

Please Tick

Saving A/C No	Branch F I F No
CIF NO	Tie up no (if applicable)
LOS Reference No.	PAL/Take Over/NEW/Resale/Top up

Applicant Name : Pratik Shikhar Sheth
Co-Applicant Name : Divya Pratik Sheth

Contract (Resi.) : 208420881	Mobile :
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Loan Amount : 25,00,000/-	Tenure : 240 Month's
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Interest Rate :	EMI :
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Loan Type : New Home Loan.	SBI LIFE
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Hsg. Loan _____	Maxgain _____
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Realty _____	Home Top up _____
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Property Location : Panvel

Property Cost :

Name of Developer / Vendor :

RBO -	ZONE -	Branch : Panvel	(Code No) 0448
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Contact Person : Laxmi Surwade	Mobile No. 8268909545
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Name of RACPC Co-ordinator along with Mob No
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	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No



RASMECCC - PANVEL
Sharda Terrace, Plot No 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

BRANCH

TO BE PARKED AT

Branch FILE No.

Saving A/C No

Tie up no
(if applicable)

CIF NO

PAL/Take Over/NEW/Resale/Top up

LOS Reference No.

Applicant Name : Pratik Sharan Sheth

Co-Applicant Name : Divya Pratik Sheth

Contract (Resi.) : 7208420881

Mobile :

Loan Amount : 25,00,000/-

Tenure : 240 Month's

Interest Rate :

EMI :

Loan Type : New Home Loan.

SBI LIFE .

Hsg. Loan _____

Maxgain _____

Realty _____

Home Top up _____

Property Location : Panvel

Property Cost :

Name of Developer / Vendor :

RBO -

ZONE -

Branch : Panvel

(Code No) 01118

V.R. Realities

Office No. 123, Shiv Centre, 1st Floor,
Sector 17, Vashi, Navi Mumbai - 400 703.
Mobile : +91-98202 25027

RECEIPT

No. : 1019

Date : 28/03/2024

Received with thanks from Mr./ Mrs./ Ms. DIVYA PRATIK SHETH

& PRATIK SHARAD SHETH

the sum of Rupees FIFTY THOUSAND AND ONE ONLY

by Cash / Cheque / Demand Draft No. RTGS (DIRECT TRANSFER)

from Ac. / No. _____ Dated 28/03/2024

Drawn on FEDERAL BANK Branch _____

being Full / Part / Booking payment on A/c. of Flat / Shop No. 201

on SECOND Floor, in SHANTI PARK Plot No. 800, 800/1, M.G. Road,
Panvel, Dist. Raigad.

For **V. R. REALTIES**

Rs. 50,001/-

Subject to realisation of Cheque



Authorised Signatory

353/10583

पावती

Original/Duplicate

Wednesday, May 22, 2024

नोंदणी क्र.: 39M

3:23 PM

Regn.: 39M

पावती क्र. 12170 दिनांक: 22/05/2024

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक पवल2-10583-2024

दस्तऐवजाचा प्रकार करारनामा

सादर करणाऱ्याचे नाव दिव्या प्रतिक शेठ

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 29100.00

सह दुय्यम निबंधक पनवेल-२
(पनवेल-२)

वाजार मूल्य: रु.2766533 /-

मोबदला रु.2800000/-

भरलेले मुद्रांक शुल्क = 196000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524211520409 दिनांक: 22/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.28000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002362875202425E दिनांक: 22/05/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला.

दुय्यम निबंधक पनवेल-२
मुळ दस्तऐवज परत मिळाला.

Dinva
पक्षकर्त्याची सही

गावाचे नाव : पनवेल

1)चिनेच्चाचा प्रकार	करारनामा
2)मोबदला	2800000
3) बाजारभाव(भाडेपट्टयाच्या तबतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करवे)	2766533
4) भू-मापन,पोटहिम्मा व क्रमांक(असल्याम)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग क्र 1/3,दर 58900/-,सदनिका क्र.201,दुसरा मजला,शांती पार्क,सर्वे नं 808,हिम्मा नं 808/1,808/2,808/3,808/4,पनवेल,ता पनवेल जि रायगड क्षेत्रफळ 285 चौ फुट कारपेट + 100 चौ फुट बाल्कनी + 50 चौ फुट एफ वी + 42 चौ फुट मी वी((Survey Number : 808 ;))
5) क्षेत्रफळ	1) 285 चौ.फूट
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तावेज करून देणा-या/निहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्स व्ही.आर. रिअल्टीम तर्फे भागीदार राहुल नामदेव पाटील वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं 123,पहिला मजला,शिव मॅटर् प्रिमायमेस मीणचणम लि,सेक्टर 17,वाशी नवी मुंबई , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAMFV4158Q
8) दस्तावेज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा श असल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिव्या प्रतिक शेठ वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: जीवन गंगा अपार्टमेंट,ए विंग,ब्लॉक नं 3,चवदार तळे,महाड रायगड , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(...); पिन कोड:-402301 पॅन नं:-AZKPG3664M 2): नाव:-प्रतिक शरद शेठ वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: जीवन गंगा अपार्टमेंट,ए विंग,ब्लॉक नं 3,चवदार तळे,महाड रायगड , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(...); पिन कोड:-402301 पॅन नं:-CPJPS7308F
9) दस्तावेज करून दिल्याचा दिनांक	22/05/2024
10) दस्त नोंदणी केल्याचा दिनांक	22/05/2024
11) अनुक्रमांक,खंड व पृष्ठ	10583/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	196000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000
14) शेर	

कनामाठी विचारात घेतलेला तपशील:-:

शुल्क आकारताना निवडलेला अनुच्छेद

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

Valuation ID 202405225217

मूल्यांकनाचे वर्ष	2024
जिल्हा	रायगड
मूल्य विभाग	तालुका पनवेल
उप मूल्य विभाग	1/3-एस टी स्टॅण्ड ते विरूपाक्ष मंदिर, मार्गे धुतपापेश्वर क इतरखाना ते पोस्ट ऑफिस तहसिल कार्यालय, शिवाजी चौक मार्गे एस टी स्टॅण्ड व टपाल नाका ते जुना उरण रोड यावरील मिळकती
क्षेत्राचे नांव	A Class Palika सर्व्हे नंबर /न. भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
	21700	58900	67800	75000	67800	

बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	46.97 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs 25289/-	
उद्ववाहन सुविधा -	आहे	मजला -	1st To 4th Floor			

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

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.58900/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((58900-21700) * (100 / 100)) + 21700
= Rs.58900/-

1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 58900 * 46.97
= Rs.2766533/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बात्कनी) * वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी - स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 2766533 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2766533/-
= २ सत्तावीस लाख सहासष्ट हजार पाच शे तेहेतीस /-

प ख ल = २
१०५८३ २०२४
१ / ५५

सह कार्यम निबंधक वर्ग-२



CHALLAN
MTR Form Number-6



MH002362875202425E	BARCODE	Date 21/05/2024-18 09 10	Form ID 25 2
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Department Inspector General Of Registration	Payer Details
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Stamp Duty	TAX ID / TAN (If Any)
Registration Fee	PAN No.(If Applicable) AZKPG3664M

Name PNL2_PANVEL 2 JOINT SUB REGISTRAR	Full Name DIVYA PRAKASH SHEKHAR
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Location RAIGAD	Flat/Block No. 201
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2024-2025 One Time	Premises/Building 3/59
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Account Head Details	Amount In Rs	Road/Street	SURVEY NO 808 HISSA NO 808/1 AND OTHERS PANVEL
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046401 Stamp Duty	168000 00	Area/Locality	PANVEL
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063301 Registration Fee	28000 00	Town/City/District	RAIGAD
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		PIN	2 0 6
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		Remarks (If Any)	
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		LandPartyName=V R REALTIES-	
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		Amount In	One Lakh Ninety Six Thousand Rupees Only
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		Words	
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		Amount In	1,96,000 00
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		Words	
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		Amount In	1,96,000 00
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Bank Details IDBI BANK	FOR USE IN RECEIVING BANK
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Cheque-DD Details	Bank CIN	Ref No	69103332024052120098	2870148288
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Cheque/DD No.	Bank Date	RBI Date	21/05/2024 18 09 50	Not Verified with RBI
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Name of Bank	Bank-Branch	IDBI BANK
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Name of Branch	Scroll No. , Date	Not Verified with Scroll
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Department ID : Mobile No. 9892356404
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document
 चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तारासाठी लागू आहे. नोंदणी न करावयाच्या दस्तारासाठी सदर चालन लागू

Challan Defaced Details

Defaced Details

Defaced Details



CHALLAN
MTR Form Number-6



MH002362875202425E	BARCODE	Date 21/05/2024-18 09 10	Form ID 25 2
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Department Inspector General Of Registration Payer Details

Stamp Duty TAX ID / TAN (If Any)

Registration Fee PAN No.(If Applicable) AZKPG3664M

Name PNL2_PANVEL 2 JOINT SUB REGISTRAR Full Name

Location RAIGAD Flat/Block No.

2024-2025 One Time Premises/Building

Account Head Details Amount In Rs

16401 Stamp Duty 168000 00 Road/Street

163301 Registration Fee 28000 00 Area/Locality

Town/City/District

PIN

Remarks (If Any)

SecondPartyName=V R REALTIES-

Amount In One Lakh Ninety Six Thousand Rupees Only

Words

1.96.000 00

Account Details IDBI BANK

Cheque-DD Details

Bank CIN Ref. No. 69103332024052120098 2870148288

Cheque/DD No. Bank Date RBI Date 21/05/2024-18 09 50 Not Verified with RBI

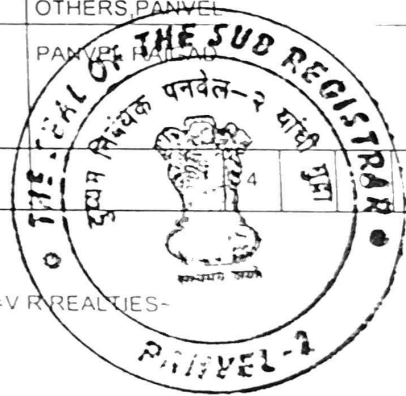
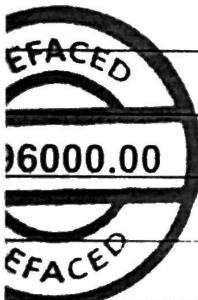
Name of Bank Bank-Branch IDBI BANK

Name of Branch Scroll No. Date Not Verified with Scroll

Department ID : Mobile No. : 9892356404

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

चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवाची लागू आहे. नोंदणी न करावयाच्या दस्तऐवाची सदर चलन लागू





AGREEMENT FOR SALE

This Agreement for Sale of Flat is made and entered into at Panvel on this 22 day of MAY in the year 2024.

M/S. V.R.REALTIES a Partnership firm, duly registered under the Indian Partnership Act, 1932, through its Partners 1)MR.VALJIBHAI KHETABHAI SANDHA 2) MRS. DEVIBEN VALJIBHAI SANDHA 3) MR. RAHUL NAMDEO PATIL AND 4) MR. VAIBHAV NAMDEV PATIL having office at Office No.123, 1ST Floor, Shiv Centre Co-operative Premises Society Ltd., Sector No.17, Vashi, Navi Mumbai, hereinafter referred to as the "DEVELOPERS" (which expression shall where the context so admits, be deemed to include the partner/partners for the time being of the said firm, the survivor/survivors of them, the heirs, executors, administrators of the last surviving partner and/or his/her/their assigns) of the PARTY OF ONE PART.

AND

1.MRS. DIVYA PRATIK SHETH aged 31 years, (PAN NO.AZKPG3664M),
 2.MR. PRADIP M. SACHDE aged 34 years, (PAN NO.CPJPS7308F),
 adults Indian Inhabitants residing at- S/O Sharad Sheth, Jivan Ganga Apartment,
 A Wing, Block No-3 Chaudhar Tale, Mahad, Raigarth, Maharashtra-402301,
 hereinafter called 'THE PURCHASERS' (Which expression shall unless it be
 repugnant to the context or meaning thereof be deemed to mean and include their
 heirs, executors, administrators and assigns) of the Other Part.

1. AND WHEREAS 1)MR.MUNIR AHMED ANSARI,2)MR.JAVED MUNIR
 AHMED ANSARI 3) MR. ARIF MUNIR AHMED ANSARI AND
 4)MS. PARVEEN S. DESAI were the lawful owners of non-agricultural land
 bearing Survey No. 808, admeasuring about 76.9 sq. mtrs, CTS No.808/1,
 admeasuring about 45.1 sq. mtrs, CTS No.808/2, admeasuring about 43.5
 sq.mtrs, CTS NO.808/3, admeasuring about 23.4 sq.mtrs, CTS No.808/4,
 admeasuring about 13.4 sq. mtrs in all admeasuring 202.3 sq.mtrs lying,
 Situated at Village Panvel, Tal. Panvel, Dist. Raigad (hereinafter referred to as
 the said Land).

2. By Deed Of Sale dated 27.2.2013 made and executed between 1)MR.MUNIR
 AHMED ANSARI,2)MR.JAVED MUNIR AHMED ANSARI 3)MR. ARIF MUNIR
 AHMED ANSARI AND 4)MS. PARVEEN S. DESAI on one part and
 M/S.V.P.S. DEVELOPERS through its Partners 1)MR. PRADIP M. SACHDE
 2) MR. VILAS N. MHATRE 3) MR. VIJAY S. MANGE 4) MR. JIVRAM B.
 BHANUSHALI 5)MR. RAJENDRA P.PAKHARE AND 6)MR.JITENDRA P.
 PAKHARE on the second part, the said Shri. Kashinath Bama Patil and
 1)MR.MUNIR AHMED ANSARI,2)MR.JAVED MUNIR AHMED ANSARI 3)MR.
 ARIF MUNIR AHMED ANSARI AND 4)MS. PARVEEN S. DESAI has sold and
 transferred all their right, title and interest in the said land to M/S.V.P.S.
 DEVELOPERS through its Partners 1)MR. PRADIP M. SACHDE 2) MR. VILAS
 N. MHATRE 3) MR. VIJAY S. MANGE 4) MR. JIVRAM B. BHANUSHALI 5)MR.
 RAJENDRA P.PAKHARE AND 6)MR.JITENDRA P. PAKHARE.

3. The said Sale Deed made and executed between the parties is duly registered
 with the Jt. Sub Registrar Panvel-5 on 27.2.2013, under document
 Sr. No.PVL-5/1085/2013.

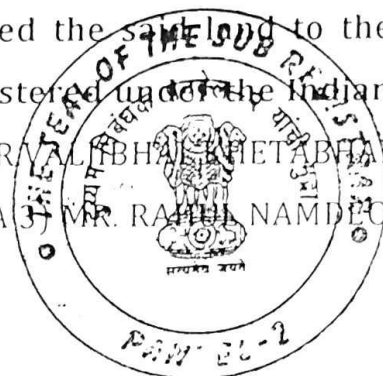
Pradip

Pradip

Pradip

4. AND WHEREAS 1) Mr.Pradip M.Sachade and 2) Mr. Vilas N. Mhatre Partner of M/s.V.P.S. Developers release their share to other partners on 07.07.2014 and the said Release deed was duly registered vide Document No.3376/2014.
5. AND WHEREAS M/S.V.P.S. DEVELOPERS through its Partners 1) MR. VIJAY S. MANGE 2) MR. JIVRAM B. BHANUSHALI 3)MR. RAJENDRA P.PAKHARE AND 4)MR.JITENDRA P. PAKHARE sold and transferred the said land to the M/S. V. R.REALTIES a Partnership firm, duly registered under the Indian Partnership Act, 1932, through its Partners 1)MR.VALJIBHAI KHETABHAI SANDHA AND 2) MRS.DEVIBEN VALJIBHAI SANDHA 3) MR. RAHUL NAMDEO PATIL AND 4) MR. VAIBHAV NAMDEV PATIL.
6. By Kharedi Khat dated 27.11.2015 made and executed between M/S.V.P.S. DEVELOPERS through its Partners 1) MR. VIJAY S. MANGE 2) MR. JIVRAM B. BHANUSHALI 3)MR. RAJENDRA P.PAKHARE AND 4)MR.JITENDRA P. PAKHARE on one part and M/S. V. R.REALTIES through its Partners 1)MR.VALJIBHAI KHETABHAI SANDHA AND 2) MRS.DEVIBEN VALJIBHAI SANDHA 3) MR. RAHUL NAMDEO PATIL AND 4) MR. VAIBHAV NAMDEV PATIL of the Second Part and the same was duly registered vide Registration Receipt No.16638 Document No.Pawal4-14877-2015 Dated 27.11.2015.
7. As Such M/S. V. R. REALTIES through its Partners 1)MR.VALJIBHAI KHETABHAI SANDHA AND 2) MRS.DEVIBEN VALJIBHAI SANDHA 3) MR. RAHUL NAMDEO PATIL AND 4) MR. VAIBHAV NAMDEV PATIL is the lawful Developer of the said land.
8. AND WHEREAS this agreement shall be subject to rules contained in REAL ESTATE (REGULATIONS AND DEVELOPMENT) ACT, or any amendment there in or any re-enactment thereof from time to time or any law as applicable from time to time.
9. AND WHEREAS 1)MR.VALJIBHAI KHETABHAI SANDHA AND 2) MRS.DEVIBEN VALJIBHAI SANDHA 3) MR. VAIBHAV NAMDEV PATIL three of the partners of M/S. V. R.REALTIES, due to our other commitments we are not in position to attend the various offices at different times,

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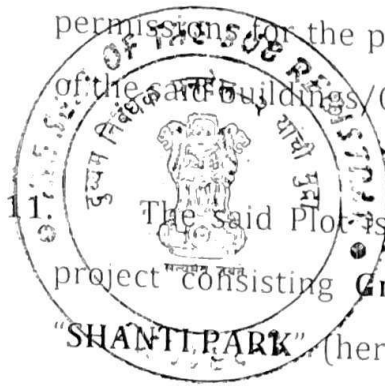
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therefore we are desirous of appointing the co-owner and one of the partner of **M/S. V. R.REALTIES, MR. RAHUL NAMDEO PATIL**, as our true lawful attorney (hereinafter called 'attorney') for us and in our name and or our behalf to do all or any of the acts, deeds and things, matters, namely

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10. The Developers in order to carry out development over the said property had submitted to the Panvel Nagar Parishad, Panvel, plans for the Buildings and the Developers has obtained the following sanctions/permissions for the purpose of carrying out the development/ construction of the said Buildings/Complex on the said Property.



11. The said Plot is earmarked for the purpose of building a residential project consisting **Ground + 4 Floors** and the said Building known as "**SHANTI PARK**" (hereinafter referred to as the said Building).

12. AND WHEREAS the Purchaser/s is offered a Flat bearing number **201** on the 2nd floor, (more particularly mentioned hereinabove) being constructed on the said plot, by the Developers.
13. AND WHEREAS the Developers have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects and also have entered into standard agreement with RCC Consultant.
14. AND WHEREAS the DEVELOPERS have entrusted the architect works to "**ABRAR S. KHAN**", (hereinafter called "The Said Architect") & RCC works to "**STRUCTURAL CONCEPT**", (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
15. AND WHEREAS the Developers has registered the Project under the provisions of the Act Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at No. **P51700008676**
Dated : **19.08.2017**.

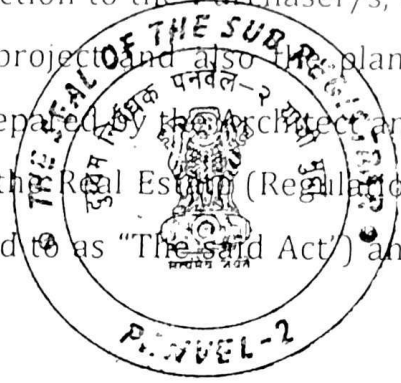
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16. AND WHEREAS by virtue of the Lease Agreement/Tripartite Agreement/ Commencement Certificate the Developers have sole and exclusive right to sell the said Flat in the said building to be constructed by the Developers on the project land and to enter into Agreement with the Purchaser/s of the Flat to receive the sale consideration respectively.
17. AND WHEREAS the Purchaser herein has demanded from the Developers and the Developers have given inspection to the Purchaser/s, of all the documents of title relating to the said project and also plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The said Act") and rules and regulations made there under.
18. AND WHEREAS the Purchaser has inspected all the title, Deed including approved plans as prepared by the Architect in the office of the Developers and satisfied himself.
19. AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority and according to which the construction of building is proposed to be provided for on the said project have been annexed hereto and marked as 'Annexure C'.
20. AND WHEREAS The authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Purchaser/s, as sanctioned and approved by the local authority have been annexed hereto and marked as 'Annexure D'.
21. AND WHEREAS The Developers have got the approvals from the concerned local authority to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

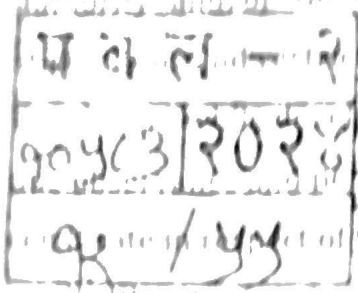
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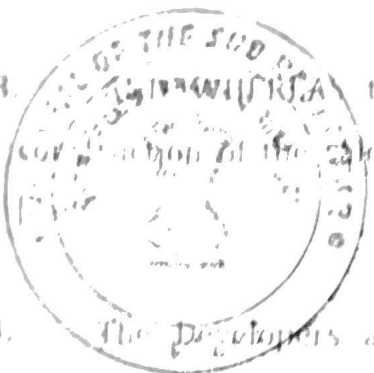
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22. AND WHEREAS While sanctioning the said plans concerned local authority Government has laid down certain terms, conditions and stipulations which are to be observed and performed by the Developer/s occupying the project land and the said building and upon the completion or occupancy of the said building/s shall be granted by the concerned local authority.



23. The Developer/s have accordingly commenced the construction of the said building/s in accordance with the said proposed plans.



24. The Developer/s are lawful owners of the said flat and offering residential flats on ownership basis to the Purchaser/s.

25. AND WHEREAS on satisfying himself about the plans, Deeds, documents etc. and satisfying himself of the title of Developers the Purchaser/s has applied to the Developers for allotment and hereby agreed to Purchase Flat No. 201 on 2nd Floor being constructed on the said Plot.

26. AND WHEREAS the area of the said Flat is CA+BAL+F.B+C.B $285+100+50+42=477.00$ means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area, appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat.

27. AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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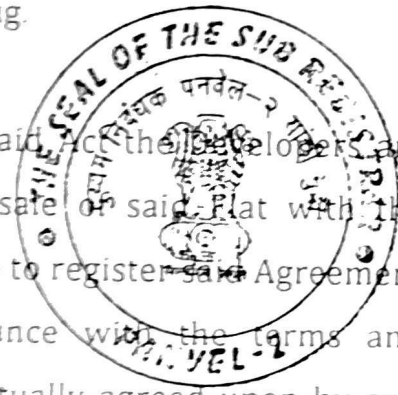
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28. AND WHEREAS Prior to the execution of these presents the Purchaser/s has paid to the Developers a sum of Rs.3,00,002/- (RUPEES THREE LAKHS TWO RUPEES ONLY), being part payment of the sale consideration of the Flat agreed to be sold by the Developers to the Purchaser/s as advance payment or Application fee (the payment and receipt whereof the Developers both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Developers the balance of the sale consideration in the manner hereinafter appearing.

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29. AND WHEREAS Under section 13 of the said Act the Developers are required to execute a written Agreement for sale of said Flat with the Purchaser/s being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developers hereby agrees to sell and the Purchaser/s hereby agrees to purchase the said Flat.



30. The Purchasers have agreed to acquire from the Developers residential Flat No.201 on the 2nd Floor in the said Building known as "SHANTI PARK" being constructed on the said project land for consideration and on the terms and conditions as set out hereafter and the parties hereto are executing this Agreement as required under the Real Estate (Regulation and Development) Act, 2016.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOW:

- The Developers shall construct the said building/s consisting GROUND + 4 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time, provided that the Developers shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.**

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2. The Purchaser/s hereby agree to purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s **Flat No. 201, 2nd Floor,** ~~admeasuring about~~ **CA+BALA+F.B+C.B 285+100+50+42=477.00** in the building known as "SHANTI PARK" being constructed on Survey No. 808, ~~admeasuring about~~ **26.8** sq. mtrs, CTS No.808/1, ~~admeasuring about~~ **45.1** sq. mtrs, CTS No.808/2, ~~admeasuring about~~ **43.5** sq.mtrs, CTS NO.808/3, ~~admeasuring about~~ **23.4** sq.mtrs, CTS No.808/4, ~~admeasuring about~~ **13.4** sq. mtrs Situated at Village Panvel, Tal. Panvel, Dist. Raigad, hereinafter referred to as "THE FLAT" for the total consideration of **Rs.28,00,000/- (RUPEES TWENTY EIGHT LAKHS ONLY)** which is more particularly detailed in the Second Schedule annexed herewith.

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3. The Purchaser/s has paid on or before execution of this agreement a sum of **Rs.3,00,000/- (RUPEES THREE LAKHS TWO RUPEES ONLY)**, as advance payment or application fee and hereby agrees to pay to the Developers the balance amount of **Rs.24,99,998/- (RUPEES TWENTY FOUR LAKH NINETY NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY)**, as per payment schedule annexed hereto and marked as **Annexure 'I'** (Time being essence of contract).

Annexure - I
SCHEDULE OF PAYMENT

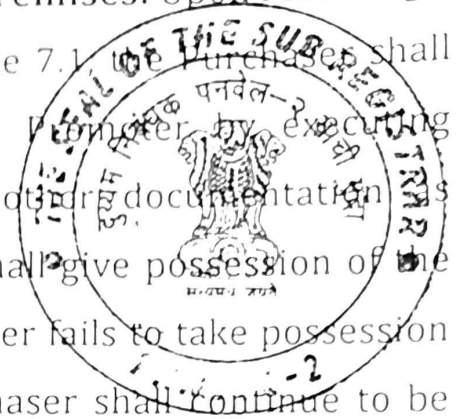
2. The Purchaser/s hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s Flat No. 201, 2nd Floor, ~~admeasuring~~ about CA+BAL+F.B+C.B $285+100+50+42=477.00$ in the building known as "SINANTI PARK" being constructed on Survey No. 808, ~~admeasuring~~ about 26.9 sq. mtrs, CTS No.808/1, admeasuring about 45.1 sq. mtrs, CTS No.808/2, admeasuring about 43.5 sq.mtrs, CTS NO.808/3, ~~admeasuring~~ about 28.4 sq.mtrs, CTS No.808/4, admeasuring about 13.4 sq. mtrs Situated at Village Panvel, Tal. Panvel, Dist. Raigad, hereinafter referred to as "Flat" for the total consideration of **Rs.28,00,000/- (RUPEES TWENTY EIGHT LAKHS ONLY)** which is more particularly described in the second Schedule annexed herewith.

3. The Purchaser/s has paid on or before execution of this agreement a sum of **Rs.3,00,000/- (RUPEES THREE LAKHS TWO RUPEES ONLY)**, as advance payment or application fee and hereby agrees to pay to the Developers the balance amount of **Rs.24,99,998/- (RUPEES TWENTY FOUR LAKH NINETY NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY)**, as per payment schedule annexed hereto and marked as **Annexure 'I'** (Time being essence of contract).

Annexure - I

SCHEDULE OF PAYMENT

8.3 **Failure of Purchaser to take Possession of Said Premises:** Upon receiving a written intimation from the Promoter as per clause 7.1 the Purchaser shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.



9 The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

10 The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by "IRIS " or such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management

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37 That all notices to be served on the Purchaser/s and the Developers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Developers by Registered Post.

Name of Purchaser/s: MRS. DIVYA PRATIK SHETH

MR. PRATIK SHARAD SHETH

(Purchaser/'s Address): S/O Sharad Sheth, Jivan Ganga Apartment,

A Wing, Block No-3, Chavdar Talde Mahad,

Raigarh, Maharashtra-402301

Developers Name: M/S. V. R. REALTIES

(Developers Address): Office No.123, 1ST Floor, Shiv Centre Cooperative

Premises Society Ltd., Sector No.17, Vashi, Navi Mumbai.

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38 JOINT PURCHASER/S:

That in case there are Joint Purchaser/s all communications shall be sent by the Developers to the Purchaser/s whose name appears first and at the address given by him which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

39 STAMP DUTY AND REGISTRATION

Any charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser/s

40 DISPUTE RESOLUTION:-

Any dispute or difference between the parties in relation to this agreement and/or terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the authority as per the provisions of RERA and the Rules and Regulations thereunder.

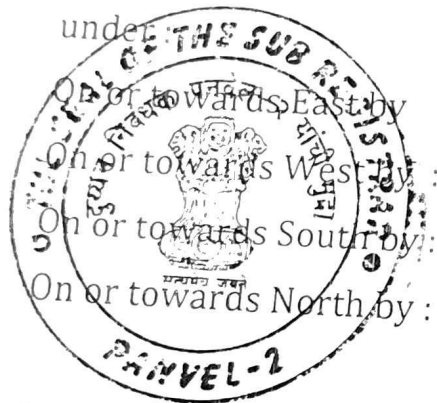
41 This agreement shall, to the extent they are statutory, always be subject to the

FIRST SCHEDULE HEREIN BELOW REFERRED TO DESCRIPTION OF THE FREEHOLD/ LEASEHOLD LAND AND ALL OTHER DETAILS

THE FIRST SHCEDULE ABOVE REFERRED TO :

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A piece or parcel of non agricultural land bearing Survey No. 808, admeasuring about 76.9 sq. mtrs, CTS No.808/1, admeasuring about 45.1 sq. mtrs, CTS No.808/2, admeasuring about 43.5 sq.mtrs, CTS NO.808/3, admeasuring about 23.4 sq.mtrs, CTS No.808/4, admeasuring about 13.4 sq. mtrs Situated at Village Panvel, Tal. Panvel, Dist. Raigad, and bounded as



SECOND SCHEDULE HEREIN BELOW REFERRED TO HERE SET OUT THE NATURE, EXTENT AND DESCRIPTION OF COMMON AREAS AND FACILITIES.

SCHEDULE - II

FLAT NO. 201	FLOOR 2 ND	SURVEY NO. 808	HISSA NO. 808/1, 808/2, 808/3, 808/4
PROJECT KNOWN AS		: "SHANTI PARK"	
NODE		: PANVEL, TALUKA- PANVEL, DISTRICT - RAIGAD,	
AREA		: CA+BAL+F.B+C.B 285+100+50+42=477.00	
BUILDING CONSISTS		: GROUND +4 FLOORS (WITH LIFT)	

Patil

Dinnya

RSK

... PARTIES HEREINABOVE NAMED HAVE SET
THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE AT
(CITY/TOWN NAME) IN THE PRESENCE OF ATTESTING WITNESS,
SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

SIGNED SEALED AND DELIVERED)
By the within named DEVELOPERS)
M/S. V. R. REALTIES)
through its Partners)

MR. RAHUL NAMDEO PATIL)

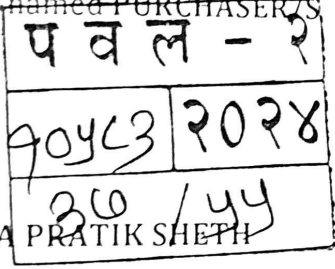


In the presence of.....)

1. Ramdas Jadhav BL)
2. Pravin Puri pn)

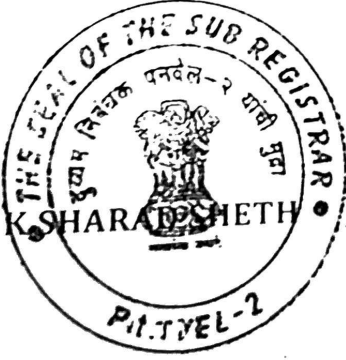
SIGNED, SEALED AND DELIVERED)

By the within named PURCHASERS)



1. MRS. DIVYA PRATIK SHETH)

Divya



2. MR. PRATIK SHARAD SHETH)

Pratik



In the presence of.....)

1. BL)
2. pn)

RECEIPT

Received of and From the within named PURCHASER/S a sum of
 Rs.3,00,002/- (RUPBES THREE LAKHS TWO RUPEES ONLY) being the
 advance payment of Sale Price of FLAT being

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FLAT NO.	FLOOR

201

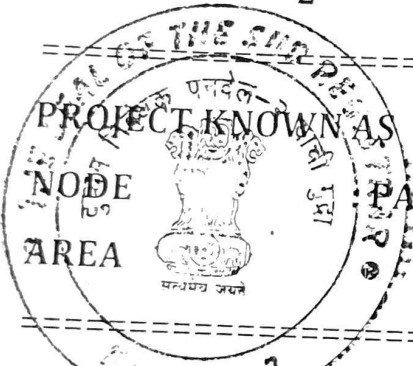
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SURVEY NO.

808

HISSA NO.

808/1, 808/2, 808/3, 808/4



PROJECT KNOWN AS

: "SHANTI PARK"

NODE

PANVEL, TALUKA- PANVEL, DISTRICT - RAIGAD,

AREA

: CA+BAL+F.B+C.B 285+100+50+42=477.00

BUILDING CONSISTS

: GROUND +4 FLOORS (WITH LIFT)

PAYMENT DETAILS

CQ. DT	CQ.NO.	AMOUNT	BANK NAME
28.03.2024	IMPS	RS.50001/-	FEDERAL BANK
28.03.2024	IMPS	RS.50001/-	FEDERAL BANK
23.04.2024	IMPS	RS.50000/-	FEDERAL BANK
23.04.2024	IMPS	RS.1,50,000/-	FEDERAL BANK
	TOTAL	RS.3,00,002/-	HDFC BANK

WE SAY RECEIVED,

RS.3,00,002/-



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

(Table 1.1.1)

This registration is granted under section 5 of the Act to the following project under project registration number P51700008676

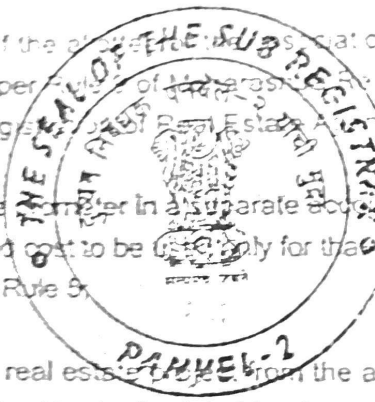
Project: Shanti Park, Plot Bearing / CTS / Survey / Final Plot No.: 802/808/1-808/4, Thane, 410205;

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1. V R Realty having its registered office / principal place of business at Tehsil: Thane District, Thane Pin: 4

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees
- The promoter shall execute and register a conveyance deed in favour of the allottees, as the case may be, of the apartment or the common areas as per (Regulation and Development) (Registration of Real Estate Projects, Regulation of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 9;
- OR
- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the a from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and the land cost and shall be used only for that purpose, since the estimated received the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 19/08/2017 and ending with 01/12/2022 renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act rule 8.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That 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 promoter including revoking the registration granted herein, as per the Act and the rules and regulations made under.

Signature valid
 Digitally Signed by
 Dr. Vasant Remanand Prabhu
 (Secretary, MahaRERA)
 Date: 19-08-2017 13:13:14

PANVEL MUNICIPAL CORPORATION

Tal. Panvel, Dist - Raigad, Panvel - 410 206.

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Phone : (022) 2745-140 41/42

Date : 04/02/2021

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Stilt + 4 Upper Floor) Residential Built up Area = 303.10 sq.mt.), (Total Built up Area = 303.10 sq.mt.) (Residential Unit = 16 Nos.), (Total Unit = 16 Nos.)] on C.T.S. No.- 808, 808/1 to 4, Tal.- Panvel, Dist.- Raigad, completed under the supervision of Architect M/s. Abrar Khan & Associates has been inspected on 12/02/2021 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 30/09/2016 and that the development is fit for the use for which it has been carried out.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C TO :- 1) Mr. Rahul Namdev Patil & Three others,

C.T.S. No.- 808, 808/1 to 4,

At - Panvel, Tal - Panvel,

Dist.- Raigad

2) Architect,

M/s. Abrar Khan Architects,

Shop No. 11 & 12, Gr. Floor,

Tirthraj Chs. Ltd., Final Plot No.- 20,

Old Thana Naka Road, Panvel 410 206.

3) Ward Officer

Prabhag Samati 'A, B, C, D'

Panvel Municipal Corporation, Panvel.

4) Tax Department , PMC.

PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist – Raigad, Panvel – 410 206.

panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

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Date 09/09/2021	
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Mr. Rahul Namdev Patil & Three others,
C.T.S. No - 808, 808/1 to 4,
At - Panvel, Tal - Panvel,
Dist - Raigad

Subject - Occupancy Certificate for Residential Building on C.T.S. No - 808, 808/1 to 4, At - Panvel,
Tal - Panvel, Dist - Raigad

REF - 1) Your application No 7945, dated 20/08/2020
2) Amended Development Permission issued by this office vide letter
Dated 30/09/2016.



Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with drawings duly approved.
You shall carry out Structural Audit of the development from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to Panvel Municipal Corporation for their record.

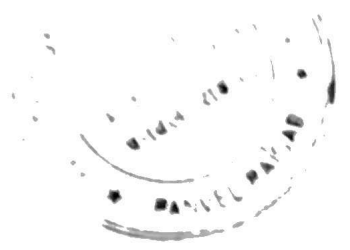
You may approach to the office of Executive Engineer of the respective Department to get the water supply and Drainage connection to your plot.
You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

If information provided by you or any of the documents found to be false, inaccurate, misleading, the occupancy certificate issued to you shall considered to be revoked.
It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C./Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,


Assistant Director of Town Planning
Panvel Municipal Corporation

- CC TO :-
- 1) Architect,
M/s. Abrar Khan Architects,
Shop No. 11 & 12, Gr Floor,
Tirthraj Chs Ltd., Final Plot No - 20,
Old Thana Naka Road, Panvel 410 206
 - 2) Ward Officer
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel





PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist - Raigad, Panvel - 410 206.

Tel - (022) 27458040/41/42

E mail - panvelcorporation@gmail.com

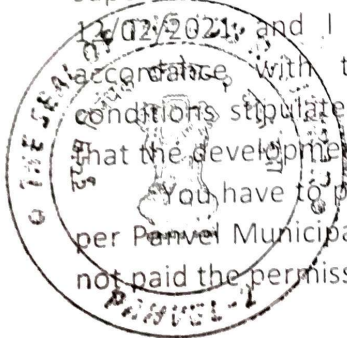
Date : 04/08/2021

NO.PMC/TP/BP/ 222 /2021

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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Stilt + 4 Upper Floors) [(Residential Built up Area = 303.10 sq.mt.), (Total Built up Area = 303.10/sq.mt.)] [(Residential Unit = 16 Nos.), (Total Unit = 16 Nos.)] on C.T.S. No.- 808, 808/1 to 4, At.- Panvel, Tal.- Panvel, Dist.- Raigad, completed under the supervision of Architect M/s. Abrar Khan & Associates has been inspected on 12/02/2021 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 30/09/2016 and that the development is fit for the use for which it has been carried out. You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.



(Signature)

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C. TO :- 1) Mr. Rahul Namdev Patil & Three others,

C.T.S. No.- 808, 808/1 to 4,
At.- Panvel, Tal.- Panvel,
Dist.- Raigad.

2) Architect,

M/s. Abrar Khan Architects,
Shop No. 11 & 12, Gr. Floor,
Tirthraj Chs. Ltd., Final Plot No.- 20,
Old Thana Naka Road, Panvel 410 206.

3) Ward Officer

Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

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स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CPJPS7308F



नाम / Name
PRATIK SHARAD SHETH

पिता का नाम / Father's Name
SHARAD BHAGWAN SHETH

जन्म की तारीख
Date of Birth
08/04/1990

हस्ताक्षर / Signature



01042019

PS BHAGWAN



भारत सरकार
Government of India

Issue Date : 12/04/2012



दिव्या प्रतिक शेठ
Divya Pratik Sheth
जन्म तारीख / DOB : 19/04/1993
स्त्री / Female



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माझे आधार, माझी ओळख

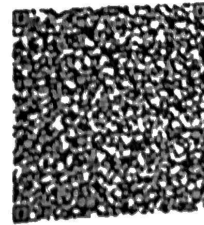
Divya



भारत सरकार
Government of India



प्रतिक शरद शेठ
Pratik Sharad Sheth
जन्म तारीख / DOB : 08/04/1990
पुरुष / MALE



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माझे आधार, माझी ओळख

PSH

Please Tick

Saving A/C No :	Branch FILE No..		
CIF NO. :	Tie up no (if applicable)		
LOS Reference No. :	PAL/Take Over/NEW/Resale/Top up		
Applicant Name : Pratik Skand Sheth			
Co-Applicant Name : Divya Pratik Sheth			
Contract (Resi.) : 7208420881	Mobile :		
Loan Amount : 25,00,000/-	Tenure : 240 Month's		
Interest Rate :	EMI :		
Loan Type : New Home Loan.	SBI LIFE .		
Hsg. Loan _____	Maxgain _____		
Realty _____	Home Top up _____		
Property Location : Panvel			
Property Cost :			
Name of Developer / Vendor :			
RBO -	ZONE -	Branch : Panvel	(Code No) 0448
Contact Person : Laxmi Sunwade		Mobile No. 8268909545	
Name of RACPC Co-ordinator along with Mob No			

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
SEARCH - 3			

A/C No :	Branch FILE No.
Reference No. :	Tie up no. (if applicable)
Applicant Name : Pratik Shwrad Sheth	PAL/Take Over/NE
Applicant Name : Divya Pratik Sheth	
Address (Resi.) : 7208420881	Mobile :
Amount : 25,00,000/-	Tenure : 24
Rate :	EMI :
Type : New Home Loan.	SBI LIFE
Loan _____	Maxgain _____
	Home Top up _____
City Location : Panvel	