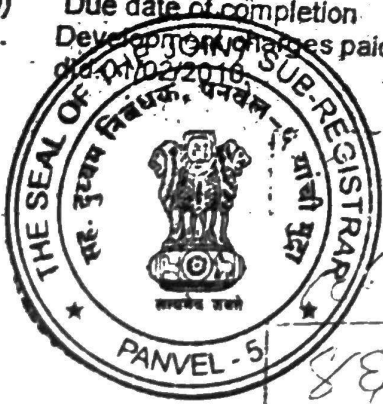
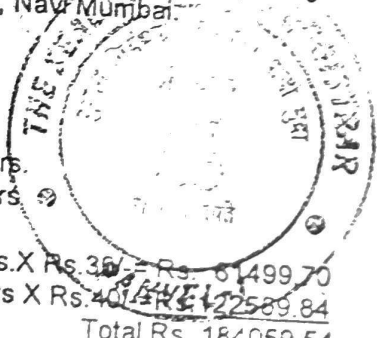
CIDCO/ATPO(BP)079 = - -
To,
M/s Planet Builders & Developers,
Prop. Mr. Habib Umer Khan,
8/A/40, Sagar CHS, Sector-10,
Koparkhairane, Navi Mumbai.

ASSESSMENT ORDER NO.23 /2010-11 REGISTER NO.01 PAGE NO. 23

SUB:- Payment of development charges for Residential Building on Plot No.10 & 11, Sector- 35-I at Owe-Kharghar (12.5% scheme), Navi Mumbai.
REF:- 1) Your architect's application dated 21/07/2008, 03/08/2009 & 09/04/2010.
2) Delay condonation NOC issued by M(TS) vide letter dtd.24/06/2008
3) Extension in time limit NOC issued by M(TS) vide letter dtd. 23/09/2009
4) Fire NOC issued by Fire Officer, CIDCO vide letter No.340, dtd.16/10/2009
5) Transfer order issued by M(TS) vide letter dtd. 30/06/3008
6) 50% IDC paid of Rs.10,25,000/- vide Challan No.121146, dtd. 01/02/2010

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(OFFICE ORDER NO. CIDCO/JADM/2449/DATED/18/11/92)

1. Name of Assessee :- M/s Planet Builders & Developers
Prop. Mr. Habib Umer Khan,
2. Location :- Plot No. 10 & 11, Sector-35-I at Owe-Kharghar
(12.5% scheme), Navi Mumbai
3. Land use :- Residential
4. Plot area :- 2049.99 Sq. mtrs
5. Permissible FSI :- 1.5
6. AREA FOR ASSESSEMENT:-
i) Plot area :- 2049.99 Sq.mtrs.
ii) Built up area :- 3063.996 Sq.mtrs.
7. DEVELOPMENT CHARGES:-
i) Plot area :- 2049.99 Sq.mtrs. X Rs. 30/- = Rs. 61499.70
ii) Built up area :- 3063.996 Sq.mtrs X Rs. 40/- = Rs. 122559.84
Total Rs. 184059.54
8. Total Assessed development charges :- 7(i) + 7(ii)=Rs. 184059.54, Say Rs. 184060/-
9. Date of Assessment :- 09/04/2010
10. Due date of completion :- Upto 08/06/2010
11. Development charges paid of Rs.1,84,500/- Vide Challan No.121145, dtd. 01/02/2010.



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Yours faithfully
(R. B. Patil)
Add. Town Planning Officer(BP)
(Navi Mumbai & Kheops)

NO. CIVIL/OP/11/080 = - -

12 APR 2010

MAY & 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. Planet Builders & Developers Prop. Shri- Habib Umar Khan.

Plot No. 10 & 11, Road No. —, Sector 35 I, Node Oux - Kharghar of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (G+13) stry

Total Residential BUA = 3063.996 m²

(Nos. of Residential Units 104, Nos. of Commercial units —)

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 an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall:
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.



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

THE JOINT SUB...

NO. CHD/CO/ATPO/080 = - - =

12 APR 2010

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

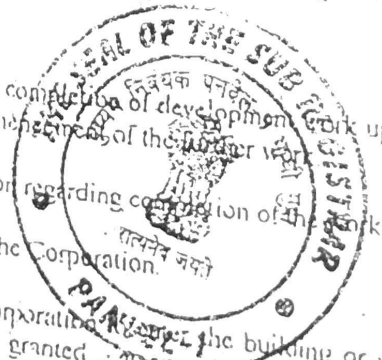
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. Planet Builders & Developers Prop. Shri- Habib Umer Khan.
Plot No. 10 & 11 Road No. - - - Sector 35 I Node Owe- Kharghar of
Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg (G+13) str.
Total Residential BUA = 3063.996 m²

(Nos. of Residential Units 104 Nos. of Commercial units -)

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 an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :-
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.



पंचल
 3063.996
 104
 3063.996



The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

6. A certified copy of the approved plan shall be exhibited on site.

7. The amount of Rs. 10500/- 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.

*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.

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

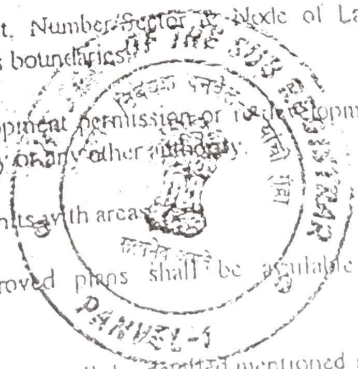
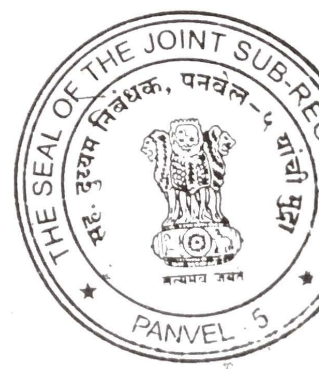
As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94. UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply:

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

- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot Number, Sector & No. of Land under reference alongwith description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential Flats/Commercial Units with area.
- e) Address where copies of detailed approved plans shall be available for inspection.

ii) A notice in the form of an advertisement, giving all the 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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प व ल	
१९६०	२०१९

2010.

Pratibha M. Jadhav-Pawar
B.A. LL.B.

ADVOCATE HIGH COURT

A-202, Shree Nand Dham, plot no.59, sector 11, c. b. d. - belapur, navi mumbai - 400 614.
tel. : 022-3099 6066 mob. : 93233 60060

Date: 10/05/2010

SEARCH REPORT

Concern for my client M/S. PLANET BUILDERS & DEVELOPERS I have taken search of the property for last Fourteen years property being piece & parcel of land admeasuring 2049.99 Sq. Mtrs. Plot No. 10 & 11 in Sector-35-I, situated at Village Owe-Kharghar, Tal. Panvel Dist. Raigad within the limits Sub-Registrar Panvel/Uran. making application to Sub Registrar Office, Panvel by Receipt No. 795, dated 10/05/2010 of 14 year i.e. June 1997 to May 2010 in respect of the property which is described as follows:

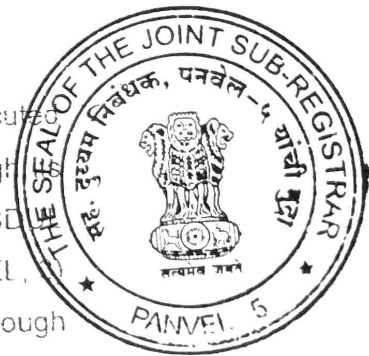
I did not found any entry regarding conveyance or any other transaction whatsoever nature in respect of the above-mentioned property.

प व ल - ५	
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39	40

YEAR TRANSACTION

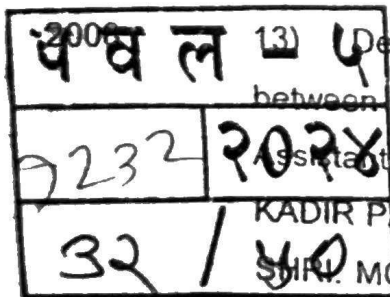
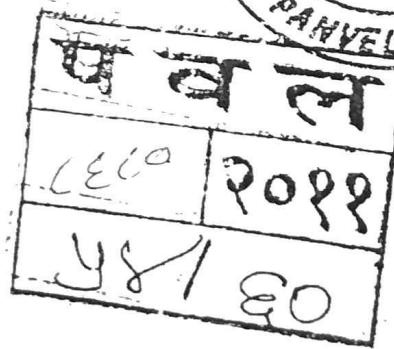
1997 1) Agreement to Lease dated 9th June, 1997 executed between City and Industrial Development Corporation through Assistant Land & Survey Officer and 1) SMT. MARYAMBIBI ABD KADIR PATEL, 2) SMT. SUGRABIBI ABDUL JABBAR PATEL, SHRI. MOHAMMED IBRAHIM MIYA PATEL (deceased), through his legal heirs (a) SMT. SALMA IBRAHIM PATEL (b) SHRI. GULZAR IBRAHIM PATEL (c) SHRI. RAEES IBRAHIM PATEL (d) SHRI. ZAHEER IBRAHIM PATEL (e) SMT. REHANA SALIM KHANBANDE, 4) SHRI. MOHAMMED HUSAIN MIYA PATEL 5) SMT. MARYAMBIBI A. KADIR PATEL residing at Owe, Post Kharghar, Tal. Panvel, Dist. Raigad.

प व ल	
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५३	६०



2) Possession Letter of Plot No. 10 & 11, Sector No. 35-I, area admeasuring about 2049.99 sq. mtrs., Owe-Kharghar, Navi Mumbai dated 21/04/1997 given by City and Industrial Development Corporation through his Assistant Land & Survey Officer to 1) SMT. AMINABIBI ABDUL KADIR PATEL, 2) SMT. SUGRABIBI ABDUL JABBAR PATEL, 3) SHRI. MOHAMMED IBRAHIM MIYA PATEL (Deceased) through his legal heirs (a) SMT. SALMA IBRAHIM PATEL (b) SHRI. GULZAR IBRAHIM PATEL (c) SHRI. RAEES IBRAHIM PATEL (d) SHRI. ZAHEER IBRAHIM PATEL (e) SMT. REHANA SALIM KHANBANDE, 4) SHRI. MOHAMMED HUSAIN MIYA PATEL, 5) SMT. MARYAMBIBI A. KADIR PATEL.

1998	3)	NIL
1999	4)	NIL
2000	5)	NIL
2001	6)	NIL
2002	7)	NIL
2003	8)	NIL
2004	9)	NIL
2005	10)	NIL
2006	11)	NIL
2007	12)	NIL



Deed of Confirmation dated 27th May 2008, executed between City and Industrial Development Corporation through its Assistant Land & Survey Officer and 1) SMT. AMINABIBI ABDUL KADIR PATEL, 2) SMT. SUGRABIBI ABDUL JABBAR PATEL, 3) SHRI. MOHAMMED IBRAHIM MIYA PATEL (Deceased) through his legal heirs (a) SMT. SALMA IBRAHIM PATEL (b) SHRI. GULZAR IBRAHIM PATEL (c) SHRI. RAEES IBRAHIM PATEL (d) SHRI. ZAHEER IBRAHIM PATEL (e) SMT. REHANA SALIM KHANBANDE 4) SHRI. MOHAMMED HUSAIN MIYA PATEL 5)

SMT. MARYAMBIBI A. KADIR PATEL residing at Owe, Post Kharghar, Tal. Panvel, Dist. Raigad. which is Registered at Panvel 3 before the Sub-Registrar of Assurance at Panvel vide its registration Serial No 5353, Doc. Serial No Paval3-05191-2008 on 27th May 2008.

14) Tripartite Agreement dtd. 18th June 2008 executed between City and Industrial Development Corporation as a Corporation and 1) SMT. AMINABIBI ABDUL KADIR PATEL, 2) SMT. SUGRABIBI ABDUL JABBAR PATEL, 3) SHRI. MOHAMMED IBRAHIM MIYA PATEL (Deceased) through his legal heirs (a) SMT. SALMA IBRAHIM PATEL (b) SHRI. GULZAR IBRAHIM PATEL (c) SHRI. RAJES IBRAHIM PATEL (d) SHRI. ZAHEER IBRAHIM PATEL (e) SMT. REHANA SALIM KHANBANDE, 4) SHRI. MOHAMMED HUSAIN MIYA PATEL, 5) SMT. MARYAMBIBI A. KADIR PATEL as the Original Licensees and M/S. PLANET BUILDERS & DEVELOPERS a Proprietary Firm through its Proprietor MR. HABIB UMER KHAN as a new Licensee which is registered with the Sub-Registrar of Assurances at Panvel-3 vide its registration receipt No. 6007 and registration serial No. PVL-3-05833-2008 dtd. 18/06/2008.

पवल - ५	
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३३ / ५०	



15) CIDCO Final Order Letter bearing Scheme/Kharghar/192/2008 dtd. 30/06/2008 CIDCO/EMS/



16) NIL

17) Development permission ~~issued~~ with Commencement Certificate issued by ADDL. TOWN PLANNING OFFICER, Navi Mumbai & Khopta, dated 12/04/2010 of Plot No 10 & 11, Sector No. 35-I, at Owe-Kharghar, Navi Mumbai Vide their Ref No CIDCO/ATPO/080 dated 12th April, 2010.

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५५ / ६०	

Habib Umer Khan - Advocate
ADVOCATE HIGH COURT

202, Shree Nand Dham, plot no. 59, sector 11, c. b. d. - belapur, navi mumbai - 400 614.
 tel. : 022-3099 6066 mob. : 93233 60660

Date: 10/05/2010

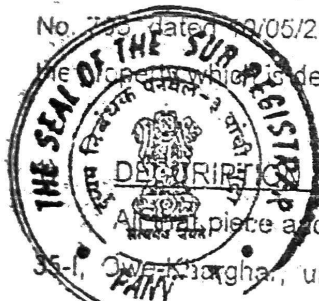
TITLE CLEARANCE CERTIFICATE

Sub : Title Clearance Certificate with respect to Plot No. 10 & 11, Sector No. 35-1, Area about 2049.99 sq.mtrs. situated at Village Owale, Kharghar, Tal. Panvel, Dist. Raigad.

पंवल-353
 9232/2028
 3E/756

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken search as per request made by M/S. PLANET BUILDERS & DEVELOPERS a Proprietary Firm through its Proprietor MR. HABIB UMER KHAN, an adult, Indian inhabitant having its registered office at 8/A/40, Sagar Co. op. Hsg. Soc. Sector-10, Koparkhairane, Navi Mumbai, making application to Sub Registrar Office, Panvel by Receipt No. 793 dated 09/05/2010 of 14 year i.e. June 1997 to May 2010 in respect of the property which is described as follows:



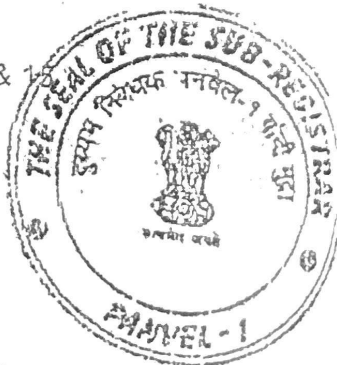
DESCRIPTION OF PROPERTY:

All that piece and parcel of Land Known as Plot No. 10 & 11, Sector No. 35-1, Owale, Kharghar, under 12.5% Scheme admeasuring about 2049.99 sq. mtrs. and bounded that is to say:

पंवल-353
 9232/2028
 3E/756

On towards the North by
 On or towards the South by
 On or towards the East by
 On or towards the West by

Plot No. 14 & 15
 Road
 Plot No. 12
 Plot No. 9



DOCUMENTS:

For the purpose of investigation of title of the said Plot, I also perused the following documents:



पंवल-353
 9232/2028
 3E/756

That the CIDCO Authority under the (Maharashtra Regional XXXVIII of 1966 hereinafter) New Bombay by Government area designated as site of the said Act.

That the state of New Bombay land that behalf as per the

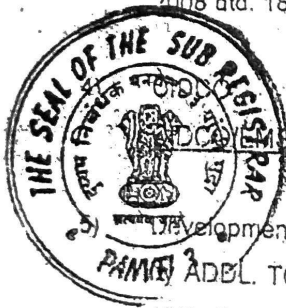
That by virtue (Mumbai) the CIDCO disposes off any land proposal approved

That the im 35-1, admeasuring Kharghar, Tal. P Maharashtra Ltd AMINABIBI ABD PATEL, 3) SHRI legal heirs (a) S PATEL (c) SH PATEL (e) SM HUSAIN MIYA Agreement of 18/06/2008 M through its Licensee/Buil

before the Sub-Registrar of Assurance at Panvel vide its registration Serial No. 5353, Doc. Serial No. Paval3-05191-2008 on 27th May 2008

4) Tripartite Agreement dtd. 18th June 2008 executed between City and Industrial Development Corporation as a Corporation and 1) SMT. AMINABIBI ABDUL KADIR PATEL, 2) SMT. SUGRABIBI ABDUL KADIR PATEL, 3) SHRI. MOHAMMED IBRAHIM MIYA PATEL (Deceased) through his legal heirs (a) SMT. SALMA IBRAHIM PATEL (b) SHRI. GULZAR IBRAHIM PATEL (c) SHRI. RAEES IBRAHIM PATEL (d) SHRI. ZAHEER IBRAHIM PATEL (e) SMT. REHANA SALIM KHANBANDE, 4) SHRI. MOHAMMED HUSAIN MIYA PATEL, 5) SMT. MARYAMBIBI A. KADIR PATEL as the Original Licensees and M/S PLANET BUILDERS & DEVELOPERS a Proprietary Firm through its Proprietor MR. HABIB UMER KHAN as a new Licensee which is registered with the Sub-Registrar of Assurances at Panvel-3 vide its registration receipt No. 6007 and registration serial No. PVL-3-05833-2008 dtd. 18/06/2008.

पवल-3
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Final Order Letter bearing No. PVL-3-05833-2008/Scheme/Knarghar/192/2008 dtd. 30/06/2008.

Development permission along with Commencement Certificate issued by ABDEL TOWN PLANNING OFFICER, Navi Mumbai & Khopta, dated 12/04/2010 of Plot No. 10 & 11, Sector No. 35-1, at Owe-Kharghar, Navi Mumbai Vide their Ref No. CIDCO/ATPO/080 dated 12th April 2010



And I have to report and certify as under:

पवल-4
7232/2008
SC 4/08

That the City and Industrial Development Corporation of Maharashtra Company in corporate under the provision of Companies Act, 1956 (Hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal Point, Mumbai 400 021.



पवल
10982/2008
22/08

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

(CIN - U99999 MH 1970 SGC - 014574)

HEAD OFFICE:

CIDCO Bhavan, CBD Belc
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 810
FAX : 00-91-22-6791 816

CIDCO/BP-7900/6818/TPO(NM & K)/2015/

Ref. No.
To

M/s. Planet Builders & Developers,
Through its Prop. Mr. Habib Umer Khan,
8/A/40, Sagar CHS, Sector-10,
Koparkhaima, Navi Mumbai.

575 = - =

Date : 25 MAY 2015

पवल-३

ASSESSMENT ORDER NO.33/2015-16 REGISTER NO.01 PAGE NO.37

SUB:- Payment of development charges for Residential Building Plot No.10 & 11, Sector-35-I, Owe-Kharghar, (12.5% scheme) Navi Mumbai.

Ref:- 1) Your architect's letter dated 27/05/2014, 09/12/2014, 18/12/2014 & 11/05/2015

ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

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

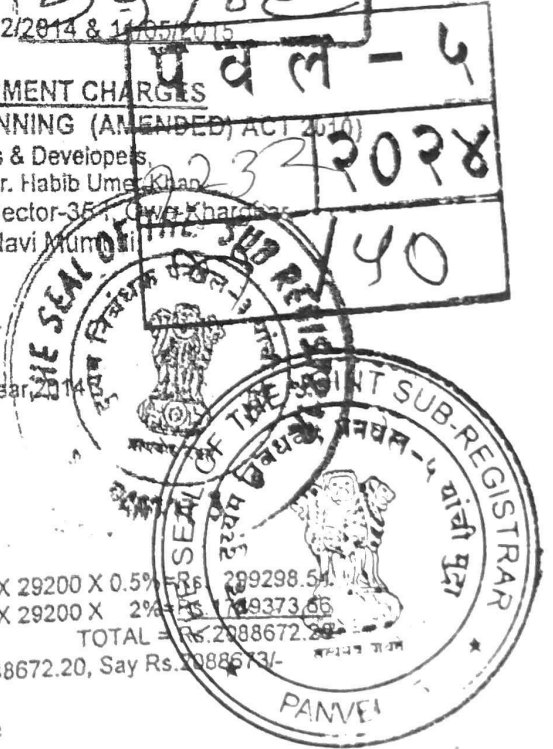
- | | | |
|-----|--|--|
| 1. | Name of Assessee | :- M/s. Planet Builders & Developers,
Through its Prop. Mr. Habib Umer Khan |
| 2. | Location | :- Plot No.10 & 11, Sector-35-I, Owe-Kharghar,
(12.5% scheme) Navi Mumbai |
| 3. | Land use | :- Residential |
| 4. | Plot area | :- 2049.99 Sq. mtrs |
| 5. | Permissible FSI | :- 1.5 |
| 6. | Rates as per Stamp Duty Ready Reckoner, for Sec-35-I, Owe-Kharghar | :- Rs.29200/- for the year 2014 |
| 7. | AREA FOR ASSESSMENT | :- |
| A) | FOR RESIDENTIAL | :- |
| i) | Plot area | :- 2049.990 Sq.mtrs. |
| ii) | Built up area | :- 3063.996 Sq.mtrs |
| 8. | DEVELOPMENT CHARGES | :- |
| B) | FOR RESIDENTIAL | :- |
| i) | On plot area @ 0.5% of (6) above | :- 2049.990 Sq.mtrs. X 29200 X 0.5% = Rs. 299298.54 |
| ii) | On built up area @ 2% of (6) above | :- 3063.996 Sq.mtrs X 29200 X 2% = Rs. 359373.66 |
| | | TOTAL = Rs.2088672.20 |
| 9. | Total Assessed development Charges | :- 8(A) (ii & li)=Rs.2088672.20, Say Rs.2088672/- |
| 10. | Date of Assessment | :- 11/05/2015 |
| 11. | Development charges paid of | :- Rs.20,95,100/- vide |
| i) | Receipt No.12629, dtd.22/09/2014, Amount of Rs.15,10,600/- | |
| ii) | Receipt No.121145, dtd.01/02/2010, Amount of Rs.1,84,500/- | |

Unique Code No. 2014 03 021 02 3411 02 is for this Development Permission on Plot No.10 & 11, Sector-35-I, Owe Kharghar, (12.5% scheme) Navi Mumbai.
This assessment order supersedes the earlier assessment order No.23/2010-11, issued by this office vide letter dtd.12/04/2010

Yours faithfully,

Manjula
25/5/15

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



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA
(CIN - U99999 MH 1970 SGC-014574)

REGD. OFFICE:
"NIRMAL", 2nd Floor, Narlman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE
CIDCO
NAVIM
PHONE
FAX

CITY AND IN
REGD. OFFICE:
"NIRMAL", 2nd Floor,
Mumbai - 400 021
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

Ref. No. CIDCO

Ref. No. CIDCO/BP-7900/6R18/TPD(NM & K)/2015/ **575-3**

Date: 12/11/2015

Unique Code No. 2 0 1 4 0 3 0 2 1 0 2 3 4 1 1 1

पवल-3
To
Ms. Planet Builders & Developers,
Through its Prop. Mr. Habib Umer Khan,
B/A 40, Sagar CHS, Sector-10,
Hoparkhaimbe, Navi Mumbai.
अवेजा
36/11/15

Subject: Occupancy Certificate for Residential Building on Plot No.10 & 11, Sector-35-I, at Owe-Khambur (12.5% Scheme), Navi Mumbai.

- Ref:-
- 1) Your architect's letter dated 27/05/2014, 09/12/2014, 18/12/2014 & 11/05/2015
 - 2) Extension in time limit issued by AEO(12.5%) vide letter No. CIDCO/Estate/12.5% Sch/Khr/192/2013, dtd.21/11/2013
 - 3) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Khr/192/2013, dtd.21/11/2013
 - 4) No dues certificate issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Khr/192/2013, dtd.21/11/2013
 - 5) DCC issued by EE(KHR-I) vide letter No. CIDCO/EE(KHR-I)/2014/201, dtd.11/04/2014
 - 6) PSIDC NOC issued by EE(Elect-I) vide letter No. CIDCO/EE(Elect-I)/13/2337/2278, dtd.22/11/2014
 - 7) Fire NOC issued by Fire Officer, CIDCO vide letter No. CIDCO/FIRE/KLM/6980/2014, dtd.07/11/2014
 - 8) 100% IDC paid of Rs.20,50,000
Challan No.121146, dtd.01/02/2010, Amount of Rs.10,25,000/-
Receipt No.12629, dtd.22/09/2014, Amount of Rs.10,25,000/-



Please find enclosed herewith the necessary Occupancy Certificate for Residential Building alongwith as built drawings duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for perusal. However, if the said premises is to be transferred to the register society, the above terms & conditions incorporated in the conveyance deed and the society members shall be made aware of the said terms & 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 of site. Hence as per condition mentioned in commencement certificate, your security deposit has been forfeited.

Since, you have paid 100% IDC of Rs.20,50,000/- i) Challan No.121146, dtd.01/02/2010, Amount of Rs.10,25,000/- ii) Receipt No.12629, dtd.22/09/2014, Amount of Rs.10,25,000/-, you may approach to the Executive Engineer (W/S-I) to get the water supply connection to your plot.

Thanking you,

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8/1/15

Yours faithfully,
Manjira
25/5
(Manjira)
Town Planning
Navi Mumbai



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

(CIN - U99999 MH 1970 SGC - 014574)

HEAD OFFICE:

CIDCO Bhavan, CBD Belar
Navi Mumbai - 400-614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8160

Ref. No.

CIDCO/BP-7900/6818/TPO(NM & K)/2015/ 575 = - = Date: 25 MAY 2015

Unique Code No. 2 0 1 4 0 3 0 2 1 0 2 3 4 1 1 0 2

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OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building of 'A' & 'B' Wing (Stilt+13 floors) [(Resi. BUA=3063.996 Sq.mtrs. Nos.) Total BUA=3063.996 Sq.mtrs., (No. of Units Resi.104 Nos.)] on Plot No.10 & 11, Sector-35-I, at Owe-Kharghar, (12.5% Scheme) of Navi Mumbai completed under the supervision of the architect has been inspected on 20/04/2015 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 12/04/2010 and the development is fit for the use for which it has been carried out.

SEAL OF THE SUB-REGISTRAR
पवळ-३
२०२४
Nandula Nayak
Town Planning Officer (BP)
Navi Mumbai & Khopta





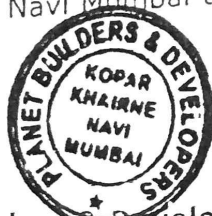
PLANET BUILDERS & DEVELOPERS

S/A/48 Sector 10, Koper Khairne, Navi Mumbai - 400 709. Tel.: 2755 4247

POSSESSION LETTER

WE, M/s Planet Builders & Developers, do hereby certify that I have handed over the peaceful and vacant possession of Flat No. 304, 'A' Wing on the 3rd Floor, of the Building named MAITRI PLANET NX, standing on Plot No. 10/11 Sector 35 I, Kharghar, Navi Mumbai to **Mr. Ravishree Ramesh Chatla** the Purchaser.

K. Salunke



Author Signatory]
FOR M/s Planet Builders & Developers (Vendor)

Place : KHARGHAR

Date : 1/06/15

Witness :

I **Mr. Ravishree Ramesh Chatla** the Purchaser adult, Indian Inhabitant do hereby certify and confirm that I have received the peaceful and vacant possession of Flat No. 304, 'A' Wing on the 3rd Floor, of the Building named MAITRI PLANET NX, standing on Plot No. 10/11, Sector 35 I, Kharghar, Navi Mumbai from **M/s Planet Builders & Developers** in good condition. We have inspected the flat and found the work to be complete **satisfactory** in all respects and we have no complaints of any kind with respect to the work carried out in the construction of the flat and the building

C. J. Ravishree

Mr. Ravishree Ramesh Chatla Purchaser

Place : KHARGHAR

Date : 1/06/15

पवल - 4	
Witness :	
7232	2028
88	40

Received three sets of keys no.

नादणी क्र
गृहनिर्माण
संस्था मह
क्रमांक २
नियम
असुन
कार्यालय

नमूना क्र.४९

नियम क्र.७८(१),८३(१),८९,८९(१) व ९९(१) या

पनवेल महानगरपालिका, पनवेल

करांची पावती(आर्थिक वर्षे 2023-2024)



Scan with QR Scanner
Do not Use UPI App

नोड :- खारघर

Payment Mode:-CMSAPP -Online

नोड-सेक्टर: KH-35I

मालमत्ता क्र.:10-42

प्लॉट क्र.:10, 11

मोबाइल नं :9820002014

धारक- रवीश्री रमेश चढला

पी.एम. चौधरी ,

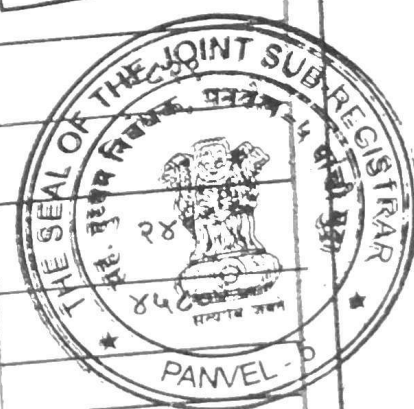
एक्स. को-ऑपरेटिव्ह हाउसिंग सोसायटी, प्लॉट क्र.10, 11, सेक्टर क्र. 35I खारघर न

एक्स. को-ऑपरेटिव्ह हाउसिंग सोसायटी, प्लॉट क्र.10, 11, सेक्टर क्र. 35I खारघर न

पूर्णता: भरलेली रक्कम 4580 पैकी 4580

क्र.	कराचे नाव	थकबाकी वसुली	चालु वसुली	एकूण
1	सामान्य कर (घ.क.व्य.शुल्क सह) रु.		२८२६	२८२६
2	रस्ता कर रु.		२२३	२२३
3	सुधार आकार रु.		२२३	२२३
4	अग्निशमन कर रु.		१११	१११
5	पाणी लाभ कर रु.		१११	१११
6	विशेष शिक्षण कर रु.		३३४	३३४
7	मलनिस्सारण कर रु.		१११	१११
8	वृक्ष कर रु.		६६८	६६८
9	महा. शिक्षण उपकर रु.		१११	१११
10	रोजगार हमी कर रु.		१११	१११
11	मलनिस्सारण लाभ कर रु.			
12	शास्ती रु.		४८२९	४८२९
13	एकूण भरावयाची रक्कम रुपये			
14	शास्तीअभय योजनेअंतर्गत सूट		२४९	२४९
15	मनपा ठरावा अंतर्गत सूट रु.		४५८०	४५८०
16	शास्ती/सूट वजा नंतर एकूण			
17	मोठी ईमारत कर रु.			
18	अनधिकृत बांध काम शास्ती रु.			
19	डिसहॉनर घनादेशावरील दंड रु		४५८०	४५८०
20	अग्नीम रक्कम /इतर कर रु.			
21	अग्नीम रक्कम नंतर एकूण भरणा			
22	मागणी नोटीस फी रु.		४५८०	४५८०
23	वारंट फी रु.			
24	वारंट फी नंतर एकूण भरणा			

प व र - ५
२०२४
१११ / ५०



द्वितीयकतन जावटी- 17435963467

भारत सरकार
GOVERNMENT OF INDIA

रविश्री रमेश चाटला
Ravishree Ramesh Chatla
DOB: 03-02-1986
Gender: Male



6078 1178 9217

- आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

षिजी परकुळनगरा
Shiji Parakulangara
जन्म तारीख/ DOB: 15/05/1976
महिला / FEMALE



9367 8359 2053

माध्यम-सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

अरुणकुमार पुन्नोली कोराथ
Arunkumar Punnoli Korath
जन्म तारीख / DOB : 14/04/1971
पुरुष / Male




7121 7827 3802

माझे आधार, माझी ओळख

भारत सरकार
Government of India

भारत धनपती सिन्हा
Bharat Dhanpati Sinha
जन्म तारीख/DOB: 26/01/1975
पुरुष/ MALE



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHATLA RAVISHREE RAMESH
RAMESH SHANKAR CHATLA
03/02/1986
Permanent Account Number
AGVPCS446P

Signature




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHIJI PARAKULANGARA
UNNIKRIISHNAN PALAKUNNATH
PUTHUSSERY
15/05/1976
Permanent Account Number
BPMPP6229L

Signature



प	व	र
22	32	2
22	14	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AESPA2099B


नाम / NAME
PUNNOLI KORATH ARUNKUNAR

पिता का नाम / FATHER'S NAME
RAMAKRISHNAN PERAMBATHUR

जन्म तिथि / DATE OF BIRTH
14-04-1971

हस्ताक्षर / SIGNATURE

आयकर आयुक्त, कोरगांव
Commissioner of Income-tax (Computer Cell)




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BMUPB5048J

नाम / Name
AJAY PANDURANG BHAGAT

पिता का नाम / Father's Name
PANDURANG SHANKAR BHAGAT





सूची क्र.2

दुय्यम निबंधक : सह दुय्यम निबंधक

दस्त क्रमांक : 1232/2024

नोदणी :

Regn:63m

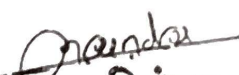
गावाचे नाव : खारघर

कारणाचा प्रकार	करारनामा
	4800000
अभय (भाडेपट्ट्याच्या बाबतितपट्टाकार देणे की पट्टेदार ते नमुद करावे)	4556706
अभय, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन ; इतर माहिती: सदनिका नं. 304, तिसरा मजला, ए-विंग प्लॉट नं. 10 आणि 11, सेक्टर नं. 35 आय, ओवे- खारघर, नवी मुंबई, ता पनवेल जि. रायगड. क्षेत्रफ- 34.673 चौ.मी. कारपेट एरिया + 4.425 चौ.मी. ओपन टेरेस आणि कार पार्किंग स्पेस नं. ए-304 सहित. (सांकेतांक क्र. KH35{10}11010042A304) ((Plot Number : 10 AND 11 ;)) 1) 34.673 चौ.मीटर
अभय किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:- रविश्री रमेश चाटला . . वय:- 37; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: जे. एन / 3/ 22/ 2, आशीर्वाद अपार्टमेंट, पेवले हॉस्पिटल जवळ, सेक्टर नं. ९, वाशी, नवी मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:- 400703 पॅन नं:- AGVPC9446P
अभय करून देणा-या/लिहून ठेवणा-याचे नाव किंवा दिवाणी न्यायालयाचा नाव किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- पिजी परकुळनगारा . . वय:- 47; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: सदनिका नं. सी-१-९०२, हाईड पार्क, प्लॉट नं. ८, ९ आणि १०, सेक्टर नं. ३५जी, खारघर, नवी मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, राईगाड: (ं:). पिन कोड:- 410210 पॅन नं:- BPMPP6229L 2): नाव:- अरुणकुमार पुत्रोली कोरात . . वय:- 53; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: सदनिका नं. सी-१-९०२, हाईड पार्क, प्लॉट नं. ८, ९ आणि १०, सेक्टर नं. ३५जी, खारघर, नवी मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, राईगाड: (ं:). पिन कोड:- 410210 पॅन नं:- AESPA2099B
अभय करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश सह प्रतिवादिचे नाव व पत्ता	25/01/2024
अभय करून दिल्याचा दिनांक	25/01/2024
अभय नोंदणी केल्याचा दिनांक	1232/2024
अभयक्रमांक, खंड व पृष्ठ	336000
अभयक्रमांकाप्रमाणे मुद्रांक शुल्क	30000
अभयक्रमांकाप्रमाणे नोंदणी शुल्क	

अभयक्रमांकी विचारात घेतलेला तपशील:-:

अभयक्रमांकाप्रमाणे निवडलेला अनुच्छेद :- :

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


सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)



MAITRI PLANET NX CHS. LTD.

Reqd No N.B.O.M/CIDCO/HSG/(T.C)/7847/JTR/YR2018-19

Plot Nos 10&11, Sector 35j, Near Ganesh Mandir, Kharghar Navi Mumbai 410210

Date: 22nd Jan 2024

Ref No: _____

To,

The Asst. General Manager
State Bank of India,
RACPC, Belapur, Navi Mumbai

Dear Sir,

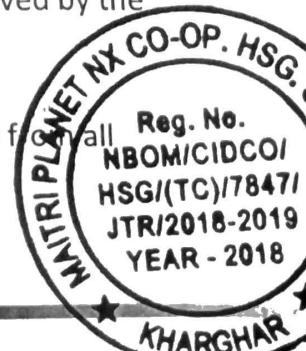
We, **Maitri Planet NX Cooperative Housing Society** here by certify that:

1. We have transferable rights to the property described below which is owned by Mr/Mrs. **MR. RAVISHREE CHATLA** (Selier), and purchased by **1) Mrs. Shiji Parakuiangara and Mr. Arunkumar Punnoli Korath** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated 25/01/2024 (herein after referred to as the "Sale document").

Description of Property

Flat No. / House No.	A WING 304
Building No./ Name	MAITRI PLANET NX CHSL
Plot No.	10 & 11
Street No./ Name	SECTOR 35-I
Locality Name	NEAR GANESH MANDIR
Area Name	KHARGHAR
City Name	NAVI MUMBAI
Pin Code	410210

2. That the total consideration for this transaction is **Rs. 48, 00,000/- (Rs. Forty Eight Lakhs)**, towards sale document, as per the copy of the agreement received by the society.
3. The title of the property described above is clear, marketable and free from all **Encumbrances and doubts**.



Plot No. 10 & 11, Sector - 35/I, Near. Ganesh Mandir, Kharghar, Navi Mumbai



MAITRI PLANET NX CHS. LTD.

4. I/We confirm that I/We have no objection whatsoever to the said purchases, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as the "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchases.
5. We have not borrowed from any financial institution for the purchase/ development of the property and have not created and will not create any encumbrances on the property allotted to the said purchases during the currency of the loan sanctioned/ to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchase.
6. After creation of proper charge/ mortgage and after receipt of the copies thereof and after receipt of proper nomination in favor of the Bank, from the said purchases, we are agreeable to accept State Bank of India as a nominee of the above-named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note to change the same with the written NOC of the Bank.
7. Our Society has not issued share certificates to its members as yet, as soon as they are issued will be forwarded to the said owner.
8. The mortgage NOC will be considered valid only when the existing mortgage (loan against said property) a closer letter is received from SBI Bank to our records with reference to the existence letter from the said bank Dated 12th December 2023.

Yours faithfully,

For Maitri Planet NX Coop Housing Society Ltd.

For MAITRI PLANET NX CO-O, HSG. Ltd

[Handwritten Signature]
Hon. Chairman Hon. Secretary Hon. Treasure



From : RAVISHREE CHATTA

Mr. / Mrs. : 90.1.00022014

Mob No. : 22/06/2023

To,
The Assistant General Manager,
State Bank of India,
RACPC, 5th Floor, Tower No. 4,
CBD Belapur Railway Station Complex,
Navi Mumbai - 400 614.

Dear Sir / Madam,

Ref: **LIST OF DOCUMENTS**

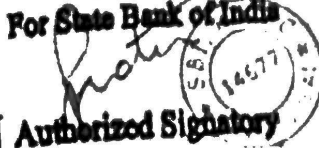
Property Address : FLAT # 304, 'A'- WING, MAITRI PLANET NX, A CHS LTD,
SEC-35 'I' DWE, PLOT # 10 & 11, KHARGHAR, 410210.

Kindly confirm that the following documents are in your possession.

1. Original Agreement for sale Dated : 29/06/2011 along with Index 11 2
2. R.R No. 9297 Dt 01/07/2011
3. Security Cheques : 6
4. Original Payment Receipts : 6.
5. Builder's NOC dated 19/06/23 received from Maitri Planet
6. Nx Chs Ltd.
7. Possession letter dated 01/06/15
8. No Due certificate from HDFC Ltd Dated 25/02/23.
9. _____
10. _____

Yours faithfully,

C. Jamishree
(We confirm the above) (Applicant's Signature)

For State Bank of India

Authorized Signatory