



12/2022

सूची क्र. 2

दस्तावेज क्रमांक : सह दु. नि. पन्वेल 5
दस्तावेज क्रमांक : 127/2022
नोंदणी :
Region 6.3m

पॉलिटेक्निक प्रकल्प

पाकघरे नाव : उत्तवे

पॉलिटेक्निक

कमरा नं. 4254840

बाजारभावात भाडेपट्टाकाला बाबतिलेखटाकाल
कालाची देणे की पत्रावेदन ते नमूद करावे)

2894760

पु. बाजार, पौडलिया व पणक्यांक (असल्यास)

1) पॉलिटेक्नेचे नाव रायगड इतर वर्णन : इतर माहिती: विभाग क्र 27.1 दर 66000/- प्रती चौ.मी.सदनिका नं.401, चौगा
मजला, क्रिस्टल प्लान, प्लॉट नं. बी-3, सेक्टर नं. 16, उत्तवे(खारकोपर), ता. पनवेल जि. रायगड. क्षेत्रफळ- 39.72
चौ.मी. कारपेट एरिया(429 चौ.फुट)((Plot Number : B-3 ;))

क्षेत्रफळ

1) 39.72 चौ.मीटर

आकाराची किंवा जुडी देण्यात असेल तेव्हा.

1): नाव:-मे.शक्ती एंटरप्रायजेस तर्फे प्रो.प्रा.मंगेश एकनाथ ठाकुर . वय:-42; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे
नाव: हाऊस नं.1550, एकविरा बिल्डिंग, कोटनाका, उरण, जि. रायगड., ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, राईगाड:(००:).
पिन कोड:-400702 पॅन नं:-AEJPT1607B

दस्तावेज करून देण-या/तिहून ठेवण-या
नाचे नाव किंवा दिवाणी न्यायालयाचा
नाम किंवा आदेश असल्यास, प्रतिवादिचे नाव

1): नाव:-अंजली अंकुश घाडीगावकर . वय:-66; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रूम नं.304, डी-
विंग, बिल्डिंग नं. 14, सुभाष नगर, पप्पु डोळस गार्डन जवळ, मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, MUMBAI. पिन
कोड:-400071 पॅन नं:-BISPG6945F
2): नाव:-आशिष अंकुश घाडीगावकर . वय:-34; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रूम नं.304, डी-
विंग, बिल्डिंग नं. 14, सुभाष नगर, पप्पु डोळस गार्डन जवळ, मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुंबई. पिन
कोड:-400071 पॅन नं:-AOLPG3190C

दस्तावेज करून देण-या पत्रकाराचे व किंवा
न्यायालयाचा हुकुमनामा किंवा आदेश
च, प्रतिवादिचे नाव व पत्ता

दस्तावेज करून दिल्याचा दिनांक

04/01/2022

दस्तावेज नोंदणी केल्याचा दिनांक

04/01/2022

दस्तावेज क्रमांक, खंड व पृष्ठ

127/2022

दस्तावेज प्रमाणे मुद्रांक शुल्क

255300

दस्तावेज प्रमाणे नोंदणी शुल्क

30000

दस्तावेज विचारात घेतलेला तपशील:-:

दस्तावेज अकारताना 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.

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

मुल्याकान पत्रक (प्रभाव क्षेत्र - बांधीव)

04 January 2022, 05:15:17 PM
दरदर5

Vidhanan ID 2022010406860

मुल्याकानाचे वर्ष	2021
जिल्हा	रायगड
तालुक्याचे नाव	पनवेल
गावाचे नाव	उदवे/भाकण,खारकोपर
प्रमुख मूल्य विभाग	27
उप मूल्य विभाग	271
क्षेत्राचे नाव	Influence Area

सर्व्हे नंबर/ल.पं.क्रमांक:

वार्षिक मूल्य दर ठरवण्यासार मूल्यदर रु.	मोसमाप्ताने एकक
मूल्यदर	चौ मीटर
660000	

बांधीव क्षेत्राची माहिती	मिळकतीचा प्रकार -	बांधीव
मिळकतीचे क्षेत्र -	मिळकतीचा वापर -	निवासी शहनिका
बांधकामाचे वर्गीकरण - 1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्भवजन सुविधा -	आहे	1st To 4th Floor

मिळकतीचा प्रकार - बांधीव
मूल्यदर/बांधकामाचा दर- Rs.660000/-

Sale Type - First Sale
Sale R'esale or Buillt up Property constructed after circular dt.02/01/2018

पसा:यानुसार मिळकतीचा मति चौ मीटर मूल्यदर	=(वार्शिक मूल्यदर * पसा:यानुसार टक्केवारी)
	= (66000 * (100 / 100))
	= Rs.66000/-
	= 100% of 66000 = Rs.66000/-

मजला निहाय पदवाढ	= सर्वात प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
3	= 66000 * 43.86
मुखा मिळकतीचे मूल्य	= Rs.2894760/-

= मूळ मिळकतीचे मूल्य + खुल्या वणिनीवरील वापर ठरवले मूल्य + बहिःस्थ वापर ठरवले मूल्य + पुरवठा गाळाने मूल्यावृत्ती बाळकती - वरील गाळाने मूल्य + इमारती भितीचा खुल्या वापर मूल्य + तळखाने मूल्य + मॅकेनईट मजला क्षेत्र मूल्य + बंदिल बाळकती + स्वयंचालित बांधकाम

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

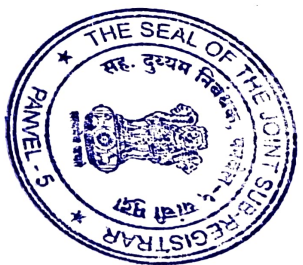
= 2894760 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.2894760/-

= ₹ अठ्ठ्यावीस लाख चौऱ्याण्या हजार सात यो साठ /-

Home	Print
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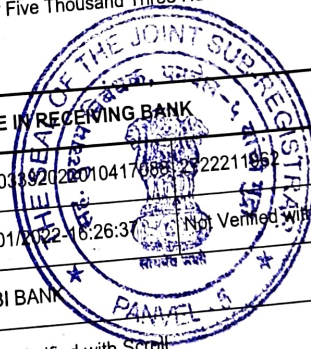
पक्षल - ५
१२७/१०११
१/५०



CHALLAN
MTR Form Number 8

MTR Form Number 8		BARCODE	Date	04/01/2022 16:26:37	Form ID	252
Inspector (General) Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Registration Fee			PAN No. (If Applicable) BISPG6945F			
Name PNL5_PANVEL NO 5 SUB REGISTRAR			Full Name ANJALI ANKUSH GHADIGAONKAR AND OTHER ONE			
RAIGAD			Flat/Block No. FLAT NO 401, 4TH FLOOR, CRYSTAL PLAZA			
2021-2022 One Time			Premises/Building PLOT NO.B-3, SECTOR NO.16. G.E.S. NODE-ULWE - KHARKOPAR			
Account Head Details		Amount In Rs.	Road/Street TAL-PANVEL DIST-RAIGAD			
6401	Stamp Duty	255300.00	Area/Locality			
6301	Registration Fee	30000.00	Town/City/District			
			PIN 4 1 0 2 0 6			
			Remarks (If Any)			
			PAN2=AEJPT1607B-SecondPartyName=MS SHAKTI ENTERPRISES-			
			Amount In Words Two Lakh Eighty Five Thousand Three Hundred Rupees Only			
Bank Details IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	6910339202010417000222211857	
			Bank Date	RBI Date	04/01/2022 16:26:37 Not Verified with	
DD No.			Bank-Branch		IDBI BANK PANVEL 5	
Bank			Scroll No. , Date		Not Verified with Scroll	
Branch			Mobile No. : 0000			

MS SHAKTI ENTERPRISES-
0210 2022
3 / 40



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
नॉदणी न करवयाच्या दस्तांसाठी खदर चलन न
न केवल दुय्यम निबंधक कार्यालयात नॉदणी करवयाच्या दस्तांसाठी लागु आहे.

for SHAKTI ENTERPRISES
Proprietor

Ankush Ghadigaonkar

Adish



D H C
 Registrar General of Registration & Stamps

Receipt of Document Handling Charges

PNRN 0401202210804 Receipt Date 04/01/2022

Received from . Mobile number 00000000000, an amount of Rs. 1000/-, towards Document Handling Charges for the Document to be registered on Document No. 127 dated 04/01/2022 at the Sub Registrar office Joint S R Panvel 5 of the District Raigarh.

DEFACED
 ₹ 1000
 DEFACED

Payment Details

Bank Name	SBIN	Payment Date	04/01/2022
Bank CIN	10004152022010409862	REF No.	200416898240
Deface No	0401202210804D	Deface Date	04/01/2022

पत्र - 4
 920 2022
 7 / 40

This is computer generated receipt, hence no signature is required.



CHALLAN
MTR Form Number-8



APR011177290202122E	BARCODE	Date 04/01/2022-16 25 55	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)	BISPG6945F	
PNLS PANVEL NO 5 SUB REGISTRAR	Full Name	ANJALI ANKUSH GHADIGAONKAR AND OTHER ONE	

RAIGAD	Flat/Block No.	FLAT NO.401, 4TH FLOOR, CRYSTAL PLAZA		
2021-2022 One Time	Premises/Building	PLOT NO.B-3, SECTOR NO.16, G.E.S., NODE-ULWE - KHARKOPAR		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
401 Stamp Duty	255300.00				4 1 0 2 0 6
301 Registration Fee	30000.00				

Remarks (If Any)	PAN2=AEJPT1607B--SecondPartyName=MS SHAKTI ENTERPRISES-			
Amount In	Two Lakh Eighty Five Thousand Three Hundred Rupees			
Words	Only			

IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	691033320220104170882722211962
		Bank Date	RBI Date	04/01/2022-16:25:38
		Bank-Branch	IDBI BANK	
		Scroll No. , Date	Not Verified with Sgroll	

Mobile No. PANVEL 0800000000

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. न केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Defaced Details	Defacement No.	Defacement Date	Userid	Defacement Amount
Remarks	0005358686202122	04/01/2022-17:50:12	IGR548	30000.00

ARTICLES OF AGREEMENT is made and entered into at Ulwe, Navi Mumbai
 07th day of January 2022 between **M/s. SHAKTI ENTERPRISES**, a Proprietorship
 through its Proprietor **Shri Mangesh Eknath Thakur** having address at **1550, Ekvira Building, Komaka, Uran, Dist.- Raigad, Pin- 400 702** hereinafter
 " **THE DEVELOPER** " (which expression shall unless it be repugnant to the
 meaning thereof be deemed to mean and include their heirs , executors , administrators
 and assigns) of the **ONE PART**

AND

1) MRS. ANJALI ANKUSH GHADIGAONKAR & 2) MR. ASHISH GHADIGAONKAR, having address at Room No 304, D-Wing, Building 14, P
Nagar, Near Pappu Dolas Garden, Mumbai- 400 071 hereinafter called
PURCHASER/S" (which expression Shall unless it be repugnant to the con
 meaning there of be deemed to mean and include his / her heirs , execu
 administrators and assigns) of the **OTHER PART** :

921-4
 WHEREAS :
 921 2022
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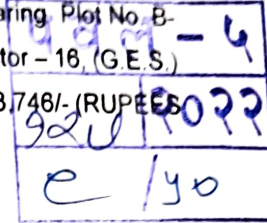


The City and Industrial Development Corporation of Maharashtra Limited,
 government company within the meaning of the Companies Act, 1956, (hereinafter
 referred to as "The Corporation") having its registered office at the Nirmal, 2nd Floor,
 Nariman Point, Mumbai-400 021. The corporation has been declared as New
 Development Authority, under the provision of Sub Sec.(3-A) of Section 113 of the
 Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act, No.XXXI
 1966) hereinafter referred to as "the said Act") for the new Town Planning of new
 of New Bombay by Government of Maharashtra in the exercise of its power of the
 designated as site for new Town under sub-section (1) of Section 113 of the said Act.

And Whereas the State Government has acquired land within the designated area
 New Bombay and vested the same in corporation by an order duly made in that
 as per the provisions of the Sec.113 of the said Act.

And whereas the Corporation being the Development Authority the Corporation has
 empowered under Section 118 of the said Act, to dispose off any land acquired by
 vested into in the accordance with the proposal approved by the Government
 the said Act

AND WHEREAS 1) SHRI. MAHADEV RAGHO KAMBLE 2) SMT. JANABAI MAYA GAIKWAD 3) SHRI. MARUTI RAGHO KAMBLE & 4) SMT. SITABAI ARJUN KAMBLE entered into an Agreement to Lease dated 15th November 2011 with CITY AND INDUSTRIAL DEVELOPMENT CORPOATION (CIDCO) AND CIDCO leased a piece or parcel of land under Gaothan Expansion Scheme and was registered with Sub Registrar of Panvel II dated 16.11.2011 under Sr. No. 10015/2011 bearing Plot No B-3 containing by admeasuring totally 299.80 Sq. Mtrs., situated at Sector - 16, (G.E.S.) Node - Ulwe, Taluka - Panvel, Dist - Raigad, for a premium of RS. 13,746/- (RUPEES THIRTEEN THOUSAND SEVEN HUNDRED FORTY SIX ONLY.)



AND WHEREAS 1) SHRI MAHADEV RAGHO KAMBLE 2) SMT JANABAI MAYA GAIKWAD 3) SHRI . MARUTI RAGHO KAMBLE & 4) SMT . SITABAI ARJUN KAMBLE paid the said premium in full to the Corporation and the Corporation granted permission or license to the Lessees to enter upon the said land for the purpose of erecting residential building/ s.



AND WHEREAS 1) SHRI MAHADEV RAGHO KAMBLE 2) SMT JANABAI MAYA GAIKWAD 3) SHRI . MARUTI RAGHO KAMBLE & 4) SMT . SITABAI ARJUN KAMBLE had entered an agreement with the DEVELOPERS for sale of the said Plot No B-3 in Sector -16 of Ulwe - Node in Taluka - Panvel for the total consideration which is fully paid by them thereof. However there was delay in the transferring the said Plot in the name of the DEVELOPERS by the said 1) SHRI MAHADEV RAGHO KAMBLE 2) SMT JANABAI MAYA GAIKWAD 3) SHRI . MARUTI RAGHO KAMBLE & 4) SMT . SITABAI ARJUN KAMBLE in CIDCO , they have mutually agreed to enter into a DEVELOPMENT AGREEMENT in favour of the DEVELOPERS to avoid further losses to the DEVELOPERS. Hence by an DEVELOPMENT AGREEMENT made and entered at Navi Mumbai on the 12th day of November 2012, by and between 1) SHRI. MAHADEV RAGHO KAMBLE 2) SMT JANABAI MAYA GAIKWAD 3) SHRI . MARUTI RAGHO KAMBLE & 4) SMT . SITABAI ARJUN KAMBLE of the First Part and M/s. SHAKTI ENTERPRISES, a Proprietary Firm , through its Proprietor MR. MANGESH EKNATH THAKUR as the party of the Second Part and the same was duly registered with Sub - Registrar of Panvel - 3 on 12th November 2012 under Sr. No.- PVL3- 10941/2012

For SHAKTI ENTERPRISES

M. Mangesh Eknath Thakur

Proprietor

M. Mangesh Eknath Thakur

Shakti Enterprises

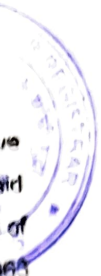
AND WHEREAS

The Certificate of Title issued by Mr. Kailash L. Nagar, Advocate of the DEVELOPERS, dated 28.11.2012 certifying the title of the DEVELOPERS in respect of the said property is annexed hereto as Annexure "B".

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AND WHEREAS

THE PURCHASER/S demanded from the DEVELOPERS and the DEVELOPERS have given inspection to the PURCHASER/S of all the documents of title relating to the said land and the plans, designs and specification prepared by the 'ARCHITECTS' and of such other documents as are specified under the Maharashtra Ownership Flat Act, 1963 (hereinafter referred to as "THE SAID ACT") and the rules made thereunder.



AND WHEREAS

THE PURCHASER/S had approached the DEVELOPERS to acquire from the DEVELOPERS Flat No. 401 on the 4th floor of "CRYSTAL PLAZA" admeasuring about 429 Sq Ft Carpet up area (hereinafter referred to as the said Flat) and the DEVELOPERS agreed to sell assign all the rights, title and interest in the said Flat shown on the typical floor plan Annexure "C" as marked and highlighted at the price and upon the terms and conditions hereinafter appearing.

AND WHEREAS

Under the provisions of the said Act, the DEVELOPERS are required to execute an Agreement for Sale of the said Flat and the same is required to be registered under the provisions of the Indian Registration Act, 1908.

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

1. The DEVELOPERS shall construct the building "CRYSTAL PLAZA" consisting of Ground and Four upper floors on the land more particularly described in the Second Schedule hereunder written in accordance with the plans, specifications and designed approved by the Town Planning Authority of CIDCO which has been seen and approved by the PURCHASER/S with such variations and modifications as the DEVELOPERS may consider necessary or as may be required by the concerned authorities or Government from time to time, provided

For SHAKTI ENTERPRISES

[Signature]
Proprietor

[Signature]

[Signature]

1007-6
920/2022
23/48



4. **THE PURCHASER/S** has prior to the execution of this Agreement about the title of the **DEVELOPERS** to the said property and shall not be entitled to any further investigations relating thereto.
5. **The DEVELOPERS** hereby agree to observe, perform and terms and conditions stipulated on land, restrictions if any which may have been imposed by the authorities concerned at the time of sanctioning the said plans, thereafter and shall, before handing over possession of the premises to the **PURCHASER/S** obtain from the authority concerned, Occupation Certificate or building completion certificate in respect of the said building.
6. The Fixtures, Fittings and Amenities to be provided by the **DEVELOPERS** in the Flat and in the said building are those that are set out in the Annexure hereto
7. In the event of the failure of the **PURCHASER/S** to pay the installments of the purchase price or any part thereof or any other payments hereunder within 7 days of the date of receipt of letter, without prejudice to any right that the **DEVELOPER** may have to recover the same. The **PURCHASER/S** shall be liable to pay interest on such amounts @24% per annum from the expiry of 7 days till outstanding payment or realization of the Cheque.
8. On the **PURCHASER/S** committing default in any installment payment of any amount on their respective due dates of any amount due and payable by the **PURCHASER/S** to the **DEVELOPERS** under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other out going if any) and on the **PURCHASER/S** violating any of the terms and conditions hereof, the **DEVELOPERS** shall be entitled, at their own option, to terminate this Agreement.
9. On the **PURCHASER/S** committing defaults in payment of any of the installments on the respective due dates (time being the essence of the contract) and/or observing and performing any of the terms and conditions of the agreement, in which Developer shall without prejudice be entitled to terminate this agreement in addition case even 20 percent of total price of the Flat/Shop shall stand forfeited in addition ...

For SHAKTI ENTERPRISES

(Signature)

(Signature)

(Signature)

Index नं. सूची - 2



05/02/2012

सूची नं 2

दस्तावेज क्रमांक 10941/2012
नोंदणी
Regn.63m

गावाचे नाव : 1) उलवे

पवेल - 4
220/2022
2e/40



(1) विलेखाचा धक्का	विकसनकरारनामा
(2) जोबदावा	3000000
(3) बाजारभावाभाडेपट्ट्याच्या बाबतिलेखाकार आकारणी देतो की पट्टेदार ते नमुद करावे	3358000

(4) भू-आपन, पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: रायगड इतर वर्णन :- ब्लॉक नं: प्लॉट नं. बी 3, रोड नं. 16, उलवे, ता. पनवेल, जि. रायगड, इतर माहिती: क्षेत्र 299.80 चौ.मी. जिल्हा विकसन करारनामा (Plot Number : बी 3)
2) 299.80 चौ.मीटर

(5) क्षेत्रफळ

(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:- महादेव राघो कांबळे वय:-40; पत्ता:- प्लॉट नं. मु. तळोजे, माळा नं. :- इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ता. पनवेल, जिल्हा. रायगड, महाराष्ट्र, शईगार्: (००). पिन कोड:-410206 पॅन नं:-

2): नाव:- जनाबाई माया गायकवाड वय:-45; पत्ता:- प्लॉट नं: मु. तळोजे, माळा नं. :- इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ता. पनवेल, जिल्हा. रायगड, . . . पिन कोड:- 410206 पॅन नं:-

3): नाव:- मारुती राघो कांबळे वय:-42; पत्ता:- प्लॉट नं: मु. देवीचापाडा, माळा नं. :- इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ता. पनवेल, जिल्हा. रायगड, . . . पिन कोड:- 410206 पॅन नं:- BVQPK5898G

4): नाव:- सिताबाई अर्जुन कांबळे वय:-48; पत्ता:- प्लॉट नं: मु. सोनटणे, माळा नं. :- इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ता. पनवेल, जिल्हा. रायगड, . . . पिन कोड:- 410206 पॅन नं:-

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मे. शक्ती इंटरप्राजेस तर्फे प्रो. प्रा. मंगेश एकनाथ ठाकूर - - वय:-33; पत्ता:- प्लॉट नं: 1550,, माळा नं. :-, इमारतीचे नाव: एकविरा बिल्डींग, ब्लॉक नं. :-, रोड नं: कोटनाका, उरण, महाराष्ट्र, शईगार्:(००). पिन कोड:-400702 पॅन नं:-AEJPT1607B

(9) दस्तऐवज करून दिल्याचा दिनांक	12/11/2012
(10) दस्त नोंदणी केल्याचा दिनांक	12/11/2012
(11) अनुक्रमांक, खंड व पृष्ठ	10941/2012
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	134400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

For SHAKTI ENTERPRISES

 Proprietor

दस्तावेजांक व दि. 10015/2011

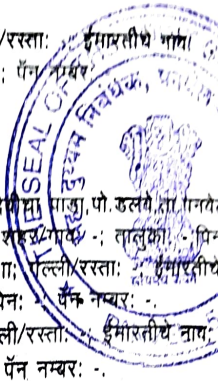
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शुची क्र. घोन INDEX NO. II

गावाचे नाव : उलवे

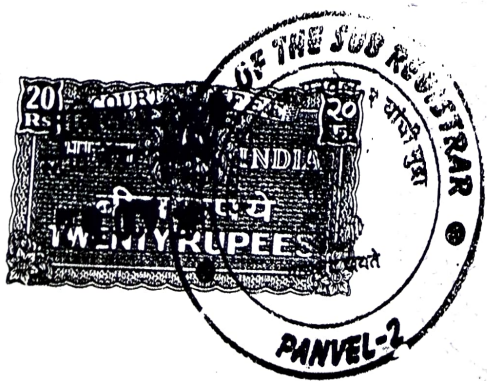
पवल -
20
39 140

- (1) वित्तखाका प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या अन्वयेत व बाजारभाव आकारणी वली की पट्टेदार ते मधूत करावे) मोबदला रु. 4,200.00 वा भा. रु. 4,200.00
- (2) भू-वापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन प्लॉट मी-3, सेक्टर 16, मीणे उलवे, (1)299.80 चौ.मी. खुलीजागा
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असले 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) सिडको - ; घर/प्लॉट नं: सीबीडी; गल्ली/रस्ता: ईमारतीचे भाग पेट/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) महादेव राघो कांबळे - ; घर/प्लॉट नं: मु. देवी या माझु.पो. उलवे, ता. मीणे ईमारतीचे नाव: ; ईमारत नं: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नम्बर: (2) जनाबाई माया गायकवाड - ; घर/प्लॉट नं: II; गल्ली/रस्ता: ईमारतीचे नाव: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नम्बर: (3) मारुती राघो कांबळे - ; घर/प्लॉट नं: II; गल्ली/रस्ता: ईमारतीचे नाव: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नम्बर: (4) सित्ताबाई अर्जुन कांबळे - ; घर/प्लॉट नं: II; गल्ली/रस्ता: ; ईमारतीचे नाव: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नम्बर: ;
- (7) दिनांक करून दिल्याचा 15/11/2011
- (8) नोंदणीचा 16/11/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 10015 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 225.00
- (11) बाजारभावांप्रमाणे नोंदणी रु 500.00
- (12) शेष



For SHAKTI ENTERPRISES

Shakti
Proprietor



Shakti
सहस्रदुय्यम निबंधक
(पनवेल-२)

Shri. Ragho Kamble & others three,
 Post-Ulwe,
 Raigad.

ASSESSMENT ORDER NO. 529/2013-14 REGISTER NO. 02 PAGE NO. 529

Subj: Payment of Construction & Other Workers Welfare Cess
 Building on Plot No. B-3, Sect. 16 at Ulwe (12.5% Scheme)

Ref:- Your letter 05/08/2013 & 23/10/2013.

ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
 MAHARASHTRA REGIONAL & TOWN PLANNING REGISTER NO. 02 PAGE NO. 529

Name of Assessee
 Location

Land use
 Plot area
 Permissible FSI

GROSS BUA FOR ASSESSEMENT :- 795.362 Sq.mtrs.
 ESTIMATED COST OF CONSTN. :- 795.362 Sq.mtrs.XRs. 13200/-=Rs. 10498778.4
 AMOUNT OF CESS :- Rs. 10498778.4 X 1%= Rs. 104987.784
 Construction & Other Workers Welfare Cess charges paid Rs. 106000/-wide
 Receipt No. 11271, dtd. 11/11/2013.

2	0	1	3	0	3	0	2	1	0
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charges for Residential
 Navi Mumbai
 33/40



Yours faithfully,
 Manjula
 15/11/13
 (Manjula Nayak)
 Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

MAKTI ENTERPRISES
 Proprietor

(Signature)

MAKTI ENTERPRISES

101570019

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE

Address: 25th Floor, Northchase, Post-1,
Mumbai-400 021
Telephone: (Development) +91 22 4450 1900 / 4450 0928
+91 22 2202 2400 / 4450 0933
FAX: +91 22 2202 2400 / 4450 0933

HEAD OFFICE
CIDCO Regional, C&I
New Mumbai, Maharashtra
PHONE: +91 22 2202 2400
FAX: +91 22 2202 2400

Date: **19 NOV 2013**

1798--

Ref No: CIDCO/EP-12567/ATPO (NM & K)/2013/

To:
Shri Mahadev Ragho Kamble & others three.
At: Devicha Pada, Post-Ulwe
Tal: Panvel, Dist: Raigad

ASSESSMENT ORDER NO. 529/2013-14 REGISTER NO. 02 PAGE NO. 529

SUB - Payment of development charges for Residential Building on Plot No. B-3, Sec. 16 at Ulwe (12.5% Scheme), Navi Mumbai.

- Ref:-**
- 1) Your letter 05/08/2013 & 23/10/2013.
 - 2) Delay Condonation NOC issued by AEO Vide letter No. CIDCO/ Estate/12.5% Scheme/Ulwe/196/2013, dtd. 13/09/2013.
 - 3) Maveja NOC issued by AEO vide letter No. CIDCO/ Estate/12.5% Scheme/Ulwe/196/2013, dtd. 13/09/2013.
 - 4) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/13/NM/NOCAS/378/1029/282, dtd. 29/05/2013
 - 5) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/12/UL-0620/579 dtd. 30/05/2013
 - 6) 50% IDC Paid of Rs. 1,50,000/- vide Receipt No. 11271, dtd. 11/11/2013.

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES. (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

पवल - ५

१२५० २०१३

३८ / ५०



1.	Name of Assessee	:- Shri Mahadev Ragho Kamble & others three,
2.	Location	:- Plot No. B-3, Sect. 16 at Ulwe (12.5% Scheme), Navi Mumbai
3.	Land use	:- Residential
4.	Plot area	:- 299.80 Sq. mtrs
5.	Permissible FSI	:- 1.50
6.	Rate As per Stamp Duty ready Reckoner for Sector - 16, Ulwe	:- Rs. 14560/- Sq. mtrs
7.	AREA FOR ASSESSMENT FOR COMMERCIAL	
i)	Plot area	:- 17.49 Sq. mtrs
ii)	Built up area	:- 26.239 Sq. mtrs.
8.	FOR RESIDENTIAL	
i)	Plot area	:- 282.31 Sq. mtrs
ii)	Built up area	:- 423.379 Sq. mtrs.
9.	DEVELOPMENT CHARGES FOR COMMERCIAL	
i)	On plot area @ 1% of (6) above	:- 17.49 Sq.mtrs X Rs. 14560/- X 1%=Rs. 2546.544
ii)	On built up area @ 4% of (6) above	:- 26.239 Sq. mtrs. X Rs. 14560/- X 4%=Rs. 15281.59
8.	DEVELOPMENT CHARGES FOR RESIDENTIAL	
i)	On plot area @ 0.5% of (6) above	:- 282.31 Sq.mtrs X Rs. 14560/- X 0.5%= Rs. 20552.168
ii)	On built up area @ 2% of (6) above	:- 423.379 Sq. mtrs. X Rs. 14560/- X 2% = Rs. 123287.96
9.	Total Assessed development Charges	TOTAL = Rs. 17828.13
10.	Date of Assessment	:- 8(i) + 8(ii) = Rs. 161668.26, Say Rs. 165600/-
11.	Due date of completion	:- 18/11/2013
	Development charges paid of Rs. 165600/- vide Receipt No. 11271, dtd. 11/11/2013	
	Unique Code No. 2013 03 021 02 2954 01 is for this Development Permission on Plot No. B-3, Sect. 16 at Ulwe (12.5% Scheme), Navi Mumbai.	

For SHAKTI ENTERPRISES

[Signature]

Proprietor

Yours faithfully,
[Signature]

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

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE
"NIRMA" 204 First Marine Drive
Mumbai - 400 021
PHONE: (022) 22 65 00 00 / 65 00 00 00
FAX: (022) 22 65 00 00 / 65 00 00 00

HEAD OFFICE
CIDCO Bhamburda, 7th Floor
Mumbai - 400 014
PHONE: (022) 27 91 41 00
FAX: (022) 27 91 41 00

Ref. No

CIDCO/EP-12567/ATPO (NM & K/2013/ **1799--**

Date: **19 NOV 2013**

Unique Code No [2] 0 [1] 3 [0] 2 [0] 2 [1] 0 [2] 2 [9] 5 [4] 0 [1]

To,
Shri Mahadev Ragho Kamble & others three,
At Devicha Pada, Post-Ulwe,
Tal. Panvel, Dist. Raigad.

Sub:- Development Permission for Residential Building on Plot No. B-3, Sect. 16 at Ulwe (12.5% Scheme), Navi Mumbai.

- Ref:-**
- 1) Your letter 05/08/2013 & 23/10/2013.
 - 2) Delay Condonation NOC issued by AEO Vide letter No. CIDCO/ Estate/12.5% Scheme/Ulwe/196/2013, dtd. 13/09/2013.
 - 3) Maveja NOC issued by AEO vide letter No. CIDCO/ Estate/12.5% Scheme/Ulwe/196/2013, dtd. 13/09/2013.
 - 4) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/13/NM/NOCAS/378/1029/282, dtd. 29/05/2013.
 - 5) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/12/UL-0620/679 dtd. 30/09/2013
 - 6) 50% IDC Paid of Rs. 1,50,000/- vide Receipt No. 11271 dtd. 11/11/2013

पत्रांक - 4
21/11/2013
33/1/0



Dear Sir,

Please refer to your application for development permission for Residential Building on No. B-3, Sect. 16 at Ulwe (12.5% Scheme), Navi Mumbai.

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

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Ulwe, CIDCO prior to the commencement of the construction Work.

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

Since you have paid 50% IDC amounting Rs. 1,50,000/- vide Receipt No. 11271, dtd. 11/11/2013, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

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

Thanking you,

Yours faithfully,
Manjula Nayak
12/11/13

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

SHAKTI ENTERPRISES
Shakti
Proprietor



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'
[See rule 7(2)]

Registration is granted under section 6/7 of the Act, to the following project: **Project: CYRSTAL PLAZA**
/ CTS / Survey / Final Plot No.: **Plot No.B-3 at Ulawe, Panvel, Raigarh, 410209** registered with the
priority vide project registration certificate bearing No **P52000008712** of

पत्र - ५
५२००००८७१२
३/५०

Pin: **Uran, District:**

Mangesh Eknath Thakur son/daughter of Mr./Ms. **EKNATH NARAYAN THAKUR**
Pin: **400702**, situated in State of Maharashtra.

Registration is granted subject to the following conditions, namely:-

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

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

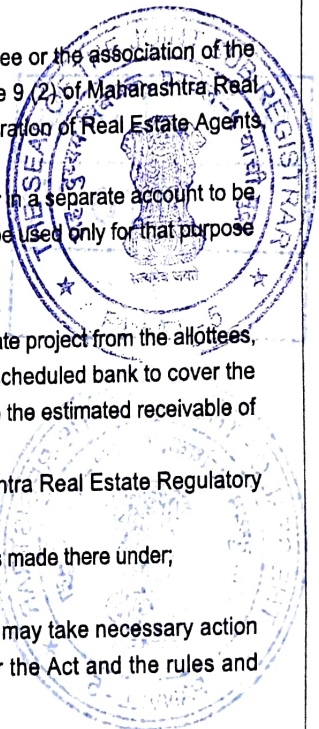
The registration shall be valid up to **30/06/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under; and the promoter shall take all the pending approvals from the competent authorities

If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

AKTI ENTERPRISES

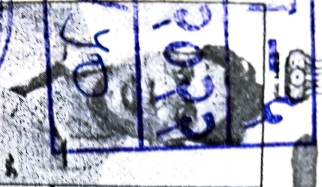
Proprietor



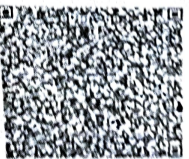
Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 09-09-2021 18:55:12
Maharashtra Real Estate Regulatory Authority



भारत सरकार
GOVERNMENT OF INDIA



मंगेश एकनाथ ठाकूर
Mangesh Eknath Thakur
जन्म तारीख/DOB: 13/06/1979
पुरुष/ MALE
Mobile No: 7303989795



2658 3310 7423

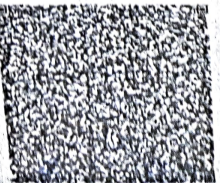
आधार, माझी ओळख



वडलार्च/आईचे नांव: एकनाथ नारायण ठाकूर, 1550,
काळ्याडा - कोटनाका, राधाबा मंदिर मार्ग, उरण - पनवेल
राड, उरण, रायगड,
महाराष्ट्र - 400702

Address :
S/O: Eknath Narayan Thakur, 1550, Kaladhonda
- Kotnaka, Behind Raghoba Mandir, Uran - Panvel
Road, Uran, Raigarh,
Maharashtra - 400702

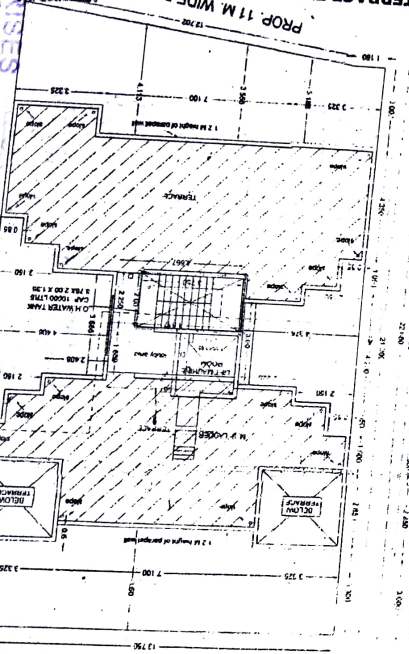
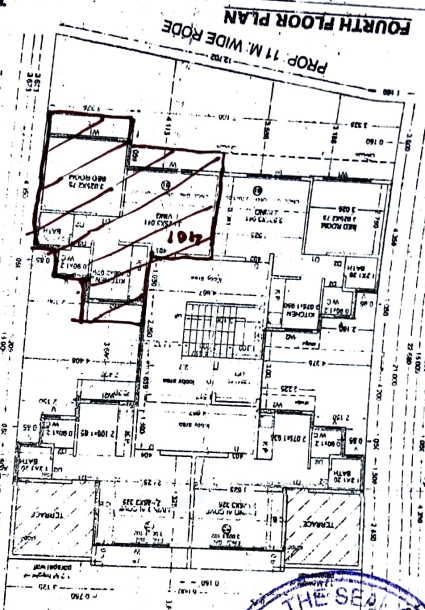
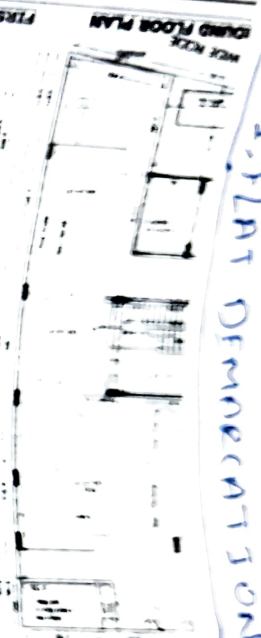
भारतीय विभूषण पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Generation Date: 08/04/2018

2658 3310 7423

20-403-FLAT DEMONSTRATION



प्लान-५
२२०/२०२२
६५/५०

SITE PLAN
SCALE: 1:300

13 8 NOV 2013
ADVOCATE & ARCHT
DR. S. P. KADAM
C/O - DASHWARI, BANGALORE

January 1 (Dastgosthara bhag 1)

127
कार, 04 जानेवारी 2022 5 53

Page 1 of 1

क्रमांक पत्रस 127/2022

दस्तावेजाचा भाग - 1

दिनांक 04/01/2022
दस्तावेजाचा क्रमांक 127/2022

र मूल्य रु. 28,94,760.

रे मुद्रांक मूल्य: रु. 2,55,300.

सोबतचा रु. 42,54,860.

सह. दु. नि. पत्रस जांचे कार्यालयात

127 वर दि. 04-01-2022

48 म.नं. वा. हजर केला.

sqbankov

करणान्याची सही:

पत्रस 139

पत्रस दिनांक 04/01/2022

सादरकरणाचे नाव अंजली अंकुश घाडीनाथकर ...

नॉटणी की

रु.
30000.00

दस्त हाताळणी की

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण: 31000.00

Registrar Panel 5

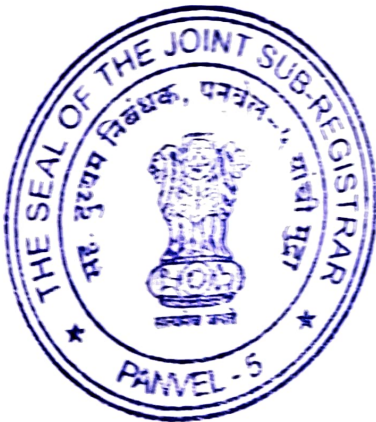
Joint Sub Registrar Panel 5

कार: करारनामा

क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा नगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही प्रामाण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तच्या प्रत्यक्ष) चे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

04/01/2022 05:48:17 PM ची वेळ: (सादरीकरण)

04/01/2022 05:49:53 PM ची वेळ: (फी)



दस्तावेजाबाबत साहजिक सापडणे, कुलगुरुंच्या रु.
सकळी इत्यादी बनावट जाहमून आल्यास याची
संपूर्ण बहाबदारी नियादकांची राहिल.

J. H. H. H.
निहून देणार

M. H. H. H.
निहून देणार
A. H. H. H.

11/11/2011

11/11/2011

11/11/2011

947

10/11/2011

Please

Saving A/C No. 110001380330

Branch File No.

CIF NO. 1100000111511

Top up on

POS Reference No. 0111111111

PAI Take Over/NE Withdra

Applicant Name Mr. Mohan Arjun Chandra Gowda
Co Applicant Name Mrs. Pragna Arjun Chandra Gowda

Contract (Res)

Mobile 9833733

Loan Amount 45,00,000/-

Tenure : 30 Years

Interest Rate -

EMI :

Loan Type Term Loan

SBI LIFE :

Maxgain

(NO)

Really -

Home Top up -

Property Location :

Blue. TITLE DEEDS VERIFICATION (

Property Cost :

Name of Developer / Vendor :

RBO - ZONE -

Branch : Ramd CEYLON

(Code No)

Contact Person :

Mobile No.

Name of RACPC Co-ordinator along with Mob No: Manoj Kumar

SEARCH - 1

DATE

RESIDENCE VERIFICATION

SEARCH - 2

OFFICE VERIFICATION

LOS ID :

05548491

PMAY : Y/N

Name :

Peter Prapicharan & Family; Pradip

A/c No. :

455 405 2802555

Disb. Date.:

Amount :

41,99,999/-

Coll : 78289241663

SBI Life : Opted / Not Opted: A/c. No.:

Collateral :

Property Insurance.

D/E Reg. Folio No.:

EM Reg. Folio No. Bg No-13.

Cersal No. 1

2012ARB2711

Asset No.

Compactor No.

File No.

Losdone

Sanctioned by A. Sridhar Col (Ang)