

फाइल संख्या  
File No  
वॉल्यूम  
Vol

5/10 1.364.10

से  
From

तक  
To

MR. RUPAL AHIR &  
MR. NARISH AHIR



₹ 10.00 / 10/11

प्रभाग/कार्यालय

Division / Office

फाइल संख्या

9/10-136410

File No.

वाल्युम

Vol.

से

तक

From

To

DR. RAJAL. AHIRE &  
DR. PRAKASH AHIRE

पुणे जिल्हा न्याय मंडळ  
पुणे न्यायालय

111. Rs. 10.00/10/11

फाईल संख्या

File No.

B/o- 136410

वालयूम

Vol.

से

From

तक

To

MRS. RUPALI AHIRE &  
MR. PRAKASH AHIRE



पंजाब नैशनल बैंक  
punjab national bank

H/L RS. 10.00 LAKH

Bk. Belapur  
136410

81

529/1195

पावती

Original/Duplicate

Wednesday, January 24, 2024

नोंदणी क्र. :39M

3:40 PM

Regn.:39M

पावती क्र.: 1295 दिनांक: 24/01/2024

गावाचे नाव: वहाळ

दस्तऐवजाचा अनुक्रमांक: पवल5-1195-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रुपाली प्रकाश अहिरे - -

नोंदणी फी

रु. 17000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 17540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:59 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.1662954.3 /-

मोबदला रु.1700000/-

भरलेले मुद्रांक शुल्क : रु. 102000/-

Joint Sub Registrar, P. Ward-2,  
सह मुख्य निबंधक, पन्वेल-२,  
(पन्वेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु.540/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124241112278 दिनांक: 24/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.17000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014450828202324E दिनांक: 24/01/2024

बँकेचे नाव व पत्ता:

पध्दारात्री स्वाक्षरी  
B.P.H. 11/2

मुळदस्तावेज परत मिळाला.

सह मुख्य निबंधक, पन्वेल ५, (वर्ग-२)





/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 1195/2024

नोंदणी :

Regn:63m

गायाचे नाव : वहाळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	1662954.3
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगुड इतर वर्णन : , इतर माहिती: विभाग क्र-7,दर-56700/-प्रती चौ.मी.सदनिका क्र. 203,दुसरा मजला,वैकुंठ प्राइड,प्लॉट नं. 30ए,सेक्टर नं. 25ए,पुष्पक नोड(वहाळ),ता. पनवेल,जि. रायगड,क्षेत्र- 26.663 चौ. मी. कारपेट( ( Plot Number : 30 ; SECTOR NUMBER : 25 ; ) )
(5) क्षेत्रफळ	1) 26.663 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संध्या प्रकाश खारकर - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उलवे, ता. पनवेल, जि. रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-BHBPK1376E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रुपाली प्रकाश अहिरे - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी.-10/22, रुम नं. 3, सेक्टर नं. 3, सी. बी. डी. बेलापुर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AVVPA0907A 2): नाव:-प्रकाश तुळशीराम अहिरे - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी.-10/22, रुम नं. 3, सेक्टर नं. 3, सी. बी. डी. बेलापुर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ALTPA3373L
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1195/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	102000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	17000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

*Grandee*  
सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )

ID

202401247101

24 January 2024, 03:27:11 PM

पवल् 5

मूल्यांकनाचे वर्ष  
जिल्हा

2023

रायगड

तालुक्याचे नाव  
गावाचे नाव  
क्षेत्राचे नाव

पनवेल

वहाळ

Rural

सर्व्हे नंबर / न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार भूव्यदर रु.

खुली जमीन  
4750

निवासी सदनिका  
56700

कार्यालय

दुकाने

औद्योगिक

मोजमापनाचे एकक  
चौ मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -  
बांधकामाचे वर्गीकरण -  
उद्ववाहन सुविधा -

29 329 चौ मीटर  
1-आर सी सी  
आहे

मिळकतीचा वापर -  
मिळकतीचे वय -  
मजला -

निवासी सदनिका  
0 TO 2 वर्षे  
1st To 4th Floor

मिळकतीचा प्रकार -  
मूल्यदर/बांधकामाचा दर -

बांधीव

Rs 4750/-

Sale Type - Resale

First Sale Date - 21/03/2023

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

घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर

= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा.यानुसार टक्केवारी ) - खुल्या जमिनीचा दर )

= ( ( ( 56700-4750 ) \* ( 100 / 100 ) ) ) - 4750 )

= Rs 56700/-

मजला निहाय घट/वाढ

= 100% of 56700 = Rs.56700/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 56700 \* 29 329

= Rs 1662954 3/-

Applicable Rules

3, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - लगनच्या मालकीचे मूल्य - वरील मालकीचे मूल्य - इमारती भावतीच्या खुल्या जागेचे मूल्य - तळघराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य - बंदिस्त बाळकणे - स्वयंचालित वहनतळ

= A + B + C + D + E + F + G + H + I + J

= 1662954 3 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.1662954/-

= ₹ सोळा लाख बासष्ट हजार नऊ शो चोपत्र /-

प व ल - ५

११९५ २०२४

३ / २५

JOINT



**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** made at Navi Mumbai this <sup>24<sup>th</sup></sup> day of January, 2024.

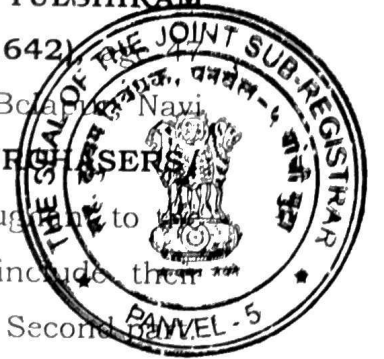
**BETWEEN**

**MRS. SANDHYA PRAKASH KHARKAR (PAN NO. BHBPK 1376 E)**, age 46 years, R/at. Ulwe, Panvel, Raigad - 410 206, hereinafter referred to as the '**VENDOR/ TRANSFEROR**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her respective heirs executors administrators and assigns of the First part.

AND

(1) **MRS. RUPALI PRAKASH AHIRE (PAN NO. AVVPA 0907 A) (UID No. 9869 0735 3878)**, age 35 years, and (2) **MR. PRAKASH TULSHIRAM AHIRE (PAN NO. ALTPA 3373 L) (UID No. 5972 7682 1642)** years, Residing at B-10/22, Room No.3, Sector-3, C.B.D. Bolarum, Navi Mumbai - 400 614, hereinafter referred to as the "**PURCHASERS TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs executors administrators and assigns of the Second part.

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११९५	२०२४
६/२०	



**WHEREAS :-**

- a) The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a company incorporated under the companies Act., 1956, hereinafter referred to as the '**SAID CORPORATION**' having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town planning Act, 1966 (Maharashtra Act no. XXXVIII of 1966) (hereinafter referred to as "the said Act").

S. Kharkar

R. Ahire

Ahore

b) The State Government has acquired land within the delineated area of New Bombay and vested the same in the Corporation by an order duly made in the behalf as per the provision of Section 113(A) of the said Act.

c) By virtue of being the Development Authority, the Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by State Government under the said Act.

d) (1) Smt. Dehubai Dattatray Kharkar, (2) Mr. Rahul Kisan Kharkar,

(3) Mrs. Laxmi Vijay Kharkar, (4) Mr. Vijay Dattatray Kharkar & (5)

Mrs. Sandya Prakash Kharkar, the Original Licensee of plot had made an application to the CIDCO of Maharashtra Ltd. for its

permission to assign, transfer of the license and all other right, title over the in Plot bearing No. 30A, adm. 210 sq.mtr., Situated at

Secor-25A, Pushpak Node (Vahal), Navi Mumbai, Tal. Panvel, Dist. Raigad in favour of (1) Smt. Dehubai Dattatray Kharkar, (2) Mr.

Rahul Kisan Kharkar, (3) Mrs. Laxmi Vijay Kharkar, (4) Mr. Vijay Dattatray Kharkar & (5) Mrs. Sandya Prakash Kharkar and CIDCO

Maharashtra Ltd. on payment of Lease Premium and entered agreement to Lease dtd. 14<sup>th</sup> March 2019 executed between

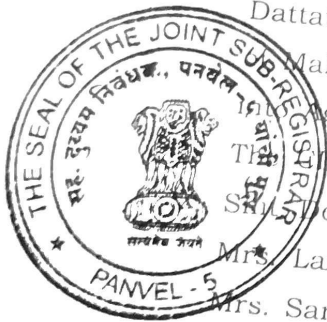
CIDCO of Maharashtra Ltd. the Party of First Part AND (1) Smt. Dehubai Dattatray Kharkar, (2) Mr. Rahul Kisan Kharkar, (3)

Mrs. Laxmi Vijay Kharkar, (4) Mr. Vijay Dattatray Kharkar & (5) Mrs. Sandya Prakash Kharkar, the Original Licensee the Party of

Second Part. And the same registered with the Concerned Sub Registrar of Assurances Panvel-2 vide under Registration Sr. No. PVL-2/3438/2019 dtd.18-03-2019.

e) Mr. Rahul Kisan Kharkar died on 13-10-2020 at M.G.M. Hospital, Kamothe and as per Heirship Certificate issued by Hon'ble Court of the Civil Judge Senior Division, Panvel at Panvel in Civil Misc. application No. 734/2020, the Hon'ble Court has declared Smt. Swati Kisan Kharkar, Smt. Ashwii Anant Shirke @ Ashwini Rahul Kharkar & Kum. Aayush Rahul Kharkar as Legal Heirs of Late Mr. Rahul Kisan Kharkar.

प व ल - ५	
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७ / - २३	



SK Kharkar

BP Shirke

Upon receipt of  
New Licensee i  
Rahul Kisan K  
Dattatray Kh  
Shree Om  
have cor  
sanctio  
Kisan  
Dat  
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प्रभाग/  
Divisi  
विभाग  
Dept

the delineated  
incorporation by an  
of Section

Development Certificate from CHCO Ltd., the  
New Deed No. (1) Smt. Dehubai Dattatray Kharkar, (2) Mr.  
Rahul Kisan Kharkar, (3) Mrs. Laxmi Vijay Kharkar, (4) Mr. Vijay  
Dattatray Kharkar, (5) Mrs. Sandhya Prakash Kharkar & (6) M/S  
Shree Om Enterprises, collectively developed the said land and  
have constructed Residential cum commercial building as per  
sanction plans (1) Smt. Dehubai Dattatray Kharkar, (2) Mr. Rahul  
Kisan Kharkar, (3) Mrs. Laxmi Vijay Kharkar, (4) Mr. Vijay  
Dattatray Kharkar, (5) Mrs. Sandhya Prakash Kharkar & (6) M/S  
Shree Om Enterprises, have decided to specify their share in the  
developed plot of land and have vide Development Agreement dated  
21-03-2023 registered in the Office of the Sub-Registrar, Panvel 5,  
vide Registration No. 4629/2023.

प व ल - ५  
०९/०३/२०२४  
६/२६

g) Abovementioned the parties have mutually discussed, and  
confirmed the **Flat No. 203, on Second Floor, having Carpet  
Area 26.663 Sq. Mtr. in Building known as Vaikunth Pride** as  
per approved plan & New Commencement Certificate.



h) By virtue of Confirmation of Distribution/ Allotment  
21-03-2023 executed by and between M/s. Shree Om Enterprises  
and Mrs. Sandhya Prakash Kharkar, M/s. Shree Om Enterprises  
handed over the possession of flat being **Flat No. 203, on Second  
Floor, having Carpet Area 26.663 Sq. Mtr. in Building known  
as Vaikunth Pride constructed on Plot No. 30A, Sector-25A at  
Pushpak Node (Vahal), Taluka Panvel, District Raigad** to Mrs.  
Sandhya Prakash Kharkar with permanent and absolute right of  
use and occupation of the said Flat Premises. The said  
Confirmation of Distribution/ Allotment of Flats was duly  
registered with Sub-Registrar of Assurance office at Panvel 5  
having Sr. No. PVL5-4640-2023 dated 21-03-2023 with Receipt No.  
5155. The said Deed was confirmed by (1) Smt. Dehubai Dattatray  
Kharkar, (2) Mrs. Laxmi Vijay Kharkar, (3) Mrs. Swati Kisan  
Kharkar, (4) Kumar Aayush Rahul kharkar, (5) Mrs. Ashwini  
Rahul Kharkar and (6) Mr. Vijay Dattatray Kharkar.

i) Mrs. Sandhya Prakash Kharkar is absolutely seized and possessed  
of or otherwise well and sufficiently entitled to the said **Flat No.**

SP Kharkar  
P. A. Hire  
P. A. Hire



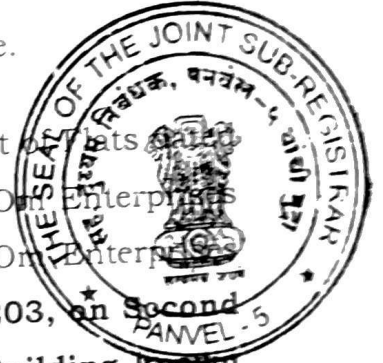
f) Upon receipt of Commencement Certificate from CIDCO Ltd, the New Licensee i.e. (1) Smt. Dehubai Dattatray Kharkar, (2) Mr. Rahul Kisan Kharkar, (3) Mrs. Laxmi Vijay Kharkar, (4) Mr. Vijay Dattatray Kharkar, (5) Mrs. Sandya Prakash Kharkar & (6) M/S. Shree Om Enterprises, collectively developed the said land and have constructed Residential cum commercial building as per sanction plans. (1) Smt. Dehubai Dattatray Kharkar, (2) Mr. Rahul Kisan Kharkar, (3) Mrs. Laxmi Vijay Kharkar, (4) Mr. Vijay Dattatray Kharkar, (5) Mrs. Sandya Prakash Kharkar & (6) M/S. Shree Om Enterprises, have decided to specify their share in the developed plot of land and have vide Development Agreement dated 21-03-2023 registered in the Office of the Sub-Registrar Panvel-5, vide Registration No. 4629/2023.

g) Abovementioned the parties have mutually discussed, and confirmed the **Flat No. 203, on Second Floor, having Carpet Area 26.663 Sq. Mtr. in Building known as Vaikunth Pride** as per approved plan & New Commencement Certificate.

h) By virtue of Confirmation of Distribution/ Allotment of Flats dated 21-03-2023 executed by and between M/s. Shree Om Enterprises and Mrs. Sandhya Prakash Kharkar, M/s. Shree Om Enterprises handed over the possession of flat being **Flat No. 203, on Second Floor, having Carpet Area 26.663 Sq. Mtr. in Building known as Vaikunth Pride constructed on Plot No. 30A, Sector-25A at Pushpak Node (Vahal), Taluka Panvel, District Raigad** to Mrs. Sandhya Prakash Kharkar with permanent and absolute right of use and occupation of the said Flat Premises. The said Confirmation of Distribution/ Allotment of Flats was duly registered with Sub-Registrar of Assurance office at Panvel-5 having Sr. No. PVL5-4640-2023 dated 21-03-2023 with Receipt No. 5155. The said Deed was confirmed by (1) Smt. Dehubai Dattatray Kharkar, (2) Mrs. Laxmi Vijay Kharkar, (3) Mrs. Swati Kisan Kharkar, (4) Kumar Aayush Rahul Kharkar, (5) Mrs. Ashwini Rahul Kharkar and (6) Mr. Vijay Dattatray Kharkar.

i) Mrs. Sandhya Prakash Kharkar is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said **Flat No.**

प व ल - ५  
२१/०३/२०२४  
२०



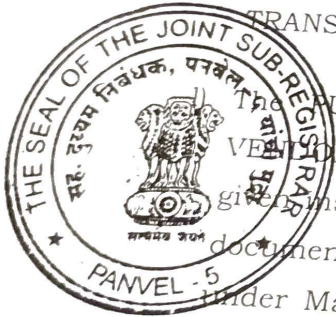
P. Athire

203, on Second Floor, having Carpet Area 26.663 Sq. Mtr. in Building known as Vaikunth Pride constructed on Plot No. 30A, Sector-25A at Pushpak Node (Vahal), Taluka Panvel, District Raigad & common undivided interest appurtenant to the said Flat and Mrs. Sandhya Prakash Kharkar (Hereinafter referred as the VENDOR/ TRANSFEROR) have agreed to sell the said Flat to the PURCHASERS/ TRANSFEREES on ownership basis under the provisions of the Maharashtra Flat Ownership Act. and rule made thereon.

j) The said M/s. Shree Om Enterprises had given possession of the said flat on the strength of Occupancy Certificate dated 29-11-2022 issued by CIDCO Ltd. vide its letter No. CIDCO/ BP-17567/ TPO (NM & K)/ 2020/ 10070 (Herein after referred to as the SAID OCCUPANCY CERTIFICATE).

प व ल - ५	
१९९५	२०२४
₹ / २१०	

k) The VENDOR / TRANSFEROR has no more interest in retaining the said Flat premises and the PURCHASERS/ TRANSFEREES being also in need of the residential premises; therefore, they decided to purchase the said Flat premises from the VENDOR/ TRANSFEROR.



The PURCHASERS/ TRANSFEREES has demanded from the VENDOR/ TRANSFEROR and the VENDOR / TRANSFEROR has given inspection to the PURCHASERS / TRANSFEREES of all the documents of title relating to the said property as are specified under Maharashtra Ownership Flats (Regulation of Promotion of Construction, Management and Transfer) Act, 1963, hereinafter referred to as the "SAID ACT" and the rules made there under.

m) The VENDOR/ TRANSFEROR has agreed to sell and transfer to the PURCHASERS/ TRANSFEREES and PURCHASERS/ TRANSFEREES has agreed to purchase and acquire all rights, title and interest of the VENDOR/ TRANSFEROR in the said flat free from all encumbrances together with permanent hereditary and absolute right of use and occupation of the said flat premises for the total consideration amount of **Rs.17,00,000/- (Rupees Seventeen Lakhs Only)**.

SPKHARKAR

BPANIL

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED  
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The PURCHASERS/ TRANSFEREES do hereby agree to purchase from the VENDOR/ TRANSFEROR and the VENDOR/ TRANSFEROR do hereby agree to sell, transfer and assign to the PURCHASERS/ TRANSFEREES all his right, title and interest in the said VENDOR/ TRANSFEROR for the lumpsum consideration of **Rs.17,00,000/- (Rupees Seventeen Lakhs Only)**. The said Flat is more particularly described in the Second Schedule hereunder written.

2. The PURCHASERS/ TRANSFEREES has paid to the VENDOR/ TRANSFEROR a sum of **Rs.7,00,000/- (Rupees Seven Lakhs Only)** being the earnest money out of the total consideration with respect to the purchase of Flat. The VENDOR/ TRANSFEROR do hereby admit, accept and acknowledge the payment and receipt of said the earnest money in the Receipt hereto. The PURCHASERS/ TRANSFEREES/has agreed to make payment of balance consideration of sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** to the VENDOR/ TRANSFEROR within 45 working days from the date of Registration of Agreement for Sale.

3. The VENDOR/ TRANSFEROR has agreed to sell the said Flat in favour of the PURCHASERS/ TRANSFEREES only on the assurance provided by the PURCHASERS/ TRANSFEREES that the balance consideration towards the purchase of said flat shall be paid/ credited by the PURCHASERS/ TRANSFEREES in the account of the VENDOR/ TRANSFEROR within 45 working days from the date of Registration of Agreement for Sale.

4. The VENDOR/ TRANSFEROR upon receiving/ crediting in their account the balance consideration shall execute a Sale Deed with respect to purchase of said flat in favour of the PURCHASERS/ TRANSFEREES and registered before the concerned Sub-Registrar.

5. The VENDOR/ TRANSFEROR is liable to provide all the requisite documents required for taking loan from banks. If the VENDOR/

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of sum of 20



SPINAKAR

APPHIRE

PHIRE

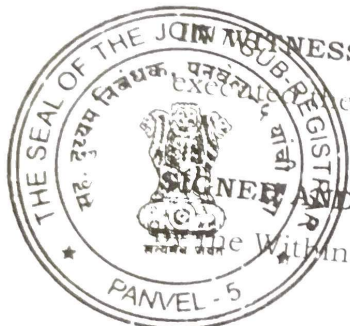


execute perform or cause to be done and executed and performed, such further acts, deeds and things and writings whatsoever necessary perfectly conveying the said Flat premises unto and to the use of the PURCHASERS/ TRANSFEREES as shall or may be reasonably required at the cost and expenses of the PURCHASERS/ TRANSFEREES.

**"SCHEDULE OF PROPERTY"**

Flat No. 203, on Second Floor, having Carpet Area 26.663 Sq. Mtr. in Building known as Vaikunth Pride constructed on Plot No. 25A at Pushpak Node (Vahal), Taluka Panvel, District

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१५/२०	



the parties hereto have caused this Agreement to be signed and delivered on the day and year first hereinabove written.

**MRS. SANDHYA PRAKASH KHARKAR,**

In the presence of:

1. Rajesh Amate

S Kharkar



2. Bhavish

**SIGNED AND DELIVERED**

by the Within named **"PURCHASERS/TRANSFEREES"**

(1) **MRS. RUPALI PRAKASH AHIRE**

Rp Ahire



(2) **MR. PRAKASH TULSHIRAM AHIRE**



RECEIVED the sum  
MRS. RUPALI P  
AHIRE, as an ea  
respect of sale  
26.663 Sq. M  
Plot No. 3  
District

1)Rs.  
Pur  
S Kharkar

RECEIPT

RECEIVED the sum of Rs.7,00,000/- (Rupees Seven Lakhs Only) from MRS. RUPALI PRAKASH AHIRE and MR. PRAKASH TULSHIRAM AHIRE, as an earnest money and part payment of the purchase price in respect of sale of Flat No. 203, on Second Floor, having Carpet Area 26.663 Sq. Mtr. in Building known as Vaikunth Pride constructed on Plot No. 30A, Sector-25A at Pushpak Node (Vahal), Taluka Panvel, District Raigad, the property hereinabove mentioned.

Mode of Payment:

1)Rs.5,00,000/- (Rupees Five Lakhs Only) vide Cheque No. 590316 of Punjab National Bank dt. 17-01-2024.

2)Rs.2,00,000/- (Rupees Two Lakhs Only) vide RTGS/NEFT vide UTR No. PUNBR5202401241370497 from Punjab National Bank dt. 24/01/2024.

Prakash

Rupali  
Prakash

I SAY RECEIVED

Prakash

MRS. SANDHYA PRAKASH KHARKAR

WITNESS:

1. Dayesh A. marte

प व ल - ५
११०५/२०२४
१६/२०२४

Reference No. : CIDCO/BP-17567/TPO(NM & K)/2020/7350

Date : 18/9/2020

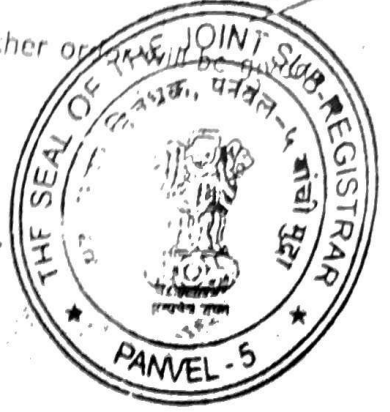
### COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s M/S.SHREE OM ENTERPRISES.,THROUGH ITS PROP.MR.DIVYESH DILIPBHAI NAKRANI AND SMT.DEHUBAI DATTATRAY KHARKAR + 4 OWNERS , AT-SHOP NO.03,SHREEKANT SOCIETY,PLOT NO.32,SECTOR-44A,SEAWOOD,NERUL,NAVI MUMBAI. for Plot No. 30A , Sector 25A , Node Pushpak . As per the approved plans and subject to the following conditions for the development of the proposed Residential [ Resl+Comm ] + Mercantile / Business [ Resl+Comm ] in 1Ground Floor + 4Floor Net Builtup Area [ Residential [ Resl+Comm ] =262.41,Mercantile / Business (Commercial) [ Resl+Comm ] =47.06 Other [Others] =01.39 Total BUA = 310.86 Total BUA = 310.86] Sq m .

पवल-4	2023
29/904	

Nos. Of Residential Units :- 12, Nos. Of Mercantile / Business (Commercial) Units :- 3

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



1. This Certificate is liable to be revoked by the Corporation if :-  
(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.  
(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.  
(c) The Municipal 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 - 45 of the Maharashtra Regional and Town Planning Act- 1966.

पवल-4	2023
29/904	



Document certified by PATIL MITHILESH JANARDHAN  
Name : PATIL MITHILESH JANARDHAN  
Designation : Associate Planner  
Organization : CIDCO OF



Reference No. : CIDCO/BP-17567/TPO(NM & K)/2020/7350

Date : 18/9/2020

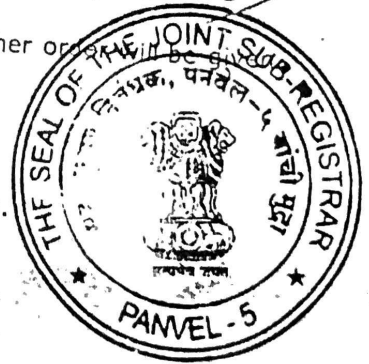
### COMMENCEMENT CERTIFICATE

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पंचल-५	
२०२३	२०२३
२९/१०५	

Nos. Of Residential Units :- **12**, Nos. Of Mercantile / Business (Commercial) Units :- **3**

- A. This Commencement Certificate is valid up to plinth level only. The further work will be done after the plinth is inspected and plinth Completion Certificate is issued.
- B. Applicant Should Construct Hutments for labors at site.
- C. Applicant should provide drinking water and toilet facility for labors at site.



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

- (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.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- (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 45 of the Maharashtra Regional and Town Planning Act- 1966.

पंचल-५	
२०२३	२०२३
२९/१०५	



Document certified by PATIL  
MITHILESH JANARDHAN <>  
Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF

Reference No. : CIDCO/BP-17567/TPO(NM & K)/2020/7350

Date : 18/9/2020

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.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
4. 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.
5. A certified copy of the approved plan shall be exhibited on site.
6. The amount of Rs 7,756.00/- 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.
7. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

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२२/९/२०	

Document certified by PATIL MITHILESH JANARDHAN <>  
Name : PATIL MITHILESH JANARDHAN  
Designation : Associate Planner  
Organization : CIDCO OF

Reference No. : CIDCO/BP-17567/TPO(NM & K)/2020/7350

Date : 18/9/2020

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

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

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

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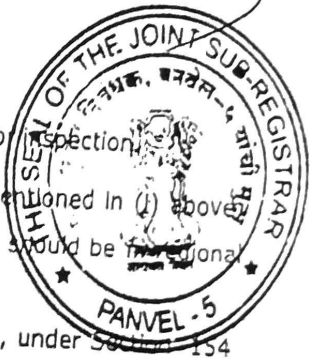
ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above shall be published in two widely circulated newspapers one of which should be in regional language.

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

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

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



Document certified by PATIL MITHILESH JANARDHAN

Name : PATIL MITHILESH JANARDHAN  
Designation : Associate Planner



# CIDCO OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-175E7/TPO(NM & K)/2020/10070

Date : 29 November, 2022

Unique Code : 20200402102280902

To,  
M/S.SHREE OM ENTERPRISES.,THROUGH ITS  
PROP.MR.DIVYESH DILIPBHAI NAKRANI AND  
SMT.DEHUBAI DATTATRAY KHARKAR + 4  
OWNERS  
AT-SHOP NO.03,SHREEKANT SOCIETY,PLOT  
NO.32,SECTOR-44A,SEAWOOD,NERUL,NAVI  
MUMBAI.  
PIN - 400706

पवल - ५  
२९/११/२०२३  
२८/१०/२०२२

Sub : Occupancy Certificate for Residential [ Residential Bldg/Apartment

No. 30A, Sector 25A at Pushpak , Navi Mumbai.

- Ref : 1. Your architect's online application dtd, 11.11.2022.
- 2. No dues certificate No.CIDCO/ESTATE/ACLSO(NMIA)/Ulwe/2022/3521 dtd.



Dear Sir,

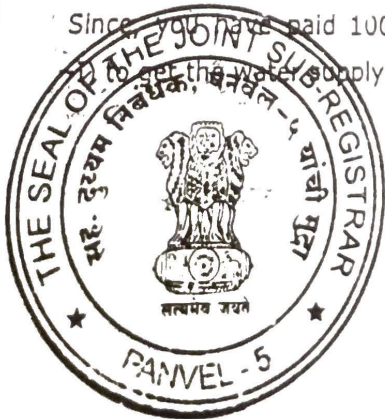
Please find enclosed herewith the necessary Occupancy Certificate for [ Residential Bldg/Apartment ] Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section, CIDCO for their record, However, If the said premise is to be transferred to the registered society, the above terms & conditions shall be Incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

पवल - ५  
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२८/१०/२०२२

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

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



Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<brchaudhari@gmail.com>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD



CIDCO/BP-17567/TPO(NM & K)/2020/10070

Date : 29 November, 2022

Unique Code : 20200402102280902

**OCCUPANCY COMPLETION  
CERTIFICATE**

I hereby certify that the development of Residential [ Residential Bldg/Apartment : Building G+4 [ Total BUA = 310.85Sq.mtrs , Residential BUA = 262.41 Sq.mtrs , Commercial BUA = 47.06 Sq.mtrs , Any Other BUA = 1.38 Sq.mtrs Number of units = 15No. , No. of Residential Units = 12No. , No.of Commercial Units = 3No. , Any Other Units = NoneNo. Ground+No. Of Floors = G+4 ] Plot No. 30A, ] , Sector - 25A at Pushpak of Navi Mumbai completed under the supervision of ATUL PATEL Architect has been inspected on 15 November, 2022 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 05 September, 2020 and that the development is fit for the use for which it has been carried out. The proposed Chajja over openings for protection from the Sun & Rain and architectural features for decoration, Aesthetic purpose shall not be used for any habitable purpose.

पवल - ५  
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२६/१०/२०२३

पवल - ५  
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२३/२०



CIDCO/BP-17567/TPO(NM & K)/2020/10070

Date : 29 November, 2022

Unique Code : 20200402102280902

## OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building G+4 [ Total BUA = 310.85Sq.mtrs , Residential BUA = 262.41 Sq.mtrs , Commercial BUA = 47.06 Sq.mtrs , Any Other BUA = 1.38 Sq.mtrs Number of units = 15No. , No. of Residential Units = 12No. , No.of Commercial Units = 3No. , Any Other Units = NoneNo. Ground+No. Of Floors = G+4 ] Plot No. 30A ,] , Sector - 25A at Pushpak of Navi Mumbai completed under the supervision of ATUL PATEL Architect has been inspected on 15 November, 2022 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 05 September, 2020 and that the development is fit for the use for which it has been carried out. The proposed Chajja over openings for protection from the Sun & Rain and architectural features for decoration, Aesthetic purpose shall not be used for any habitable purpose.

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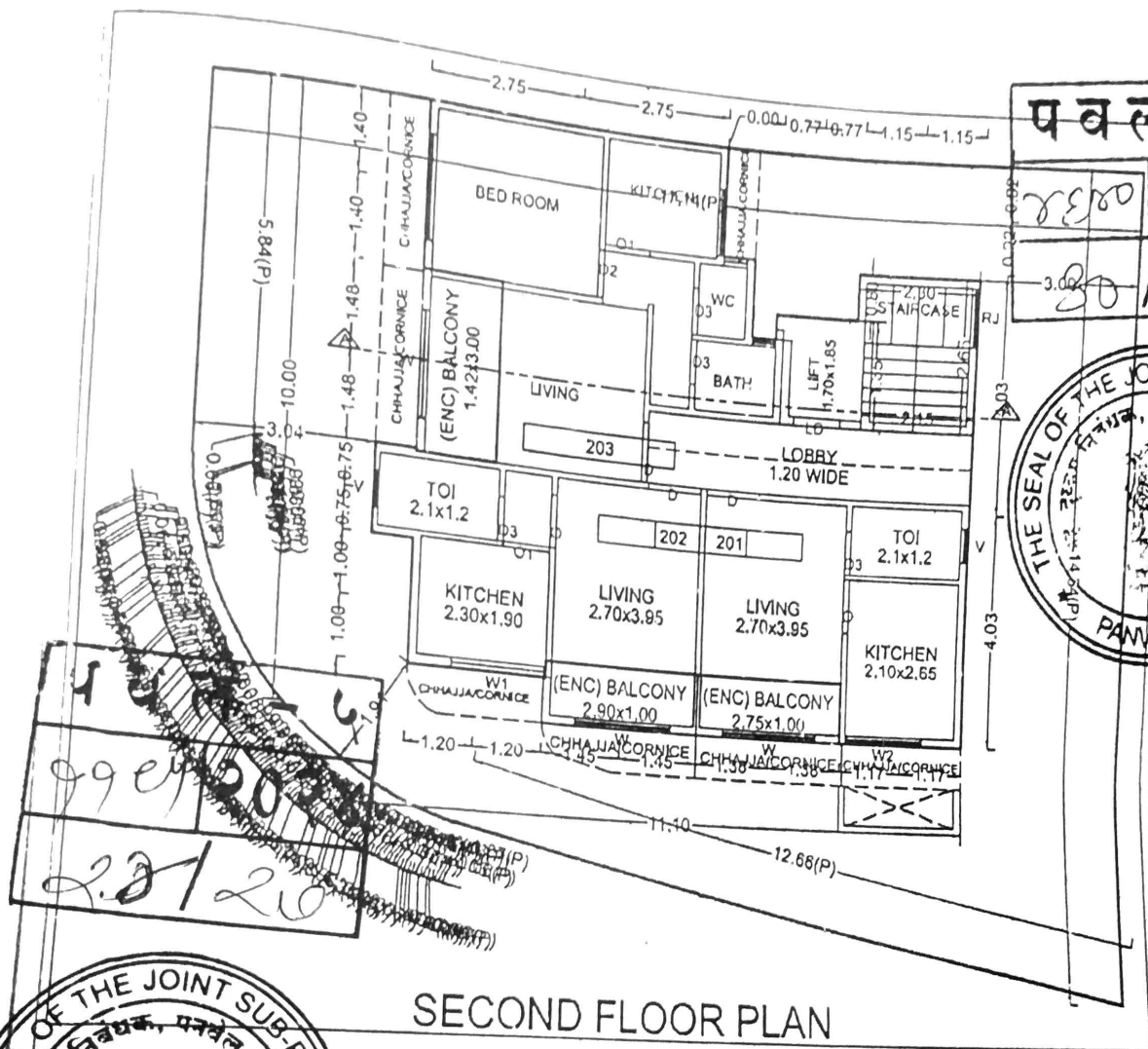
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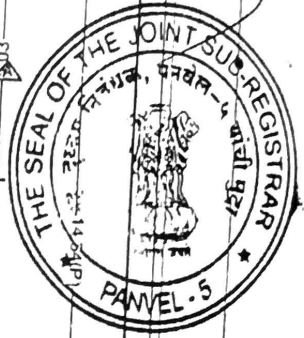
YOURS faithfully  
Doc. No. 102280902  
RAMCHANDRA CHAUDHARI  
\*rchaudhari@gmail.com\*  
Name BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation Associate  
Planner  
Organization CIDCO LTD



अध्यापक

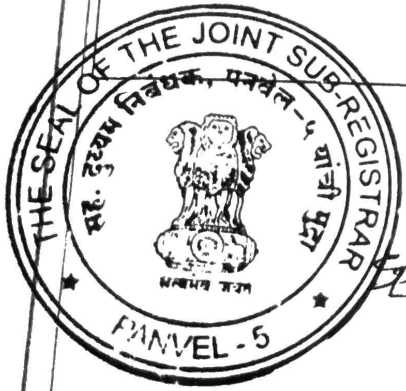


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SECOND FLOOR PLAN



*PPA Hire*

*Phire*

PROPOSED RESIDENTIAL BUILDING  
 AT PLOT NO.30A, SECTOR.25A, PUSHPAK NODE, NAVI MUMBAI.

DEVELOPERS	FLAT NO.	
	FLOOR	SECOND
	CARPET AREA	
	TERRACE AREA	
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER

भारत सरकार  
GOVERNMENT OF INDIA  
7666 8396 5136

सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
KHARKAR SANGHYA PRAKASH  
BALIRAM DHARMA KADU  
02/07/1978  
Permanent Account Number  
BHDPK1375E

Signature

भारत सरकार  
GOVERNMENT OF INDIA  
Prakash Tulshiram Ahire  
Year of Birth 1976  
Male  
5972 7682 1642

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
PRAKASH-TULSHIRAM AHIRE  
TULSHIRAM.SUBDU.AHIRE  
21/10/1976  
Permanent Account Number  
ALTPA3373L

Signature

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२५/२०

भारत सरकार  
GOVERNMENT OF INDIA  
Rupal Prakash Ahire  
Year of Birth 1988  
Female  
9869 0735 3878

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
AHIRE RUPALI PRAKASH  
SHAKER BAPU BHAMRE  
08/13/1988  
Permanent Account Number  
AVVPA0907A



Signature

भारत सरकार  
Government of India  
Rajesh Arun Mate  
Year of Birth 1971  
Male  
3064 6706 2776

सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India  
Rajesh Arun Mate  
Year of Birth 1971  
Male  
7703 0407 6290

सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India

प्रकाश बंधु प्रकाश  
Prakash Bhandu Prakash

जन्म वर्ष / Year of Birth 1978

पुरुष / Male

7666 8396 5136

आधार - सामान्य माणसाचा अधिकार

*Prakash*

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

प्रकाश बंधु प्रकाश  
KHARKAR BANDHUYA PRAKASH  
बलराम धर्मा कडु  
BALIRAM DHARMA KADU

08/07/1978

Permanent Account Number  
BHDPK1375E

Signature

भारत सरकार  
GOVERNMENT OF INDIA

प्रकाश तुलशिराम अहिर  
Prakash Tulshiram Ahire

जन्म वर्ष / Year of Birth 1976

पुरुष / Male

5972 7682 1642

आधार - सामान्य माणसाचा अधिकार

*Prakash*

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

प्रकाश तुलशिराम अहिर  
PRAKASH TULSHIRAM AHIRE  
तुलशिराम सुब्हु अहिर  
TULSHIRAM SUBDU AHIRE

21/10/1976

Permanent Account Number  
ALTPA3373L

Signature

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9904/2028  
24/20

भारत सरकार  
GOVERNMENT OF INDIA

रुपाली प्रकाश अहिर  
Rupali Prakash Ahire

जन्म वर्ष / Year of Birth 1988

स्त्री / Female

9869 0735 3878

आधार - सामान्य माणसाचा अधिकार

*Rupali*

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

अहिर रुपाली प्रकाश  
AHIRE RUPALI PRAKASH  
शेकर बापु भामरे  
SHAKER BAPU BHAMRE

08/11/1988

Permanent Account Number  
AVVPA0907A

Signature

THE SEAL OF THE INDIA SUB-REGISTRAR

भारत सरकार  
Government of India

भावेश प्रकाश खारकर  
Bhavesh Prakash Kharkar

जन्म वर्ष / Year of Birth 03/02/2000

पुरुष / Male

3064 6706 2776

आधार - सामान्य माणसाचा अधिकार

*Bhavesh*

भारत सरकार  
Government of India

राजेश अरुण माटे  
Rajesh Arun Mate

जन्म वर्ष / Year of Birth 1971

पुरुष / Male

7703 0407 6290

आधार - सामान्य माणसाचा अधिकार

*Rajesh A. Mate*





APPLICATION FORM FOR HOME LOAN

For office use only

Branch **CBD (Belam)**  
Reference no  
Received on **18/01/2024**



Personal Details

Information		Applicant	Co-Applicant
First Name	<b>RUPALI</b>	<b>PRIAKASH</b>	
Maiden Name	<b>PRIAKASH</b>	<b>TULSHIKAM</b>	
Last Name	<b>AHIRE</b>	<b>AHIRE</b>	
Father's/Husband's Name			
Income Tax PAN No. AADHAR No *	<b>7A 3878</b>	<b>ALTPA 3373 L</b>	<b>5972 7682 1642</b>
Identification no (tick ar) <input type="checkbox"/> Passport no <input checked="" type="checkbox"/> UVO <input type="checkbox"/> Driving License <input checked="" type="checkbox"/> UHO			
Date of Birth and Gender	<b>11/11/1988</b> <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Transgender	<b>21/10/1976</b> <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Transgender	
Category	<input type="checkbox"/> Physical <input type="checkbox"/> x Serviceman <input type="checkbox"/> Minority <input type="checkbox"/> Handicapped <input type="checkbox"/> None of these <input type="checkbox"/> SC/ST <input checked="" type="checkbox"/> OBC	<input type="checkbox"/> Physical <input type="checkbox"/> x Serviceman <input type="checkbox"/> Minority <input type="checkbox"/> Handicapped <input type="checkbox"/> None of these <input type="checkbox"/> SC/ST	
Educational Qualification *	<input checked="" type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input type="checkbox"/> PG <input type="checkbox"/> Professional course <input type="checkbox"/> Other <b>HBC</b>	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input type="checkbox"/> PG <input type="checkbox"/> Professional course <input type="checkbox"/> Other <b>SEC</b>	
Marital Status and No. of dependents in the household	<input type="checkbox"/> Single <input checked="" type="checkbox"/> Married No. of Dependents <b>02</b>	<input type="checkbox"/> Single <input type="checkbox"/> Married No. of Dependents	
E mail address	<b>RUPALI JOSHI AHIRE@gmail.com</b>	<b>Not available</b>	
Phone details (STD code Tel res)	<b>91 9321 57417</b>	<b>91 - 9869 162680</b>	
Mobile No	<b>9321 57417</b>	<b>9869 162680</b>	
Relative of Staff/ Director of bank?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Residential Address</b>	<b>Applicant</b>	<b>Co-Applicant</b>	
Residence Address* (Present)	<b>B 10/22:03, Sector 3 Sai Apts Near Bharti Vidya</b>	<b>B 10/22:03 Sector-03, Sai Apts Near Bharti Vidya</b>	
	City <b>Navi Mumbai</b> State <b>MH</b>	City <b>Navi</b> State <b>MH</b>	
	Pin <b>400614</b> Country <b>IN</b>	Pin <b>400614</b> Country <b>IN</b>	
Residence Address* (Permanent) <input type="checkbox"/> Same as above	<b>Same as above</b>	<b>Same as above</b>	
	City <b>Navi</b> State <b>MH</b>	City <b>Navi</b> State <b>MH</b>	
	Pin <b>400614</b> Country <b>IN</b>	Pin <b>400614</b> Country <b>India</b>	
Status of current residence	<input checked="" type="checkbox"/> Owned (Self/spouse/dependent children) <input type="checkbox"/> Owned (Parents) <input type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt. <input type="checkbox"/> Other	<input type="checkbox"/> Owned (Self/spouse/dependent children) <input type="checkbox"/> Owned (Parents) <input type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt. <input type="checkbox"/> Other	
Years at current residence *	<b>30</b> Years Months <b>years</b>	<b>30</b> Years Months <b>years</b>	
	<input checked="" type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office	<input checked="" type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office	



**RP Ahire**

**PA**