

Agreement For Sale



श्री

XEROX

TEL: 0250-2434607 // 2442814

Seller Name _____

Purchaser Name _____

Flat / Shop No. _____ on _____ Floor _____

In _____ Wing in Building known as _____

Receipt (pavti)

3

3/19/24

350/12247

पावती

Original/Duplicate

Wednesday, June 19, 2024

नोंदणी क्र. :39म

11:55 AM

Regn.:39M

पावती क्र.: 12996 दिनांक: 19/06/2024

गावाचे नाव: मोरे

दस्तऐवजाचा अनुक्रमांक: वसई3-12247-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: स्नेहा सदानंद पायनाईक -

नोंदणी फी

रु. 18500.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 19260.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:15 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

वाजार मुल्य: रु.1496000 /-

मोवदला रु.1850000/-

भरलेले मुद्रांक शुल्क : रु. 111000/-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

1) देयकाचा प्रकार: DHC रकम: रु.760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624192100659 दिनांक: 19/06/2024

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.18500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003727601202425E दिनांक: 19/06/2024

वँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी अमल्याम तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

Spairant

वसई-३

दस्ता क्र. 2280 / 2024

9.13L

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2024

1. दस्ताचा प्रकार : अ. 212 नांम अनुच्छेद क्रमांक 25 (b)
2. तालुका : वसई 3. गावाचे नांव : भोरे
4. नगरभुमापन क्रमांक/सर्व्हे क./अंतिम भुखंड क्रमांक : 30
5. मूल्य दरविभाग (झोन) : उपविभाग 6
6. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औद्योगिक / 50300 L
7. दस्तात नमूद केल्या मिळकतीचे क्षेत्रफळ : 29.73 कारपेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट.
8. कारपार्किंग : — गच्ची : — पोटमाळा : —
9. मजला क्रमांक : लिफ्ट मजला उदवाहन सुविधा : आहे/नाही
10. बांधकाम वर्षे : — घसारा : —
11. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
12. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : — ज्यान्वये दिलेली घट / वाढ
13. निर्धारित कंलेले बाजारमूल्य :- 14,96,000 L
14. दस्तामध्ये दर्शविलेला मोबदला :- 18,50,000 L
15. देय मुद्रांक शुल्क : 1,11,000 L 16. भरलेले मुद्रांक शुल्क : 1,11,000 L
17. देय नोंदणी फी : 18500 L

लिपीक

सह दुय्यम निबंधक



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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202406191980				19 June 2024, 11:40:13 AM
मूल्यांकनाचे वर्ष	वसई				
जिल्हा	पालघर				
मूल्य विभाग	तालुका वसई				
उप मूल्य विभाग	6 रोहोदास व इतर तलास अनुसूच्य वापरतील जमिनी				
हस्तावधीव	Vasao Virar Municipal Corporation		अर्थ नंबर व भू क्रमांक	सर्व्हे नंबर#30	
वार्षिक मूल्य दर सक्तानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कमर्शियल	दुकाने	औद्योगिक
	9950	50300	57600	63300	57600
मोजमापनाचे एकक	चौ. मीटर				
बांधीव क्षेत्राचे साहित्य	बांधकाम क्षेत्र (Built Up)	29 73 चौ. मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार
बांधकामाचे वर्गीकरण	1 आर सी सी		मिळकतीचे वय	0 TO 24 वर्षे	बांधकामाचा दर
उद्देशाने सुविधा	आहे		मजला	1st To 4th Floor	तांधीव
					Rs.26620/-
Sale Type	Resale				
Final Sale Date	01/02/2012				
Sale Resale of built up Property constructed after circular B 02/01/2018					
मजला निहाय फ्लॉर वाढ	= 100 / 100 Apply to Rate = Rs 50300/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= ((50300-9950) * (100 / 100)) + 9950				
	= Rs.50300/-				
A) मूळ मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 50300 * 29.73				
	= Rs.1495419/-				
Applicable Rate	= 30 IS 10				
एकत्रित अंतिम मूल्य	<p>मुख्य मिळकतीचे मूल्य - ताकधराचे मूल्य + रोहोदास मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बाँदस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील बाँदस्त तळाचे मूल्य + इमारती भोवतीच्या खुला जागेचे मूल्य + बाँदस्त बाल्कनी + स्वयंपूर्णित बाँदस्त</p> <p>A + B + C + D + E + F + G + H + I + J</p> <p>1495419 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>Rs.1495419/-</p> <p>२ चौदा लाख पंच्याणव हजार चार शे एकोणवीस /-</p>				

वसई-३
 दस्त क्र. 92280/2024
 213L

Home Print



1000

1000

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CHALLAN
MTR Form Number-6



GRN	MH003727601202425E	BARCODE			Date	18/06/2024-14:55:08	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AQCPP7604H			
Location	PALGHAR			Full Name	SNEHA SADANAND PAINAIK			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 301, A WING, BABA REGENCY			
				Premises/Building	APARTMENT			
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			111000.00	Road/Street	MORE			
0030063301 Registration Fee			18500.00	Area/Locality	NALLASOPARA			
				Town/City/District	313L			
				PIN	4 0 1 2 0 9			
				Remarks (If Any)	PAN2=ACFPG9645L-SecondPartyName=ASHOK APPA GAIKWAD-			
				Amount In	One Lakh Twenty Nine Thousand Five Hundred Rupees			
Total			1,29,500.00	Words	Only			
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332024061817010	2874515856	
Cheque/DD No.				Bank Date	RBI Date	18/06/2024-14:56:15	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

Mobile No. : 1111111111

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



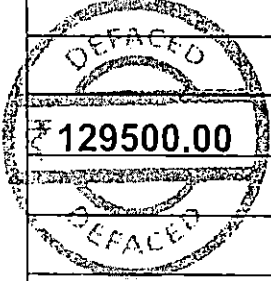
घसाई-३
दस्ता क्र. १२२४५/२०२४
४ १३८



CHALLAN
MTR Form Number-6

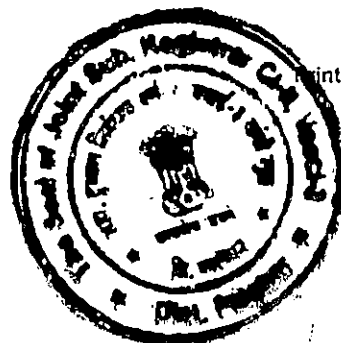


GRN	MH003727601202425E	BARCODE	Date		18/06/2024-14:55:08	Form ID	25.2	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			VSI3_VASAI NO 3 JOINT SUB REGISTRAR		Full Name			SNEHA SADANAND PAINAIK
Location			PALGHAR		Flat/Block No.			FLAT NO 301, A WING, BABA REGENCY
Year			2024-2025 One Time		Premises/Building			APARTMENT
Account Head Details			Amount In Rs.		Road/Street			<div style="border: 2px solid black; padding: 5px;"> <p style="text-align: center; font-weight: bold;">वसई-३</p> <p style="text-align: center;">दस्त क्र. १२२४०/२०२४</p> <p style="text-align: center; font-size: 2em;">५ १३८</p> </div>
0030046401 Stamp Duty			111000.00		Area/Locality			
0030063301 Registration Fee			18500.00		Town/City/District			
					PIN			
					Remarks (If Any)			4 0 1 2 0 9
					PAN2=ACFPG9645L-SecondPartyName=ASHOK APPA GAIKWAD-			
Total			1,29,500.00		Amount In			One Lakh Twenty Nine Thousand Five Hundred Rupees
					Words			Only
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref. No.		69103332024061817010 2874515856	
Cheque/DD No.			Bank Date		RBI Date		18/06/2024-14:56:15 Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 1111111111
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 या चालानाचा दस्तऐवज निलेशक कार्यालयात नोंदणी करायच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करतायच्या दस्तऐवजातील यादर चलान लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-350-12247	0002061497202425	19/06/2024-11:55:20	IGR135	18500.00



GRN : MH003727601202425E Amount : 1,29,500.00

Bank : IDBI BANK

Date : 18/06/2024-14:55:08

2	(IS)-350-12247	0002061497202425	19/06/2024-11:55:20	IGR135	111000.00
Total Defacement Amount					1,29,500.00

घसई-३
दस्त नं. १२२४०/५०२४
₹ 13L



वसई-३.
दस्त क्र. १२२७० / २०२४
७ / ३८

३१ मार्च २०२१ चे नंतरान आदेशानुसार या दस्तऐवजास महिला खरेदीदारास मुद्राक शुल्काची सवलत देण्यात आली आहे.

रहू दुय्यम निबंधक वर्ग २
वसई क्र. ३

AGREEMENT FOR SALE

THIS Agreement for Sale is made and entered into at Nallasopara, on this 19th day of June, 2024. (19.06.2024);

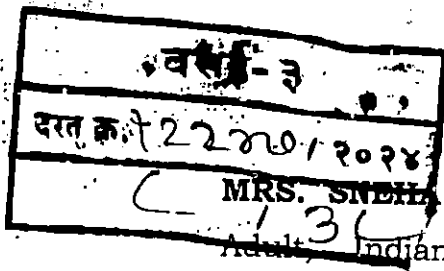
BETWEEN;

MR. ASHOK APPA GAIKWAD, aged about 61 years, an Adult, Indian Inhabitant, having PAN as **ACFPG9645L**, Residing at :- Room No. 70, Shivneri Chawl No. 9, Near Jyoti Ba Mandir, Mankhurd, Shivaji Nagar, S.O. Mumbai - 400043; hereinafter referred to as the "**Vendor/Transferor/Party of the First Part**" (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executor/s, administrator/s, permitted assigns and successor in title);

GaiKWAD



Chal. P. 19.06.2024



AND;

MRS. SNEHA SADANAND PAINAIK, aged about **43** years, an Adult, Indian Inhabitant, having PAN as **AQCPP7604H**, Residing at :- Room No. 203, B Wing, Baba Regency Building, Ostwal Nagari, Nallasopara (East), Tal. Vasai, Dist. Palghar - 401209; hereinafter referred to as the "**Purchaser/Transferee/ Party of the Second Part**" (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executor/s, administrator/s, permitted assigns and successor in title);

AND Party of First Part and Second Part individually referred to as "**the party**" and collectively referred to as "**the parties hereto**" AS FOLLOWS:

WHEREAS:-

a) The Vendor/Transferor is absolute Owner, sufficiently entitled to and has clear right, title and interest in Flat No. **A/301**, in the "**A**" Wing, on the **Third** Floor, area admeasuring **29.73** Sq. Mtrs. (Super Built up area), (which is inclusive of the area of balconies), or thereabouts in the building known as "**BABA REGENCY APARTMENT**", constructed on land bearing Survey No. **30**, Hissa No. **1 + 2 + 4/A**, of Village **More**, Situated at More, Nallasopara (East), Taluka Vasai. District: Palghar. (hereinafter referred to as the "said Flat").

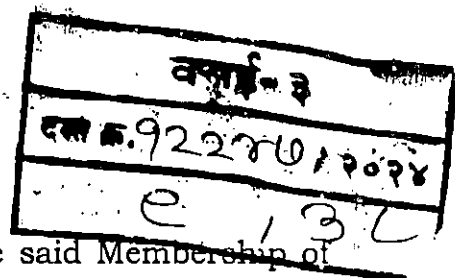
b) The **MR. ASHOK APPA GAIKWAD** has purchased the said Flat from **MR. DIBYENDU BISHNUPODA BERA**, Vide Agreement for Re-Sale Dated **04/12/2012**, Regd. No. **Vasai-3-15143/2012**.

And **MR. DIBYENDU BISHNUPODA BERA** has purchased the said Flat from **M/S. BABA REALTORS.**, Vide Agreement for Sale Dated **01/12/2007**, Regd. No. **Vasai-3-12210/2007**



GaiKWAD

PainaiK



c) The said Flat viz. **Flat No. A/301**, the said Membership of the Building together with the right to use, occupy, enjoy and possess the said Flat and the common amenities of the said Building and also the Vendor/Transferor' right in the share capital of the said Building more particularly defined under schedule of property and hereinafter collectively referred to as the "**said Property**".

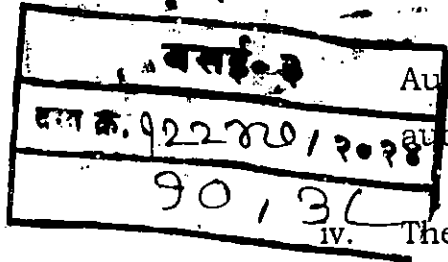
d) Before the execution hereof the Vendor/Transferor has declare and made the following representations/affirmations and covenants to the Purchaser/Transferee which has believes to be true and correct and the said representations and the recitals hereinbefore made shall be the integral part of this Agreement:

- i. The Vendor/Transferor do hereby declare that the said Property is free from all encumbrances, claims and demands whatsoever and the said Property is clear and marketable and that he has fully entitled to deal with or dispose of the same.
- ii. The Vendor/Transferor has paid and cleared off the charges payable to the Building by way of Municipal Taxes and other dues/outgoings related to the said Property up to the date of handing over the possession to the Purchaser/Transferee as per the Building bills.
- iii. The Vendor/Transferor hereby declare and confirm that the said Property is absolutely belongs to him and that he has not created any gift, pledge, lease, loan, mortgage, charge, lien, encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Property in any Court of Law, Tax

Signature



Signature



Authorities or with Municipality or Building authorities.

iv. The Vendor/Transferor agree to transfer the said right in the share capital of the said Building and their interest in the said Property to the Purchaser/Transferee and the Purchaser/Transferee are entitled to hold, possess, occupy and enjoy the said Property without any interruption from the Vendor/Transferor or anyone else claiming through them.

v. The Vendor/Transferor hereby further declare that he has full right and absolute authority to enter into this Agreement and transfer the said Property and that he has not done or performed any act, deed, matter or things whatsoever whereby they may be prevented from entering into this Agreement as purported to be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment possession of the Purchaser/Transferee in respect of the said Property may be disturbed.

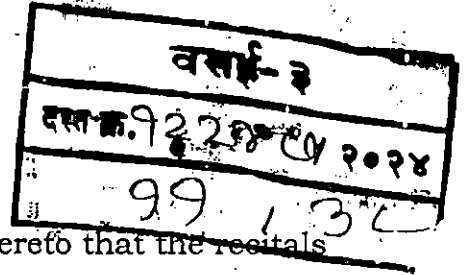
e) The Vendor/Transferor has represented to the Transferee that he has desirous of disposing of his shares, right, title and interest in the said Property for a lump-sum consideration and the Purchaser/Transferee herein has agreed to acquire all the right, title and interest of the Vendor/Transferor in the said Property on the following terms and conditions:-



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

[Handwritten signature]

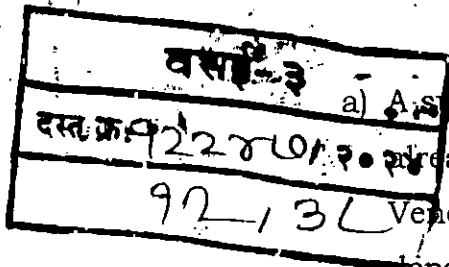
[Handwritten signature]



1. It is agreed and declared by the parties hereto that the recitals narrated herein above contain the factual position relating to the said Property. The statements, declarations and representations made therein are true and correct. The parties repeat, reiterate and confirm the contents of the recitals, and the terms and phrases defined in the recitals as if the same were incorporated in the operative part of this Agreement as if the same are reproduce verbatim.
2. The Vendor/Transferor hereby sell, transfer, conveys and assigns to the Purchaser/Transferee and the Purchaser/Transferee hereby purchase and acquire all Vendor/Transferor' right, title and interest in the said Flat No. **A/301**, in the **"A"** Wing, on the **Third** Floor, area admeasuring **29.73** Sq. Mtrs. (Super Built up area), (which is inclusive of the area of balconies), or thereabouts in the building known as **"BABA REGENCY APARTMENT"**, constructed on land bearing Survey No. **30**, Hissa No. **1 + 2 + 4/A**, of Village **More**, Situated at More, Nallasopara (East), Taluka Vasai, District: Palghar, the said membership of the said Building and the common amenities of the said Building along with all the benefit available and attached with the said Property either now or in future.
3. The Vendor/Transferor hereby transfer all his share, right, title and interest in the said Property for the total consideration of **Rs.18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand Only)** The Purchaser/Transferee shall make the payment of the consideration to the Vendor/Transferor.
4. The Purchaser/Transferee has agreed to make the payment of the consideration mentioned hereinabove simultaneously against actual physical vacant possession of the above said Property in the following manner

[Handwritten Signature]



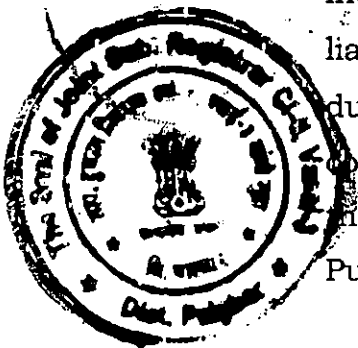


a) A sum of **Rs.2,00,000/- (Rupees Two Lakhs Only)** has already been paid by the Purchaser/Transferee to the Vendor/Transferor as a way of token and earnest money deposit and part consideration on or before execution of this Agreement.

b) Balance sum of **Rs.16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand Only)** shall be paid by the Purchaser/Transferee to the Vendor/Transferor as balance full and final consideration by them and/or partially/ fully by taking bank loan. If the Purchaser/Transferee are taking bank loan, the Vendor/Transferor shall agree to cooperate and give his support and signature whenever and wherever required for obtaining bank loan. Society No Objection Certificate for creation of charge/lien in the bank's format shall also be obtained by the Vendor/Transferor in the case if the Purchaser/ Transferee are taking Bank Loan.

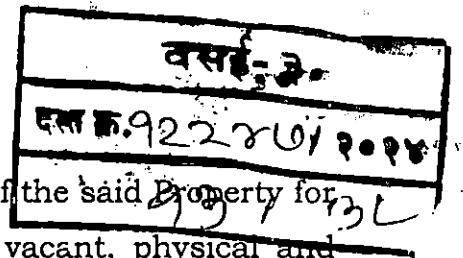
The Vendor/Transferor do hereby admits and acknowledges the receipt of the said consideration as mentioned under this Agreement and on receipt of full and final consideration agree to acquits, releases and discharges the Purchaser/Transferee from the payment of the consideration or any part thereof on execution of this Agreement.

5. The Vendor/Transferor undertakes, indemnify and keep indemnified the Purchaser/Transferee with regards to (i) all liabilities till the date of execution of this Agreement, (ii) all dues and charges payable to the Building and/or to the concerned authorities with related to the said Property up to the date of handing over the possession to the Purchaser/Transferee, (iii) any claim that may be made by the



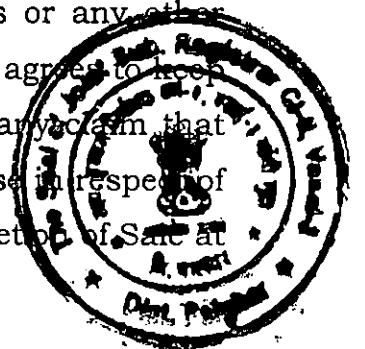
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said Building or anyone else in respect of the said Property for the above period till the handing over vacant, physical and peaceful possession of the said Property to the Purchaser/Transferee, (iv) any claim of any nature received in respect of contrary of any covenants as given by the Vendor/Transferor in this Agreement.

6. The Vendor/Transferor shall deliver to the Purchaser/Transferee the vacant, physical and peaceful possession of the said Property on completion of the sale i.e. on receipt of the full and final consideration mentioned hereinabove.
7. It is agreed by and between the parties hereto that the Building is gone for the redevelopment and all the benefits available and given by the Builder/Promoter shall be hereby transferred and assigned to the Purchaser/Transferee without any reservation or additional consideration. The Vendor/Transferor shall not demand any right or claim over any benefit given under the redevelopment.
8. The Vendor/Transferor shall pay and clear off the charges payable to the Building by way of Maintenance, Municipal Taxes and other dues/outgoings related to the said Property up to the date of handing over the possession to the Purchaser/Transferee as per the Building bills or any other dues in respect of the said Property and hereby agrees to keep the Purchaser/Transferee indemnified against any claim that may be made by the said Building or anyone else in respect of the said Property for the above period till completion of Sale at a later date.
9. The Purchaser/Transferee hereby agrees to pay all the charges payable by way of Maintenance, Municipal Taxes, Electricity and Water Charges and other dues/outgoings related to the said Property from the date of taking over the



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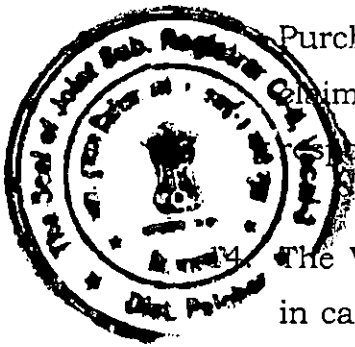
वसई-३

दस्ता क्र. १२२४०/२०२४

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possession of the said Property and hereby declares and confirms that he will abide by the Bye-laws of the said Building, without any reservation whatsoever.

10. The Vendor/Transferor hereby release, relinquish, give up and surrender all his right, title and interest in the said Property, membership of the said Building.
11. The Vendor/Transferor shall hand over the original Agreement/s and/or all other relevant documents in relation to the said Property to the Purchaser/Transferee for his record on receipt of the full and final consideration.
12. The Vendor/Transferor shall execute all the relevant papers required for the effective transfer of the said Property on receipt of full and final consideration and undertake to co-operate with the Purchaser/Transferee for the membership of the said Building transferred in the names of the Purchaser/Transferee and shall execute all such further papers/ documents/ writings whatsoever for the effective transfer of the said Property.
13. Should there be any claim in respect of the said Property from any person or persons or any authority pertaining to any period prior to the transfer of the said Property in the names of the Purchaser/Transferee, the Vendor/Transferor hereby agrees to indemnify and keep indemnified the Purchaser/Transferee against such claims by settling such claims from their own funds only and taking all the legal responsibilities upon them.



The Vendor/Transferor hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the said Property including the said shares or for nominal/joint/associate membership of the Building without ownership

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right has been made and/or created by the Vendor/Transferor and/or anyone else claiming through him prior to the date of execution of these presents, in favour of any person or persons other than the said Purchaser/ Transferee, the same shall after the execution of these presents, be deemed to be null and not binding upon the said Building/Builders and/or the Purchaser/Transferee and/or their nominees.

15. In the event of it being found that the Vendor/Transferor is not entitled to enter into this Agreement and transfer his right sought or purported to be transferred hereby and the Purchaser/Transferee are not able to enjoy quiet, vacant, physical and peaceful possession of the said Property due to any such reasons the Vendor/Transferor be liable to compensate, indemnify and/or reimburse the Purchaser/Transferee all the loss or damage which the Purchaser/Transferee may suffer or sustain in this behalf.
16. The Vendor/Transferor hereby undertakes to furnish any other documents, which may be required by the Purchaser/Transferee to make the title of the said Property clear, absolute and marketable without claiming any extra charges or compensation. It is whole. Responsibility of the Vendor/Transferor to furnish such document whatsoever is required to make the title of the said Property clear and marketable without any encumbrances or claims. The Vendor/Transferor also agrees and undertake to sign any other documents or forms with regards to transfer of Property in favour of the Purchaser/Transferee.

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17. The Building Builder charges/fees will be borne and paid by the Purchaser/Transferee. The Stamp Duty and Registration charges on the present agreement will be borne and paid by the Purchaser/Transferee. However the Stamp Duty on all the earlier transactions, if any shall be payable by the Vendor/Transferor only.

18. This Agreement has been executed in Nallasopara. The property is situated at Vasai and the payments are made in Nallasopara. Hence it is subject to jurisdiction of Vasai Courts of Law.

SCHEDULE OF PROPERTY

- Flat No. **A/301**, in the "A" Wing, on the **Third** Floor, area admeasuring **29.73** Sq. Mtrs. (Super Built up area), (which is inclusive of the area of balconies), or thereabouts in the building known as "**BABA REGENCY APARTMENT**", constructed on land bearing Survey No. **30**, Hissa No. **1 + 2 + 4/A**, of Village **More**, Situated at More, Nallasopara (East), Taluka Vasai, District: Palghar. within the area of Sub Registrar of Assurances At Vasai Taluka.
- Right to use, occupy, enjoy and possess the said Flat and the common amenities of the said Building.



S. P. K. S.

S. P. K. S.

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IN WITNESS WHEREOF the parties hereto has put and subscribed their respective hands and seals the day and year first hereinabove mentioned:

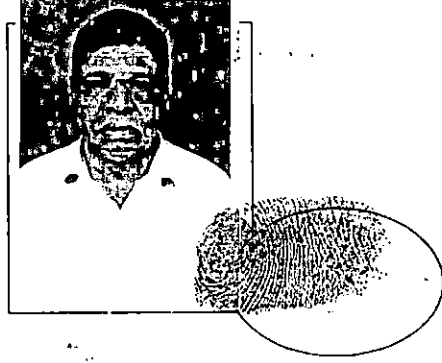
SIGNED AND DELIVERED BY
the within named the
"Vendor/Transferor"

MR. ASHOK APPA GAIKWAD

in the presence of

1. सुरेन्द्र प्रसाद तिवारी
Signature सुरेन्द्र प्रसाद

2. VIKAS VIJAY SRIVASTAVA
Signature Vikas Srivastava



Gaikwad

SIGNED AND DELIVERED BY
the within named
"Purchaser/Transferee"

MRS. SNEHA SADANAND PAINAIK)

in the presence of

1. सुरेन्द्र प्रसाद तिवारी
Signature सुरेन्द्र प्रसाद

2. VIKAS VIJAY SRIVASTAVA
Signature Vikas Srivastava



Sneha



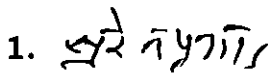
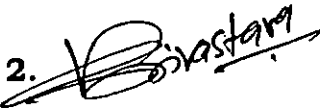
वसई-३
दस्ता क्र. १२२४७/२०२४
९८ RECEIVED of and from the within named Purchaser/Transferee, MRS. SNEHA SADANAND PAINAIK a sum of Rs.2,00,000/-

RECEIPT

(Rupees Two Lakhs Only) being the token and earnest money deposit and Part consideration for the sale and transfer of Flat No. A/301, in the "A" Wing, on the **Third** Floor, area admeasuring 29.73 Sq. Mtrs. (Super Built up area), (which is inclusive of the area of balconies), or thereabouts in the building known as "**BABA REGENCY APARTMENT**", constructed on land bearing Survey No. 30, Hissa No. 1 + 2 + 4/A, of Village **More**, Situated at More, Nallasopara (East), Taluka Vasai, District: Palghar, as under:

Sr. No.	Payment Mode	Dated	Bank Name	Amount (Rs.)
1.	Transfer T240609210 7396891467 334	09/06/2024	SBI BANK	11,000/-
2.	Cheque No. 582758	14/06/2024	SBI BANK	1,89,000/-
'Total (Rupees Two Lakhs Only)				Rs.2,00,000/-

Rs.2,00,000/-**I SAY RECEIVED,**

Vendor/Transferor**Witness :**1. 2. **Signature of Witnesses**



बीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - एप्रिल-2023

File No: 4-105403 11
CS 6 1 8

BILL NO. (GGN) 000001956246625

ग्राहक क्रमांक : 001901166362 मोबाईल/ईमेल : 93xxxxx87

A. A. GAIKWAD

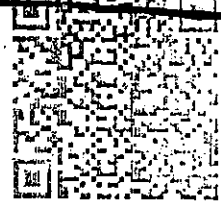
301 BABA REGENCY NEXT TOOSTWAL NAGRI A1-361 TULNIJ | 401209

GSTIN: 27AAECM2933K1ZB

देयक दिनांक: 08-04-2023
 देयक परतकम रु: 2130.00
वसई-३
 देय दिनांक: 28-04-2023
 या तारखे नंतर: 2150.00
 मरल्यास: १२२०/२०२४
 Scan this QR Code with BHIM App or UPI Payment
 92 130

विलीन युनिट : 4708/NALASOPARA EAST S/DN/VIRAR O&M
 घर संकेत ** : 90/LT I Res 1-Phase
 फेस क्रमांक :
 पी. सी./चक्रम-मार्ग-क्रम/डि.टी.सी. : 3/06/1206/1400/4708150
 मिटर क्रमांक : 06505562156
 रिडिंग ग्रुप : B3

पुरवठा दिनांक : 28-03-200
 मंजूर भार : 0.50 KW
 सुरक्षा ठेव जमा (रु) : 463.13
 बालु रिडिंग दिनांक : 02-04-2023
 मागील रिडिंग दिनांक : 02-03-2023



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानंतर लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

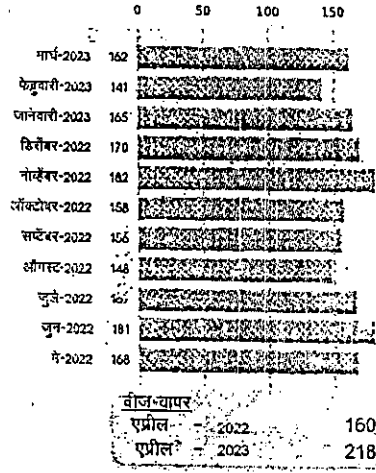
मध्यवर्ती तक्रार नियारण केंद्र 24X7
 1800-212-3435, 1800-233-3435, 1912, 19123

ग्राहकांच्या तक्रारीचे नियारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे

आम्ही येथेही उपलब्ध आहोत

बालु रिडिंग	मागील रिडिंग	गुणक अचयव	युनिट	समा. युनिट	एकूण वापर
2865	2647	1.00	218	0	218

Meter Status: Normal
 Bill Period: 1.03/



महत्वाचे

सामाजिक वित्त ऐवजी ई-रिली खात्री नोंदणी घ्या. प्रत्येक/दिल्यास 10 स्वयंचालित नोंदणी फिलहाल निलंबित. नोंदणी खणण्यासाठी: <https://consumerinfo.mahadiscom.in/gogrdn.php> (GGN नंबर तुमच्या पुरवठा वितरण ठरण्या यानुसार द्या, कोणत्या मध्ये उपलब्ध आहे.)

डिजिटल मासिकद्वारे विलंब भराय 0.25% (स. 500/- पर्यंत) राबतत निलंबित. (डिजिटल व डिजिटल पुरवठा)

तुमचा मोबाईल नंबर व ईमेल पत्ता युक्तिका असल्यास सुरक्षा कायदा वितरणादी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

पुढील महिन्याचे रिडिंग साधारणतः 02-05-2023 ह्या तारखेला होईल

विशेष संदेश

प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र. ९३XXXXXX८७ आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी / नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पावा MREG ००९९०९९६३६२.
 महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पायतीच स्विकारावी. हस्तलिखित भावती रिकारु नवे. वेरलोच टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

पसंती आमहाला सांगा

सामाजिक वितरण वितरण तक्रार केंद्रातल्या घड्याळद्वारा द्वयीकोण काम आता महावितरण साधारणतः महिन्याच्या आधी घड्याळद्वारा महावितरण क्र. 2650827/2023 OPINION

RECOVERING TRUST India's No. 1 Consumer Data Intelligence Company.

वितरण युनिट : 4708	ग्राहक क्रमांक : 001901166362	पी.सी. : B3	घर : 90	या तारखे पर्यंत मरल्यास	17-04-2023	Rs. 2110.00
या तारखे नंतर	28-04-2023	Rs. 2130.00	या तारखे नंतर मरल्यास	28-04-2023	Rs. 2150.00	

विलीन युनिट : 4708	ग्राहक क्रमांक : 001901166362	पी.सी. : B3	घर : 90	अंतिम तारीख	28-04-2023	Rs. 2130.00
47083001901166362280420230000021300020001704230020				या तारखे पर्यंत मरल्यास	17-04-2023	Rs. 2110.00
				या तारखे नंतर मरल्यास	28-04-2023	Rs. 2150.00



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दस्तावेज क्र. १२२४७ / २०२४

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Office of the Collector, Thane.
NO.REV.D.I.T.IX.NA² layout/SR/349/
36

Dated :- 15/5/1987.

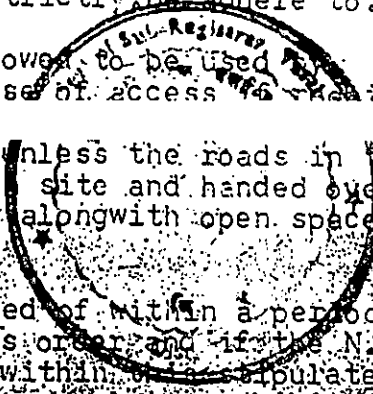
- Read :-
- 1) Application dated 29-9-1986 from Shri.Herman J. Vincent and Shri.Goering H-Vincent of Bombay.
 - 2) Correspondance ending with letter No. MAP/Layout NileMore/Vasai/ADThane/1193, dated 13/3/1987 from the A.D.T.P.Thane.
 - 3) Tahsildar Vasai's report No.NA/SR/84/S/5526 dated 30/12/1986.
 - 4) N.O.C.No.213/86-87 dated 11-7-1986 from the Sarpanch, Grampanchayat, Nilemore.

O R D E R:

In exercise of the powers vested in him under Rule 4(1) read with para 16 of Part II of Schedule III of M.L.R. (Conversion of use of Land and N.A.A.) Rules, 1969, the Collector of Thane is pleased to approve the accompanying layout for residential purpose only for the land admeasuring 74953 Sq.Mtrs. in respect of S.No. 4pt, 5pt, 6pt, 26pt, 27pt, 28pt, 29pt, 30pt, 31, 32pt and 33pt of Village Nilemore Taluka Vasai owned by: 1) Shri.Arun Ramakant Konadkar 2) Shri.Balaram M.Mankar, 3) Smt.Shalubai Ladakya Patil & others 2. 4) Goering Herman Vincent 5) Carin H.Vincent 6) Krishna Kana Patil 7) Shri.Herman Josef Vincent 8) Shri.Sanjay L.Lope 9) Smt.Temina Isufali Bandukwala (1) Smt.Pravina H.Vincent 11) Smt.Somaribai Gajanan Patil & others 12) Shri.Narayan Somarya Patil (13) Motya Farasha Pegat & others 4 of Nilemore Taluka Vasai.

The layout is approved subject to the provisions Maharashtra Land Revenue Code, 1966 and Rules made thereunder with following conditions.

1. The layout permission will be subject to the provisions of the Mah.Land Revenue Code, 1966, Maharashtra Regional Town Planning Act, 1966, Urban Land Ceiling and Regulation Act, 1976 and Rules framed thereunder, :-
2. All the plots, open spaces, internal roads etc. in the layout shall be demarcated on site through the Dist. Inspector of Land Records, Thane and the area of Sub-plots shall also be ascertained from the Dist. Inspector of Land Records, Thane. The width of the road and the area of open space shall be strictly be adhere to.
3. The layout roads shall be allowed to be used by adjacent holder for the purpose of access required.
4. No plot shall be disposed of unless the roads in the layout actually constructed on site and handed over to the concerned local authority alongwith open spaces as shown for the public purpose.
5. All the plots shall be disposed of within a period of one year from the date of this order and if the N.A. use of the land is not commenced within stipulated period any further resale of open plots prohibited unless with specific prior permission from the undersigned.



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दस्तावेज क्र. १२२४७/२०२६

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- : 2 :
- 5-A) If at the end of one year any plot/plots remained unsold for which period of sale/purchase permission is not extended, this permission will stand cancelled. In such cases the holder of this permission may approach the undersigned for extension of the sale permission for each and every unsold plot.
- 5-B) In case the above said conditions is not adhered to and a resale of an open plot is done without prior permission from the undersigned both the vendor and purchaser will be liable for action under the provisions of Bombay Tenancy and Agricultural Lands Act, 1948. Consequently the vendor shall be liable to the penalty of the cost of the plot as purchaser shall be liable to the penalty of surrender of the plot to Government.
- 5-C) In case the Urban holding of the purchaser exceed the limit as prescribed in Urban Land (Ceiling and Regulation) Act, 1976, the purchaser shall file necessary return in form 6 of the Act with the Competent Authority under that Act. If the purchaser fails to do so he will be liable for penal action under the Act as well as the purchase of the plot will be declared null and void by the undersigned.
- 6) The occupant shall give a copy of the approved layout plan and copy of this order to every plot holder without fail at the time of sale or agreement to sale.
- 6-A) The applicants purchaser of a plot will put the plot for N.A. use within one year from the date of purchase after obtaining requisite building permission from the appropriate revenue and local authorities respectively, failing which the sale/purchase permission unless extended will be deemed to have been cancelled.
- 6-B) The plot shall not further be sub-divided or amalgamated without obtaining the prior permission of the Collector of Thane.
- 7) No building shall be constructed on the plots unless approve of building plan is obtained from the appropriates i.e. both the Revenue Authority and the local authority. The building construction shall be in accordance with the Maharashtra Land Revenue Rules and the Rules framed by the local authority.
- 8) All the plots in the layout shall be used for Residential purpose of which the plot holder shall apply for bidg. permission with the site plans and building plans within period of one year from the date of this order, failing which this permission shall be deemed to have been lapsed.
- 9) The occupants shall at make their own cost the arrangement for water supply, electricity and drainage disposal without creating any insanitary conditions in the surrounding area. These works should be completed prior to other works.
- 10) Further in exercise of the powers vested in him under section 44 of the Maharashtra Land Revenue Code, 1966, and under section 18 of the Mah. Regional Town Planning Act, 1966 the Collector of Thane is pleased to grant 1) Shri. Arun Ramakant Kondkar 2) Shri. Balaram M. Mankar 3) Smt. Shaluba Ladhya Patil & others-2. (4) Shri. Goerlin Herman Vincent (5) Carl H. Vincent (6) Shri. Krishna Kan. Patil (7) Shri. Herman Jojer Vincent (8) Shri. Sanjay Joshi (9) Smt. Temina Isufali Bandukwala (10) Smt. Pravin Vincent



वसई-३

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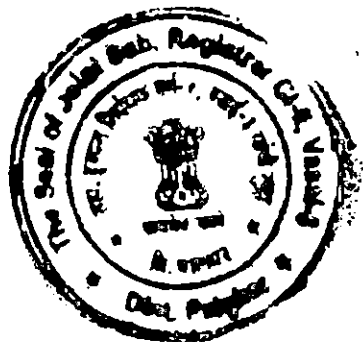
दस्त क्र. 92280/२०२४
20, 30

Smt. Somaribai Gajanan Patil & others (2) (12) Shri. Narayan Somary a Ptil (13) Motya Farasha Regat and others 4 non agricultural permission to use an area admeasuring 74953 sq.mtrs. Out of S.No. 4pt, 5pt, 6pt, 26pt, 27pt, 28pt, 29pt, 30pt, 31, 32pt, 33pt of village Nilemore Taluka Vasai for the non-agricultural purpose of residential use only.

Subject to the following conditions :-

N.A. permission is granted in respect of S.No.33pt for the area admeasuring 4443 sq.mtrs. which is excluded from the Green Zone.

10. That the applicants shall not sub divide the plot or sub-plots if any approved in this order, without getting the sub-divisions previously approved from the Authority granting this permission.
11. That the applicants shall develop the land strictly in accordance with the sanctioned layout plan within a period one one year from the date of this order by (a) constructing roads, drains etc. to satisfaction of the Collector and the concerned Mun.Authority and (b) by measuring and demarcating the plots by the Survey Department and until the land is so developed, no plot or construction therein shall be disposed of by him in any manner ;
12. That if the plot is sold or otherwise disposed of by the applicants it shall be the duty of the applicants to sell or otherwise dispose of that plot to the condition mentioned in this order and sanad and to make a specific mention about this in the deeds to be executed by him.
13. That the applicants shall be bound to obtain the requisite building permission from the Village Panchayat Nilemore before starting construction of the proposed building or other structure if any;
14. That the applicants should get the building plans approved by the competent authority, where the building control vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in the Schedule III to appended the Mah.Land Revenue (Conversion of use of land and N.A. Assessment) Rules, 1969, and get them approved by the Collector, Thane and construct the building according to the sanctioned plans.
15. That the applicants shall maintain the open marginal distance shown in the enclosed plan.
16. That the applicants shall commence the N.A. use of the land within the period of one year from the date of this order unless period is extended from time to time falling which the permission shall be deemed to have been cancelled.
17. That the applicants shall communicate the date of commencement of the N.A. use of the land and notify change in the use of it to the Tahsildar Vasai through the Talathi within one month failing which he shall be liable to be dealt with under Rule 6 of the Mah.Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969.



वसई-३
दस्ता क्र. १२२४०/२०३४
२५-३६

18. That the applicants shall pay the N.A.A. in respect of the land at the rate of Rs. 0-01 per sq.mtr. from the date of commencement of the N.A. use of the land for the purpose of which the permission is granted. In the event of any change in the use of the land, the N.A.A. shall be liable to be levied at the different rate irrespectively of the fact that the guarantee period of N.A.A. already levied is to be expired.
19. That the applicants shall pay the measurement fee within one month from the date of commencement of N.A. use of the land.
20. That the N.A. shall be guaranteed for the period ending 31-7-1991 after which it shall be liable for revision at revised rate.
21. That the area and the N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.
22. That the applicants shall construct substantial bldg. or other structure, if any, in the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by the Collector in his discretion, on payment by the grantee such fine premium as may be imposed as per Govt. orders.
23. That the applicants shall be bound to execute a sanad in form as provided in schedule IV appended to the Mah. Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969 embodying therein all the conditions of this order within a period of one month from the date of commencement of N.A. use of the land.
That the applicants shall get the N.A. plot measured through the District Inspector of Land Records and if any difference in the plot area found in a large scale revised plan should be prepared and get it approved from the Collector as mentioned by the A.D.T.P. Thane.
24. The undersigned is at liberty to modify or amend the conditions from time to time and the holder shall be liable to abide by them.
25. (a) If the grantee contravances any of the conditions mentioned in this order and those in the sanad, the Collector Thane may without prejudice to any other provisions which he may be liable under this provisions of the order, cause the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.
(b) Notwithstanding any thing contained in clause (a) above, it shall be lawful for the Collector of Thane to direct the removal or alteration of any building or structure erected or use contrary to the provision of this grant within such time as it may be specified in that behalf by the Collector Thane and such removal or alteration not being carried out within specific time, he may cause the same to be carried out, and



Pale S. S. S.

[Handwritten signature]

बसई-३
 दसा क्र. १२२४७/१९६५
 २६
 २६ १३८

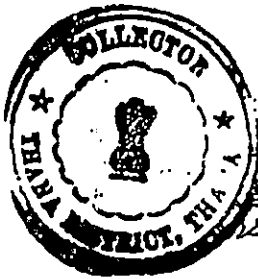
recover the cost of carrying out the same from the applicants as an arrears of land revenue.

The grant of this permission is subject to the provisions of any other laws for the time being in force and that of any other laws for the time being in force and that may be applicable to the relevant other facts of the case the Bombay Tenancy and Agricultural Lands, Act 1948 the Maharashtra Village Panchayat Act, 1965. The Municipal etc. 1965 etc.

(Sd/- *[Signature]*)
 Collector Thane.

To,
 Shri. Herman J. Vincent,
 and others and Shri. Goaring H. Vincent,
 of Bombay, 219 Calicut Street,
 Ballard Estate, Bombay 400 001.

(With approved plan).



[Signature]
 For Collector, Thane.



वसई-३
दस्ता क्र. १२२४०/२०२४
२०, ३८

सिडको

गृह व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०.
दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) - २३९०४६६

सदम क्र.: CIDCO/VVSR/CC/BP-3929/E/ 2५००

दिनांक : 14/10/2005

To,
Mr. Pravin D. Jani, Partner of
M/s. Sai Kiran Construction Co.
B-001, Sai Ashirwad Apartment
Ostwal Nagari, Nallasopara (E)
Taluka Vasai
DIST : THANE.

Sub: Commencement Certificate for the proposed Residential with Shopline Building on land bearing S.No.30, H.No.1+2+4/A, Village More, Taluka Vasai, Dist. Thane.

- Ref: 1) N. A. Order No.REV.D.I.T.IX.NAP.Layout/SR/349/86 dated 25/05/1987 from the Collector, Thane.
2) TILR M.R.No.183/04 dtd.05/04/2005 for measurement.
3) Assurance letter from Nallasopara Municipal Council vide letter dated 31/08/2005 for potable water supply.
4) NOC for construction work from Virar Municipal Council vide letter dated 09/09/2005.
5) EE(BP-VV)'s Report dated 04/10/2005.
6) Your architect's letter dated 14/10/2005.

Sir/Madam,

Development Permission is hereby granted for the proposed Residential with Shopline Building under the provisions of the Maharashtra Regional and Town planning Act, 1966 (Act XXVII of 1966) to Mr. Pravin D. Jani, Partner of M/s. Sai Kiran Construction Co.

It is subject to the conditions mentioned in your letter No. CIDCO/VVSR/CC/BP-3929/E/2402, dated 14/10/2005. The detail of the building are given below :

- | | | |
|----------------------------|---|---|
| 1) Location | : | S.No.30, H.No.1+2+4/A of Village More, Taluka Vasai, Dist. Thane. |
| 2) No. of Building | : | 1 No. One Storey Building. |
| 3) No. of floors | : | Gr.+ 7ft. |
| 4) Use | : | Residential with Shopline. |
| 5) No. of tenements/ shops | : | 66 Flats & 16 Shops. |
| 6) Built-up area | : | 2499.33 Sq.m.
2273.30 Resd. + 226.61 Comm. |

Contd... 2.

सद कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९. दूरध्वनी : २२०२ ९१९७ • फॅक्स : ००-९१-२२-२२०२ २५०९
कार्यालय : सिडको भवन, सी.वी.डी.-बेलापूर, नवी मुंबई - ४०० ६९४. दूरध्वनी : ५५९९ ८९०० • फॅक्स : ००-९१-२२-५५९९ ८९६६

सिडको

हर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

सदम क्र.:

... 2 ...

दिनांक :

वसई-३

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

दस्ता क्र. १२२४०७२०१४

२१

The amount of this Rs.30,500/- (Rupees Thirty thousand five hundred only) deposited vide challan No.3883 dated 14/10/2005 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

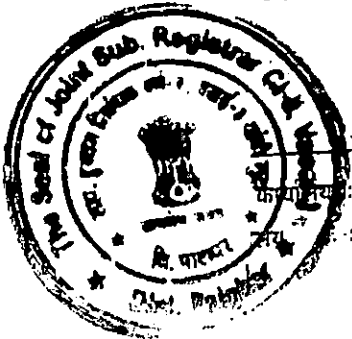
Encl: a/a.

Yours faithfully,

Ready
ASSOCIATE PLANNER/ADDL.TPO (E)

c.c. to:

1. M/s. Shree Consultants, Architects
107, Topaz Trade Centre
Mallasopare (E), Taluka Vasai
DIST : THANE: 401 209.
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai
4. The Chief Officer
Nallasopara Municipal Council, Nallasopara
5. CUC (VV)



कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२९. दूरध्वनी : २२०२ ९९९७ • फॅक्स : ००-९९-२२-२२०२ २५०९
सिडको भवन, सी.बी.डी.-बेलापूर, नवी मुंबई - ४०० ६९४. दूरध्वनी : ५५९९ ८९०० • फॅक्स : ००-९९-२२-५५९९ ८९६६

वसई - ३
 सन क्र. ५८२/२०१७

शहर व औद्योगिक विकास महामंडळ (वसई) न्यायालय

अधिका कर्मचारिअल कॉम्प्लेक्स, पुढारा मजला, कर्म (ग्रॅ) जि. ठाणे ४०१ ३१०
 दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४८६

संदर्भ क्र. : CIDCOM/SR/OC/BP-3929/E/ 138

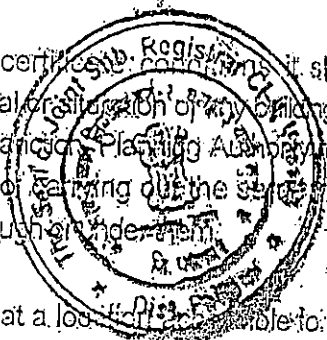
दस्ता क्रमांक १०२४
 दिनांक १०/०५/२००८
 १३४

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential with Shopline Building (Gr + 4/pt) with built up area 2499.912 sq.m. on land bearing S.No.30, H.No.1 + 2 + 4/A of Village More, Taluka Vasai, Dist. Thane, completed under the supervision of M/s. Shree Consultants, Architect/Licensed Surveyor (License/ Registration No. CA/90/12881) and has been inspected on 18/03/2008 and I declare the development has been carried out in accordance with regulations and conditions stipulated in the Commencement Certificate No. CIDC/CC/BP-3929/E/2404 dated 14/10/2005 issued by the CIDCO and permitted to be occupied subject to the following conditions :-

वसई - ३
 दस्ता क्र. १२२२०/२०१४
 ३८

1. No physical possession to the residents shall be handed over by the developers/owner unless owner supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
3. Notwithstanding anything contained in the occupancy certificate, it shall be lawful for the Planning Authority to direct the removal or alteration of any building structure erected or use contrary to the provision of this section and the Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from the grantee/successors and every person deriving titles through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to Municipal sweepers, to store/dump solid waste in 2 compartments of 0.6 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-degradable & bio-degradable waste respectively.



Contd...

नॉंदणीकन कार्यालय : 'निमंन', पुढारा मजला, नरानन परिट, पुढारा मजला, कर्म (ग्रॅ) जि. ठाणे ४०१ ३१०
 मुख्य कार्यालय : दिंडुको भवन, पो. पी. रो. वेलापूर, नवी मुंबई - ४०० १२२
 १०० फॅक्स : ००-९२-२२-२३०२ २५०९
 १०० फॅक्स : ००-९२-२२- ०२२०१६६



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) न्यायिक वसई - ३

अधिका कर्मशासक कॉम्प्लेक्स, दुर्गा नजला, वसई (पूर्व), जि. ठाणे - ४०१ २२०
 दूरध्वनी : (फोन - ९५२५००) २३९ ०४८७, फॅक्स : (फोन-९५२५०) २३९ ०४८८

दिनांक : 28/05/2008
 39/38
 18/24/2010

CIDCOM/VSROG/BP-3929/E/1398

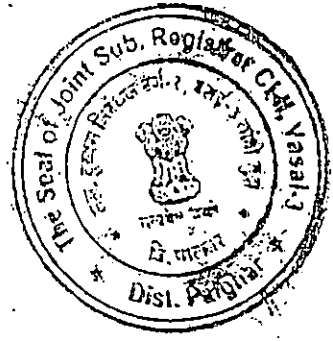
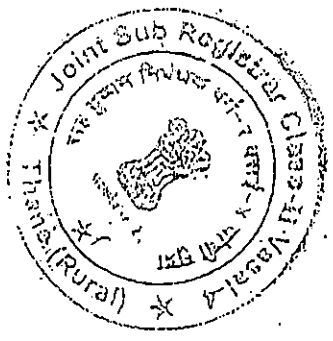
वसई - ४

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 30

It is suggested to provide a solid waste disposal unit at a location accessible to the Municipality to store/dump solid waste in 2 compartments of 0.67 CUM & 1.3 CUM capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

- The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
 - This certificate of occupancy is issued only in respect of 66 Flats & 16 Shops contained in one no. of Residential with Shopline Building (Gr.+ 4/pt), only.
 - Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- One set of completion plan duly certified is returned herewith

27-05-08
 EXECUTIVE ENGINEER (BP & VV)



नियंत्रण कार्यालय : निम्न, दुर्गा नजला, नरीमन पॉइंट, मुंबई - ४०० ०२१, दूरध्वनी : २५५० ०९०० फॅक्स : ००-२२-२२-२२०२ २५०९
 शहर कार्यालय : सिडको भवन, सी. डी. ऑ. बेलगाडी, नवी मुंबई - ४०० ०६१४, दूरध्वनी : २५९२०२०० फॅक्स : ००-२२-२२-२५९२०२२२



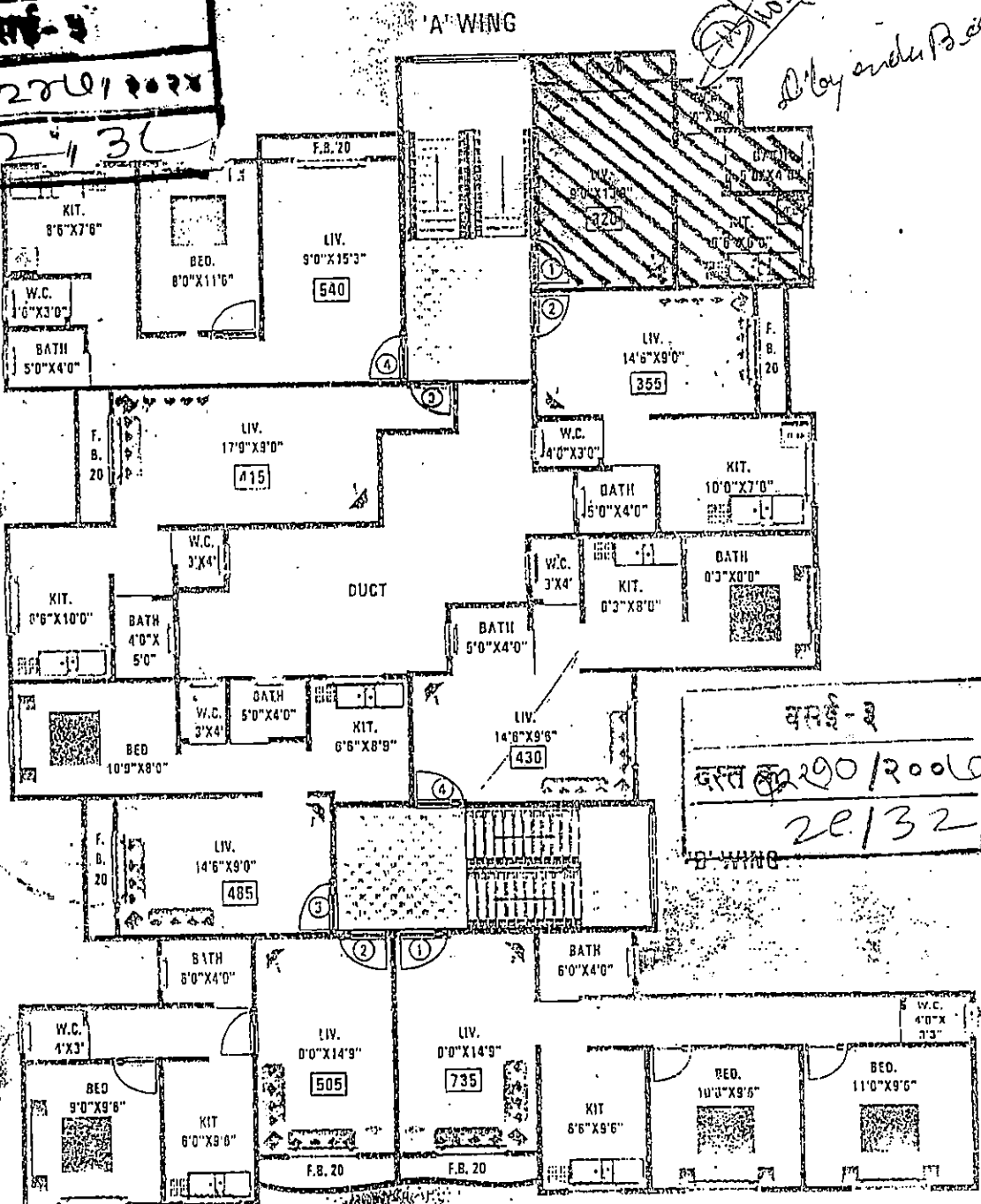
15143350 18-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 15143/2012 नोदणी : Regn:63m
गावाचे नाव : 1) मोरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1175000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	803000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: ए/301, माळा नं: तिसरा मजला, इमारतीचे नाव: बाबा रिजेन्सी अपार्टमेंट, रोड नं: सेंट्रल पार्क , नालासोपारा (पु)((Survey Number : 30 ;))	
(5) क्षेत्रफळ	1) 29.73 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिबेन्दु बिशनुपोंथा बेरा वय:-28; पत्ता:-प्लॉट नं: सदनिका क्रं ए/301, माळा नं: तिसरा मजला, इमारतीचे नाव: बाबा रिजेन्सी अपार्टमेंट, ब्लॉक नं: -, रोड नं: सेंट्रल पार्क, नालासोपारा (पु), . पिन कोड:-401209 पॅन नं:-AIIPB0615P	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अशोक आप्पा गायकवाड वय:-49; पत्ता:-प्लॉट नं: रु नं 9, माळा नं: -, इमारतीचे नाव: ज्योतिर्लिंग नगर, ब्लॉक नं: -, रोड नं: मानखुर्द (प), महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:- ACFPG9645L	
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/12/2012	
(10)दस्त नोंदणी केल्याचा दिनांक	04/12/2012	
(11)अनुक्रमांक,खंड व पृष्ठ.	15143/2012	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	70500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	11750	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



वर्क-३
 फ्लॉर क्र. १२२००/२०२४
 ३२/३६

Shree
By end of Base.

१२२००/२०२४
 ३२/३६



वर्क-३
 फ्लॉर क्र. १२२००/२००६
 २८/३२

BUILDERS
SHREE REALTORS

ARCHITECTS
Shree Consultants

LEGAL ADVISOR
J. K. Wadhani

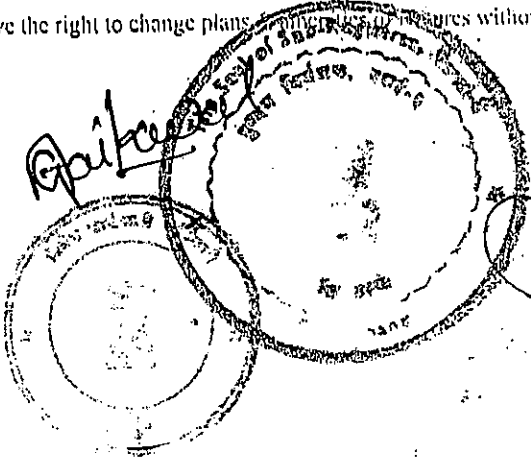
SHREE REGENCY, Nr. U.S. English
 Academy, Centri Park,
 Nallasopara (E),
 Phone: (95250) 2430896 / 2440291

101, Topaz Complex, Tulj Road,
 Nallasopara (E).

Worli B.D.D. Chawl,
 No. 115/65, 1st Floor,
 Shivram Amruthsar Marg,
 Worli, Mumbai - 28.

Des. by SHREE CONSULTANTS Ph. : 9422631188

The documents & the developers reserve the right to change plans and specifications without prior notice or obligation.



J. K. Wadhani

वसई-३
 दस्त क्र. 92280/२०२४
 33-4-3L

Approved as amended in.....
 Subject to the Conditions mentioned
 Office letter No. CIDCO/VVSR/ C/BP-8929/B/240
 Dated: 14/10/2005

Musanghi
 ASSOCIATE PLANNER (VVSR)
 CIDCO LIMITED,
 AMBIKA COMMERCIAL COMPLEX,
 SECOND FLOOR, VASAI (EAST)
 DIST. THANE.

THIS PLAN SHALL BE
 CONSIDERED AS
 OF CORRECTNESS
 DISPUTES IN
 LAW.

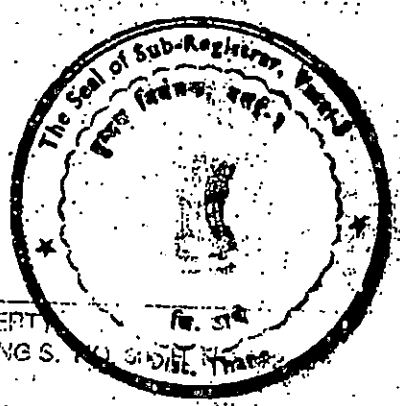


PERFORMA - A-

AREA STATEMENT
 AREA OF PLOT (AS PER 7/12 EXTRACT)
 AREA AS PER POSSESSION
 DEDUCTION (ENCROACHMENT)
 BALANCE PLOT AREA

DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL



DESCRIPTION OF PROPOSAL & PROPERTY
 SED RES CUM SHOPLINE BUILDING ON PROPERTY BEARING S. NO. 100 DIST. THANE
 VILL: MORE TAL: VASAI, DIST: THANE.

NAME OF APPLICANT: M/s. SAI KIRAN CONT. CO.

SIGNATURE OF APPLICANT: *Sai Kiran*

SIGNATURE OF ARCHITECT: *[Signature]*

1/3
 DATE: 17/03/2005
 JOB NO: 209/
 SCALE AS SHOWN
 DRAWN BY: K.K. SAJEEV
 CHECKED BY:

ARCHITECTS

SAI KIRAN CONSULTANTS
 A F O I D P C
 ENGINEERS INTERIORS SURVEYORS

TOPAZ COMPLEX, 107, TULSI ROAD, NALLASOPARA

वसई-३
दस्ता क्र. १२२४७/२०२४
३४१३८





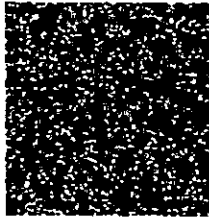
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2722/40450/15823

To
अशोक अप्पा गायकवाड
Ashok Appa Gaiwad
S/O Appa Gaiwad
near jyoti ba mandir
shivneri chawl no 9 room no 70 mankhurd
Shivaji Nagar S.O
Mumbai Maharashtra - 400043
9594488437

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

3062 5463 6157
VID : 9172 4430 0773 2741

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Issue Date: 22/07/2011



अशोक अप्पा गायकवाड
Ashok Appa Gaiwad
जन्म तारीख/DOB: 01/06/1963
पुरुष / MALE

3062 5463 6157

VID : 9172 4430 0773 2741

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHOK APPA GAIKWAD

APPA GAIKWAD

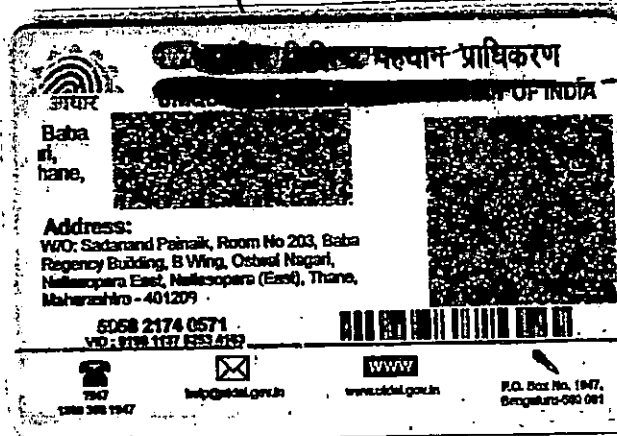
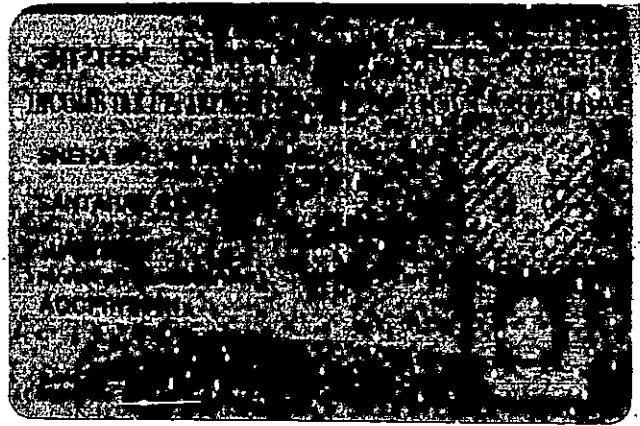
01/06/1963

Permanent Account Number

AGFPG9845L

Signature

Ashok Appa Gaiwad




बसई-३

दस्त क्र. १२२००/२०२४

३५१३८

भारत सरकार
 Download Date: 24/10/2023



Vikas Vijay Srivastava
 जन्म वर्ष / DOB: 11/02/1980
 पुरुष / MALE
 Mobile No.: 7021575705

Issue Date: 06/07/2012

3980 7085 1922


माझे आधार, माझी ओळख

भारतीय विधिष्ठ अधिकार प्राधिकरण
 NATIONAL IDENTIFICATION AUTHORITY OF INDIA

Address:
 Vikas Vijay srivastava, C/204, Jute Bldg,
 Ostwal nagari, Opposite blossom bldg,
 Nallasopara east, Vasai, Palghar,
 Maharashtra - 401209

1947 1800 283 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1647, Bangalore-560 001

भारत सरकार



Surendraprasad Parasnath Tiwari
 सुरेन्द्रप्रसाद पारसनाथ तियारी
 जन्म वर्ष / Year of Birth : 1964
 पुरुष / Male

7353 4872 2279

आधार - सामान्य माणसाचा अधिकार

भारतीय विधिष्ठ ओळख प्राधिकरण
 NATIONAL IDENTIFICATION AUTHORITY OF INDIA

पता :
 ए-१०१, साई श्रद्धा अपार्टमेंट, ओस्वाल नगरी
 यू एस स्कूलजवळ
 नालसोपरा पूर्वी
 ठाणे, महाराष्ट्र, ४०१२०९

Address :
 A-101, Sai Shradha Apartment, Oswal Na
 Near U. S. School
 Nallasopara East
 Thane, Maharashtra, 401209

Aadhaar - Samanya Maansacha Adhikaar

सुरेन्द्र प्रसाद

वर्क-३
 रज. क्र. १२२४०/२०२४
 ३६१३८



350/12247

बुधवार, 19 जून 2024 11:56 म.पू.

दस्त गोषवारा भाग-1

बमड3 36/37
दस्त क्रमांक: 12247/2024

दस्त क्रमांक: बमड3 /12247/2024

वाजाग मूल्य: रु. 14,96,000/-

मोवदला: रु. 18,50,000/-

भरलेले मुद्रांक शुल्क: रु. 1,11,000/-

मुद्रांक शुल्क माफी अमल्याम तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. मह. दु. नि. बमड3 यांचे कार्यालयात

पावती:12996

पावती दिनांक: 19/06/2024

अ. क्र. 12247 वर दि.19-06-2024

सादरकरणाचे नाव: खेहा सदानंद पायनाईक -

गेजी 11:54 म.पू. वा. हजर केला.

नोंदणी फी

रु. 18500.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

Spainur

दस्त हजर करणाऱ्याची सही:

एकूण: 19260.00

Sub Registrar Vasai 3

सह. दुय्यम निबंधक वर्ग-१

बसई क्र. ३

दस्ताचा प्रकार: करगनामा

Sub Registrar Vasai 3

सह. दुय्यम निबंधक वर्ग

बसई क्र. ३

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

शिक्रा क्र. 1 19 / 06 / 2024 11 : 54 : 10 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 19 / 06 / 2024 11 : 55 : 04 AM ची वेळ: (फी)

दस्तऐवजा सोबत जोडलेले कागदपत्रे, कुलमुखत्यारपणा मधिल व्यक्ती उत्पादी हनाष्ट आदयून आल्हास याची संपूर्ण जबाबदारी निभादकाची राहिल.

लि. देणार

लि. घेणार



दस्त गोपवारा भाग-2

वसई 3 32132
दस्त क्रमांक:12247/2024

19/06/2024 11 58:04 AM

दस्त क्रमांक :वसई3/12247/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उसा प्रमाणित
1	नाव:शेहा सदानंद पायनाईक - पत्ता:प्लॉट नं: रुम नं. 203, बी विंग, माळा नं: -, इमारतीचे नाव: वावा रिजेन्सी विल्डींग, ब्लॉक नं: -, रोड नं: ओस्तवाल नगरी, नालासोपारा पूर्व, महाराष्ट्र, ठाणे: पॅन नंबर:AQCPP7604H	लिहून देणार वय :-43 स्वाधरी:-		
2	नाव:अशोक आप्पा गायकवाड - पत्ता:प्लॉट नं: रुम नं. 70, माळा नं: -, इमारतीचे नाव: शिवनेरी चाळ नं. 9, ब्लॉक नं: -, रोड नं: ज्योती बा मंदिर जवळ, मानखुर्द, शिवाजी नगर, एम.ओ. मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ACFGP9645L	लिहून देणार वय :-61 स्वाधरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:19 / 06 / 2024 11 : 56 : 34 AM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार शेहा सदानंद पायनाईक -	19/06/2024 11:57:12 AM	शेहा सदानंद पायनाईक F 1252872315366625280
2	लिहून देणार अशोक आप्पा गायकवाड -	19/06/2024 11:56:54 AM	अशोक आप्पा गायकवाड M 1252872240544374784

शिक्का क्र.4 ची वेळ:19 / 06 / 2024 11 : 57 : 13 AM

शिक्का क्र.5 ची वेळ:19 / 06 / 2024 11 : 57 : 39 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Vasai 3

प्रमाणित करण्यात येते की
सदर दस्तापध्ये एकूण...३६...पाने आहेत
पुस्तक क्र. 1 चे अनुक्रमांक...१२२४७...
वर दिनांक...१९/०६/२०२४...कीर्ती नोंदण

सह. मुख्य निबंधक वर्ग-१

सह. मुख्य निबंधक वर्ग-१

sr.	वसई क्र. Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SNEHA SADANAND PAINAIK	eChallan	69103332024061817870	MH00122401202425E	111000.00	SD	0002061497202425	19/06/2024
2		DHC		0624192100659D	760	RF	0624192100659D	19/06/2024
3	SNEHA SADANAND PAINAIK	eChallan		MH00122401202425E	18500	RF	0002061497202425	19/03/2024

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

12247 /2024

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. वमई 3

19/06/2024

दम्न क्रमांक : 12247/2024

नोंदणी :

Regn:63m

गावाचे नाव : मोरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	1850000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबत पट्ट्याकार आकारणी देणे की पट्टेदार ने नमुद करावे)	1496000
(4) भू-मापन, मोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:पालघर इतर वर्णन :मदनिका नं: ए/301,ए विंग, माळा नं: तिमरा मजला, इमारतीचे नाव: वावा रिजेन्सी अपार्टमेंट, रोड : गाव मौजे मोरे, विभाग क्र. 6, इतर माहिती: मदनिका नं: ए/301,ए विंग, माळा नं: तिसरा मजला, इमारतीचे नाव: वावा रिजेन्सी अपार्टमेंट, रोड नं: गाव मौजे मोरे, विभाग क्र. 6, इतर माहिती: (31 मार्च 2021 चे शासन आदेशानुसार या दम्नगवजाम महिला खरेदीदाराम मुद्रांक शुल्काची सवलत देण्यात आली आहे)((Survey Number : 30 ;))
(5) क्षेत्रफळ	1) 29.73 चौ.मीटर
(6) आकारणी किंवा जुंटी देण्यात असेल तेव्हा.	
(7) दम्नगवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अशोक आप्पा गायकवाड - वय:-61; पत्ता:-प्लॉट नं: रुम नं. 70, माळा नं: -, इमारतीचे नाव: शिवनेरी चाळ नं. 9, ब्लॉक नं: -, रोड नं: ज्योती वा मंदिर जवळ, मानखुर्द, शिवाजी नगर, एम.ओ. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400043 फॅन नं:-ACFPG9645L
(8) दम्नगवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-खेळा मदानंद पायनाईक - वय:-43; पत्ता:-प्लॉट नं: रुम नं. 203, बी विंग, माळा नं: -, इमारतीचे नाव: वावा रिजेन्सी विल्डींग, ब्लॉक नं: -, रोड नं: ओस्तवाल नगरी, नालानोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 फॅन नं:-AQCPP7604H
(9) दम्नगवज करून दिल्याचा दिनांक	19/06/2024
(10) दम्न नोंदणी केल्याचा दिनांक	19/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12247/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	111000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18500
(14) शेरग	

सह. दुय्यम निबंधक वर्गी-२
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SNEHA SADANAND PAINAIK	eChallan	69103332024061817010	MH003727601202425E	111000.00	SD	0002061497202425	19/06/2024
2		DHC		0624192100659	760	RF	0624192100659D	19/06/2024
3	SNEHA SADANAND PAINAIK	eChallan		MH003727601202425E	18500	RF	0002061497202425	19/06/2024

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