

75/17068

Sunday, August 11, 2024

11:04 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18873

दिनांक: 11/08/2024

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन3-17068-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: भावना चौधरी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकूण:

रु. 30740.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
11:24 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मूल्य: रु.4237328.24 /-

मोवदला रु.6500000/-

भरलेले मुद्रांक शुल्क : रु. 325000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.740/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824100807501 दिनांक: 11/08/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006592135202425E दिनांक: 11/08/2024

वँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

Bhawana Chaudhary



11/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 17068/2024

नोंदणी :

Regn:63m

गावाचे नाव : घणसोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4237328.24
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं. 503,5 वा मजला, पायल प्राईड को-ऑप. हीसिंग सोसायटी लि., प्लॉट नं. 104, सेक्टर 21, (जी.ई.एस.), घणसोली, नवी मुंबई. क्षेत्रफळ - 29.745 चौ. मी. कारपेट एरिया + 1.710 चौ. मी. सी. बी. एरिया + 2.178 चौ. मी. एफ. बी. एरिया + 4.350 चौ. मी. टेरेस एरिया. वन कार पार्किंग स्पेस. (प्रथम महिला बरेदीदार असल्याने महाराष्ट्र शासन आदेश क्र. मुद्रांक-2021/अनी.सं.क्र.12/प्र.क्र.107/म-1(घोरण)अन्वये मु शु सुट.) ((Plot Number : 104 ; SECTOR NUMBER : 21 ;))
(5) क्षेत्रफळ	1) 29.745 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-दिनेश चिमनाराम चौधरी -- वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 604, 6 वा मजला, राम कृष्णा टाँवर, प्लॉट नं. 37, 38, 43, 44, सेक्टर 12बी, कोपरबैरणे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AYEPC4886E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-भावना चौधरी -- वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वार्ड नं. 89, गॅस गोदामा जवळ, तिरुपती एनक्लेव्ह, हर्भाज बाळा, देहरादून, उत्तराखंड, ब्लॉक नं:-, रोड नं:-, उट्टाराखंड:आण्ड, देहरादून. पिन कोड:-248171 पॅन नं:-BAHPC5122P
(9) दस्तऐवज करून दिल्याचा दिनांक	11/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	11/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17068/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	325000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	


 सह दुय्यम निबंधक वर्ग - २
 ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Valuation Report Page

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		11 August 2024, 10:33:18 AM	
Valuation ID	2024081191	टनन 3	
मूल्यांकनाचे वर्ष	2024		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका ठाणे		
उप मूल्य विभाग	4 / 128-घणसोली नोड सेक्टर नंबर 21	सर्व्हे नंबर / न भू क्रमांक	
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक
खुली जमीन	निवासी सदनिका	112900	101900
26700	90400		
बांधीव क्षेत्राची माहिती	39 582 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकाम क्षेत्र (Built Up)-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे
बांधकामाचे वर्गीकरण-	आहे	मजला -	5th to 10th Floor
उद्दवाहन सुविधा -			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs 94920/-		
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर)		
	= ((94920-26700) * (100 / 100)) + 26700)		
	= Rs 94920/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 94920 * 39 582		
	= Rs 3757123 44/-		
E) बंदिस्त वाहन तळाचे क्षेत्र	13 94 चौ मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 13 94 * (90400 * 25/100)		
	= Rs 315044/-		
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	4.35 चौ मीटर		
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 4.35 * (94920 * 40/100)		
	= Rs 165160 8/-		
Applicable Rules	= 3, 9, 18, 19, 14, 15		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 3757123 44 + 0 + 0 + 0 + 315044 + 165160 8 + 0 + 0 + 0 + 0		
	= Rs. 4237328/-		
	= २ बेचाळीस लाख सदतीस हजार तीन शें अठ्ठावीस /-		



टनन - ३
दस्त क्र. 94006L / 2024
9 / 30



CHALLAN
MTR Form Number-6



GRN	MH006592135202425E	BARCODE		Date	11/08/2024-02:20:11	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)		PAN No.(If Applicable)				BAHPC5122P
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRA	Full Name	BHAWANA CHAUDHARY					
Location	THANE	Flat/Block No.	FLAT NO.503, 5TH FLOOR, PAYAL PRIDE CHS					
Year	2024-2025 One Time	Premises/Building	LTD.,					

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	325000.00	PLOT NO.104, SECTOR 21, GHANSOLI, NAVI MUMBAI	THANE		4 0 0 7 0 1	
0030063301 Registration Fee	30000.00					PAN2=AYEPC4886E--SecondPartyName=DINESH CHIMNARAM CHAUDHARI-
Total	3,55,000.00	Amount In	Three Lakh Fifty Five Thousand Rupees Only			
		Words				



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332024081110652	2883606190	
Cheque/DD No.	Bank Date	RBI Date	11/08/2024-02:21:29	Not Verified with RBI	
Name of Bank	Bank-Branch	IDBI BANK			
Name of Branch	Scroll No. , Date	Not Verified with Scroll			

Department ID :
 NOTE:- This challan is valid for document to be registered in the Registrar office only. Not valid for unregistered document.
 सदर चतान केवल दुय्यम निवधक कार्यालयात नोंदणी करावयाची आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चतान लागू नाही.



ट न न - ३
दस्ता क्र. १००६८/२०२४
२ / ३०

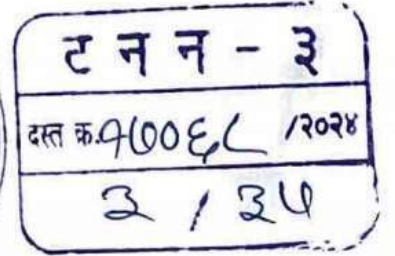
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-75-17068	0003634174202425	11/08/2024-11:04:10	IGR115	30000.00

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0824100807501	Date 10/08/2024
Received from , Mobile number 0000000000, an amount of Rs.740/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 8 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 10/08/2024
Bank CIN 10004152024081007132	REF No. 422368506518
This is computer generated receipt, hence no signature is required.	

Dinesh

Bhawana Choudhary





CHALLAN
MTR Form Number-6



GRN	MH006592135202425E	BARCODE	1100 11 100001101 100 10000 100000 1101 101 101		Date	11/08/2024-02-20:11	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	BAHPC5122P					
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRA	Full Name	BHAWANA CHAUDHARY					
Location	THANE	Flat/Block No.	FLAT NO.503, 5TH FLOOR, PAYAL PRIDE CHS					
Year	2024-2025 One Time	Premises/Building	LTD.,					
Account Head Details	Amount In Rs.	Road/Street	PLOT NO.104, SECTOR 21, GHANSOLI, NAVI MUMBAI					
0030046401 Stamp Duty	325000.00	Area/Locality	THANE					
0030063301 Registration Fee	30000.00	Town/City/District						
		PIN	4 0 0 7 0 1					
		Reg. No. (If Any)	CHIMNARAM					
		PAN2=AXE97CA886E-SecondPartyName=DINESH						
		Amount In	Three Lakh Fifty Five Thousand Rupees Only					
Total	3,55,000.00	Words						
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref. No.	69103332024081110652	2883606190			
Cheque/DD No.		Bank Date	RBI Date	11/08/2024-02:21:29	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



रजुन-३
दस्त क्र. १००६८ १२०२४
४ / ३०

Department ID :

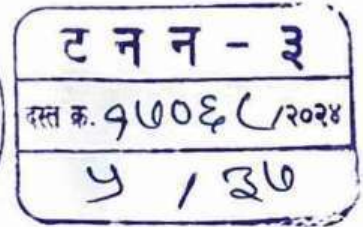
Mobile No. : 9892626638

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

सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरू नये.

Dinesh

Bhawana Chaudhary



AGREEMENT FOR SALE

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PART PAYMENT
(FOR RESIDENTIAL PURPOSE)

THIS AGREEMENT is made and entered into Ghansoli, Navi Mumbai, on this 11th day of August, 2024

BETWEEN

MR. DINESH CHIMNARAM CHAUDHARI (PAN NO. AYEPC4886E), aged 29 years, an adult, Indian Inhabitant, residing at Flat No. 604, 6th Floor, Ram Krishna Tower, Plot Nos. 37,38,43,44, Sector 12D, Koparkhairane, Navi Mumbai - 400709, hereinafter for brevity's sake called the "SELLER" (which expression shall unless repugnant to the context or meaning thereof shall include his heirs, executors and administrators) of the party of the FIRST PART,

Dinesh

Blawana Chaudhary

AND

MISS. BHAWANA CHAUDHARY (PAN NO. BAHPC5122P), aged 29 years, an adult, Indian Inhabitant, residing at Ward No. 89, Near Gas Godam, Tirupati Enclave, Harbhaj Wala, Dehradun, Uttarakhand - 248171, hereinafter for brevity's sake called the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall include her heirs, executors and administrators) of the party of the SECOND PART.

WHEREAS:-

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The City and Industrial Development Corporation of Maharashtra Ltd. and a Company incorporated under the companies Act 1956, and having its registered office at 'Nirmal', 2nd floor, Nariman Point, Mumbai-400 021 (hereinafter referred to as "The Corporation") is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXIII of 1966).

AND WHEREAS:-

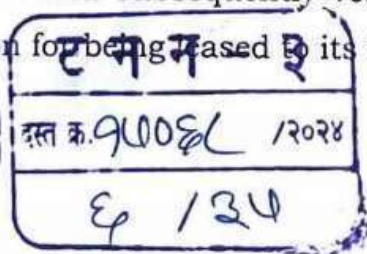
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By virtue of being the Development Authority the Corporation has been empowered under Section 113A of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS:-

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The Corporation laid down Plots in Village Ghansoli/Talavali, Taluka & Dist. Thane, Navi Mumbai on such piece of land, so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessees.



Dinesh

Bhawana Chaudhary

AND WHEREAS:-

It was represented by the Original Lessee of the **M/s. MIT ENTERPRISES** that the Original land of **Late Shri. Baliram Pandurang Bhoir** is acquired by the State of Maharashtra and he is entitled for the compensation for her acquired land of Village Ghansoli under 12.5% GES Scheme. The details of the acquired land is as under,

Village Ghansoli/Talavali, Taluka & District Thane, CIDCO File No. 299-Ghansoli

Village	Unit Case No.	Award No.	Gut No.	Area
Ghansoli	119+120	192	47p	0-50-3
			66p	0-23-0
			47p	0-28-4
			47p	0-10-1
Talvali	71	109	145	0-73-6

AND WHEREAS:-

In respect of acquired land belonging to the Late Shri. Baliram Pandurang Bhoir has been awarded compensation under the Land Acquisition Act. The Metro Center passed an award in respect of the said acquisition. Accordingly CIDCO decided to allot certain plot of land to the Legal heirs of Late Baliram Pandurang Bhoir @ 12.5% of the total area acquired under the popularly known as scheme "Gaothan Expansion Scheme" ३

AND WHEREAS:-

The **Plot of land bearing No. 104, Sector 21, admeasuring 599.80 Sq. Mtrs.** situated at **Ghansoli, Taluka & District Thane, Navi Mumbai** was allotted by M/s. CIDCO of Maharashtra vide Letter of **Allotment** Dated **17/10/2017** & **Letter of intent** Dated **27/03/2017**, more particularly described in the Schedule herein underwritten is hereinafter for the sake of brevity referred to as "The said Plot of Land"

Dinesh

Blawana chaudhary

AND WHEREAS:-

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It is represented by the Original Allottee that all the Legal Heirs i.e. 1) **SMT. VISHRANTI RAMESH BHOIR**, 2) **SHRI. KISAN BALIRAM BHOIR**, 3) **SHRI. VASANT BALIRAM BHOIR**, 4) **SHRI. DNYANESHWAR BALIRAM BHOIR**, 5) **SHRI. NIVRUTTI BALIRAM BHOIR**, 6) **MRS. BHARTI SUNIL MORE**, 7) **MRS. MANISHA BALIRAM VETA**, 8) **SMT. AMRUTA VISHAL PATIL** Alias **KUMARI AMRUTA ARUN PATIL**, 9) **KUMARI DIPIKA ARUN PATIL** AND 10) **KUMARI AARTI ARUN PATIL**, having equal rights in the said Plot of Land but for the sake of convenience and for the smooth functioning of the allotment at the office CIDCO Ltd. and also at the Office of Sub-Registrar, Thane, the allottees No. 2 to 7 has released all their rights in respect of the said Plot of land in favour of Allottee No. 1 by executing registered **Release Deed** Dated **21/10/2009** bearing document at Serial No. **TNN-8/06436/2009** in favour of the Vendor No. 1.

AND WHEREAS:-

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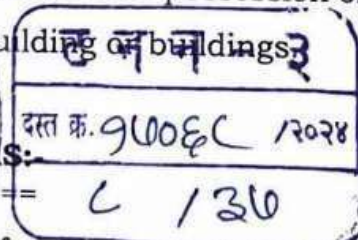
M/s. CIDCO of Maharashtra vide Letter Dated **27/03/2017** & Letter of Allotment Dated **17th October, 2017** allotted the **Plot of land bearing No. 104, Sector 21**, admeasuring **599.80 Sq. Mtrs.** situated at **Ghansoli, Taluka & Dist. Thane, Navi Mumbai** was allotted by (hereinafter referred to as "**THE SAID PLOT**") to the Lessee and obtained the Physical Possession of the same for residential use for proper premium of Rs.10,625/- (Rupees Ten Thousand Six Hundred Twenty Five Only) for a period of 60 years lease and on the terms and conditions and at for a consideration as contained therein and in pursuance whereof the Corporation handed over possession of the Plot to them to enabling them

to construct building or buildings

AND WHEREAS:-

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The allottees after Payment of Lease Premium the Agreement of Lease is executed by the Corporation in favour of the Lessee vide **Agreement to Lease** Dated **03/11/2017** in respect of Plot admeasuring about 599.80 Sq. Mtrs. bearing Plot No. 104, Sector - 21, Ghansoli, Taluka and Dist.



Dinesh

Bhawana Chaudhary

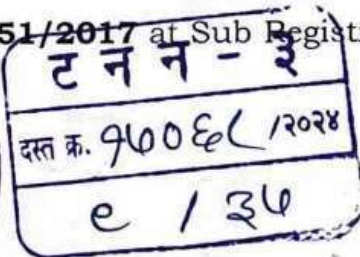
Thane (hereinafter referred to as the said Plot). The Agreement To Lease Dated **03/11/2017** is duly registered vide Registration Serial No. **12277/2017** at Sub Registrar Office **TNN-6**.

AND WHEREAS:-
=====

The Lessee has sold, assigned & transferred all their rights, title and interest respect of the said Plot to **M/s. MIT ENTERPRISES** through its Partners **1) SHRI. MITKUMAR P. DAMA, 2) SHRI. DAYARAM M. DAMA 3) SHRI. DHANJI D. PATEL**. Indian Inhabitants, having office address at M Block, 1st Floor, Office No. 13, Dana Bazar, APMC Market II, Phase - 2, Sector 19, Vashi, Navi Mumbai - 400703.

AND WHEREAS:-
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After registration of **Tripartite Agreement** Dated **12th December, 2017**, CIDCO transferred the said Plot in the name of MIT ENTERPRISES and such final Letter is issued by the CIDCO Ltd. to M/s. MIT ENTERPRISES. The said Tripartite Agreement Dated 12/12/2017 is duly registered on 12/12/2017 vide Registration Serial No. **13851/2017** at Sub Registrar Office **TNN-6**.



AND WHEREAS:-
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The CIDCO LTD. after transfer of Plot issued **Final Order** Dated **18/12/2017** vide its Letter bearing No. **CIDCO/VASAHAT/SATYO/GHANSOLI/229/2017/24588** to **M/s. MIT ENTERPRISES** and its Partners **MR. MITKUMAR P. DAMA AND MR. DAYARAM MURJI DAMA & MR. DHANJI DEVRAJ PATEL**.

AND WHEREAS:-
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M/s. MIT ENTERPRISES submitted their Plans for the Construction of a residential building on the said Plot and subsequently the CIDCO Ltd. has issued Commencement Certificate on Dated **13/04/2018** vide its letter bearing Ref. No. **NMMC/TPD/BP/Online No. 20181CNMMC13140/1546/2018** for commencing construction on the

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said plot as per the plans and specifications approved by the Town Planning Authority.

AND WHEREAS:-
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The said Plot is earmarked for the purpose of building a residential project comprising of Single Wing of Ground + 7 Floors and the said Project shall be known as "**PAYAL PRIDE**" (hereinafter referred to as the said Building).

AND WHEREAS :-
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The said Promoters i.e. **M/s. MIT ENTERPRISES** through its Partners **1. SHRI. MITKUMAR P. DAMA, 2. SHRI. DAYARAM MURJI DAMA, 3) SHRI. DHANJI DEVRAJ PATEL** have allotted, sold and transferred **Flat No. 503, on Fifth Floor,** in the building known as "**PAYAL PRIDE**", constructed on **Plot No. 104,** situated at **Sector 21, (G.E.S.), Ghansoli, Navi Mumbai,** admeasuring about **29.745 Sq. Mtrs. Carpet area + 1.710 Sq. Mtrs. C. B. area + 2.178 Sq. Mtrs. F. B. area + 4.350 Sq. Mtrs. Terrace area** to **MR. DINESH CHIMNARAM CHAUDHARI** i.e. ORIGINAL ALLOTEE/PRESENT SELLER by registered necessary Agreement For Sale Dated **29th day of December, 2018,** with the office of the Sub Registrar **Thane-8,** vide Document No. **TNN-8/14030/2018,**



Receipt No. 15115 on Dated 29/12/2018 for proper consideration.
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AND WHEREAS :-
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The said Promoters have constructed Ground + 7 Upper floor (with 1 Lifts) building on the said plot in accordance with the plans and specifications approved by the NMMC Planning Authority, subject to such modification or modifications and obtained Occupancy Certificate vide their Letter Ref. No. नरवि/भो.प्र/प्र.क्र.20191BONMMC56246/2026/2020 दिनांक: 22/06/2020

AND also delivered possession of the said Flat to the PRESENT SELLER i.e. **MR. DINESH CHIMNARAM CHAUDHARI.**

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AND WHEREAS :-

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The said Promoters have also allotted One Car Parking Space bearing No. P-5.

AND WHEREAS :-

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The said SELLER together with the other owners of the adjoining flats/premises formed a co-operative housing society known as **PAYAL PRIDE Co-operative Housing Society Ltd.**, registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. **NBOM / CIDCO / HSG / (T.C.) / 9207 / JTR / YEAR-2021-2022**, Dated **25/02/2022** (Hereinafter referred the said society) on the said Plot No. 104, Sector 21, Ghansoli, Navi Mumbai - 400701.

AND WHEREAS :-

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Now The PRESENT SELLER is the member of **PAYAL PRIDE Co-Operative Housing Society Ltd.** and holding 10 fully paid up shares of Rs.50/- each the said society being Share Certificate No. **19**, Member's Regn. No. 19 from Nos. **181 to 190**.

AND WHEREAS :-

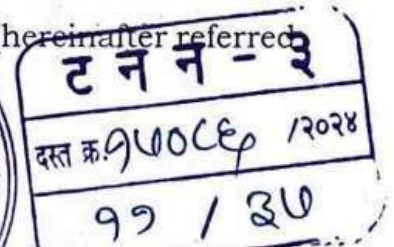
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NOW The PRESENT SELLER is the lawful owner of **Flat No. 503**, on **Fifth Floor**, in the building known as "**PAYAL PRIDE CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on **Plot No. 104**, situated at **Sector 21, (G.E.S.), Ghansoli, Navi Mumbai**, admeasuring about **29.745 Sq. Mtrs. Carpet area + 1.710 Sq. Mtrs. C. B. area + 2.178 Sq. Mtrs. F. B. area + 4.350 Sq. Mtrs. Terrace area** (hereinafter referred to as "**THE SAID FLAT**").

AND WHEREAS :-

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The party of the First Part is the present owner of the said of **Flat No. 503**, on **Fifth Floor**, in the building known as "**PAYAL PRIDE CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on **Plot No. 104**, situated at **Sector 21, (G.E.S.), Ghansoli, Navi Mumbai**, admeasuring about **29.745 Sq. Mtrs. Carpet area + 1.710 Sq. Mtrs. C. B. area + 2.178 Sq. Mtrs. F. B. area + 4.350 Sq. Mtrs. Terrace area**, and whereas



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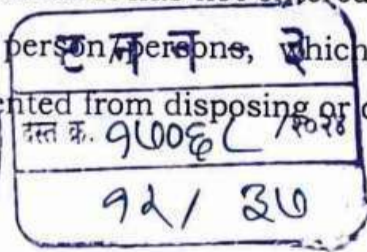
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the party of the first part is ready and willing to transfer the rights, title and interests and the party of the Second Part has agreed to accept the rights, title and interests in the said of **Flat No. 503**, on **Fifth Floor**, in the building known as "**PAYAL PRIDE CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on **Plot No. 104**, situated at **Sector 21, (G.E.S.), Ghansoli, Navi Mumbai**, admeasuring about **29.745 Sq. Mtrs. Carpet area + 1.710 Sq. Mtrs. C. B. area + 2.178 Sq. Mtrs. F. B. area + 4.350 Sq. Mtrs. Terrace area** subject to the terms and conditions hereinafter written.

The SELLER do hereby covenant as follows :-

- a. There are no suits, litigations Civil or any other proceedings pending as against the SELLER personally affecting the said Flat.
- b. There are no attachments or prohibitory orders as against or affecting the said Flat.
- c. There are no charges and the said Flat is not the subject matter to any lispendens or easements or attachments either before or after judgment. The SELLER has not received any notice either from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- d. The SELLER has paid all the necessary charges of any nature whatsoever in respect of the said Flat.
- e. The SELLER has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat. The SELLER has paid all the necessary charges till the date of execution of this agreement and shall pay till the physical possession is given to the PURCHASER.

The SELLER has not entered into any Sale Agreement, Deed with any person/persons, which is still subsisting wherein he is prevented from disposing or dealing with this Flat.



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- g. The SELLER has not received any notice from CIDCO /Municipal Corporation/MSEB and any other statutory body or authorities regarding the acquisition and or requisition of the said Flat.
- h. The SELLER is in exclusive use, occupation and possession of the said Flat and every part thereof and except the SELLER no other person or persons are in use, occupation and enjoyment of the said Flat or any part thereof.
- i. The SELLER is not restricted either in the Income Tax Act, or under any other statute from disposing off the said Flat.
- j. The SELLER has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions as stated herein in favour of the PURCHASER and the SELLER has all the rights, titles and interests to enter into this Agreement with the PURCHASER on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the SELLER herein, the PURCHASER has agreed to purchase the said Flat.

NOW THIS INDENTURE WITNESSETH that the PURCHASER is hereby agreed by and between the parties hereto as follows:

1. The **SELLER** hereby agreed to transfer to the party of the Second Part the said of **Flat No. 503**, on **Fifth Floor**, in the building known as "**PAYAL PRIDE CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on **Plot No. 104**, situated at **Sector 21, (G.E.S.), Ghansoli, Navi Mumbai**, admeasuring about **29.745 Sq. Mtrs. Carpet area + 1.710 Sq. Mtrs. C. B. area + 2.178 Sq. Mtrs. F. B. area + 4.350 Sq. Mtrs. Terrace area** and the **PURCHASER** hereby agreed to accept the said transfer on payment of the consideration full payable as hereinafter mentioned.
2. THE **PURCHASER** has agreed to accept all the rights, title and interest of the **SELLER** in the said shares as also in respect of the said Flat with all its assets and liabilities. The **SELLER** shall

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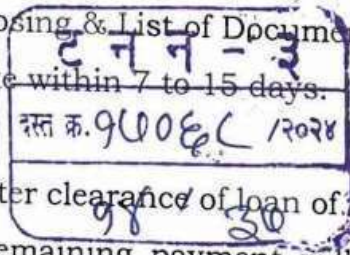
transfer and assign to the **PURCHASER** all his rights, titles, interest, claims, demands and benefits in respect of the said Flat for a total consideration of **Rs.65,00,000/- (RUPEES SIXTY FIVE LAKHS ONLY)**.

a. THE **PURCHASER** has paid **Rs.15,00,000/- (RUPEES FIFTEEN LAKHS ONLY)** being the **PART PAYMENT** before execution of this Agreement, (the receipt whereof the **SELLER** doth hereby admits and acknowledged.

b. Amount of **Rs.50,00,000/- (RUPEES FIFTY LAKHS ONLY)** will be paid by the Purchaser to the SELLER after deduction of Applicable TDS Charges by the Purchaser to the SELLER by raising loan from any financial institute or any bank within 60 days from the date of registration of PART PAYMENT AGREEMENT in the following manner:

i. The said Flat is already mortgaged with SHAMRAO VITHAL CO-OP. BANK LTD. and it is agreed by and between the parties that loan outstanding amount of SHAMRAO VITHAL CO-OP. BANK LTD. will be directly paid to SHAMRAO VITHAL CO-OP. BANK LTD. subject to submission of all documents in respect of the said flat. Seller shall provide Loan outstanding Letter foreclosing & List of Document (LOD) to the Bank or financial institute within 7 to 15 days.

AND after clearance of loan of SHAMRAO VITHAL CO-OP. BANK LTD. remaining payment will be paid to the SELLER before registration of Sale Deed.

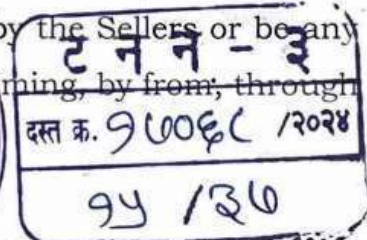


3. THE **SELLER** shall execute all papers, forms declarations, affidavits and documents as required by the said Society and as per law, in favour of the **PURCHASER** for the effectual transfer of his share and other interest in the said society and in the record of Navi Mumbai Municipal Corporation in respect of the said Flat.

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4. THE **SELLER** shall arrange to obtain a certificate from the Society that the monthly dues till the end of this month, in respect of the said Flat for maintenance, renovation Charges, Taxes, Cesses etc. has been cleared by him.
5. THE **SELLER** has paid stamp duty and registration charges in respect of the said Flat, and generated stamp duty challan in the name of the Purchaser which are required to be paid for the registration of the present Agreement.
6. ON COMPLETION of all the conditions in these presents and after full and final payment mentioned above, the **SELLER** shall deliver vacant & peaceful possession of the said Flat to the **PURCHASER** on same day of Registration of Sale Deed of Full & Final Payment.
7. That the Seller do hereby further agree that, he will keep the Purchaser sufficiently saved, defended and harmless and indemnified from all the estate, charges and harmless and indemnified from all the estate, charges and harmless of this deed made, executed, occasioned and suffered by the Sellers or by any person or persons lawfully or lawfully claiming, by from, through and under the Sellers.
8. THE **SELLER** undertakes to intimate to the Managing Committee of the said building (viz: **PAYAL PRIDE Co-operative Housing Society Ltd.**) of this transfer in favour of the **PURCHASER** and also give possession of the said **Flat No. 503, on Fifth Floor**, in the building known as "**PAYAL PRIDE CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on **Plot No. 104**, situated at **Sector 21, (G.E.S.), Ghansoli, Navi Mumbai**, admeasuring about **29.745 Sq. Mtrs. Carpet area + 1.710 Sq. Mtrs. C. B. area + 2.178 Sq. Mtrs. F. B. area + 4.350 Sq. Mtrs. Terrace area**, through the Society.
9. THE **PURCHASER** doth hereby agree to become the member of the said Society and also to abide by the rules, regulations and bye-



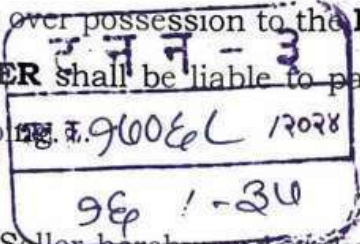
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laws of the said Society and also undertake to pay and discharge all contributions, costs, demands, and dues which, the said Society may make in respect of the said premises from time to time.

10. BOTH THE parties understand that the consideration amount therein above mentioned is for transfer of all the said shares the said Flat and also inclusive of all deposits and sinking fund etc. lying and being at the credit of the transfer in books of the society as on this date of execution of these presents.

11. THE PARTIES hereto further declare and agree that the **SELLER** shall be responsible for the payment to the society of all outgoing including any Municipal Taxes, Cesses, Water bills, Electricity Charges, Govt. and Semi Govt. Taxes and all other outgoings, Gas Pipeline Charges, revenues, maintenance charges and any other pending charges etc. in respect of the said Flat up to handing over possession to the **PURCHASER** and thereafter the **PURCHASER** shall be liable to pay the concerned authorities all such outgoing.



The Seller hereby undertake to make good the loss, if any, caused to the Purchasers on account of any dues paid by them on account of all outgoing including any Municipal Taxes, Cesses, Water Bills, Electricity Charges, Govt. and Semi Govt. Taxes and all other outgoing, Gas Pipeline Charges, land revenues, maintenance charges and any other pending charges etc. in respect of the said Flat of the society for a period to the taking over possession by the Purchaser.

13. THE **SELLER** doth hereby covenant with the **PURCHASER** that notwithstanding any act deed, matter, or things whatsoever by the **SELLER** or by any person or persons lawfully or equitably claiming, by from, through, under or in trust for him made, done, committed, omitted or willingly suffered to the contrary and **SELLER** now and doth in himself good rights full powers and absolute authority to agree sell, transfer and assign the benefits of

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the said agreement and the said flat to the **PURCHASER** in manner aforesaid.

14. **THE SELLER** doth hereby covenant with the **PURCHASER** that the **SELLER** shall from time to time and all times hereafter at the request and cost of the **PURCHASER** do and execute or caused to be done or executed all acts, deeds, matters things conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the **PURCHASER**.

15. The Seller hereby agreed to hand over all the documents related to the Purchaser for his record, title of the said Flat is clear & marketable.

16. This Agreement shall be subject to the provision contained in the Maharashtra Co-operative Housing Society Act, 1960 or any amendment for the time being in force.



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: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL that piece or parcel of land known as Plot No. 104 Under 12.5% Gaothan Expansion Scheme, area admeasuring about 599.80 Sq. Mtrs., situated at Sector -21, Ghansoli, Navi Mumbai., Tal. & Dist. Thane, (more particularly described in the 'LAND' Schedule hereunder written), or thereabouts and bounded as follows that is to say:-

ON THE NORTH BY : PLOT NO. 108 & 107
 ON THE SOUTH BY : 15.00 MTRS. WIDE ROAD
 ON THE EAST BY : PLOT NO. 105/2
 ON THE WEST BY : PLOT NO. 103

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: THE SCHEDULE OF THE FLAT :

FLAT NO. : 503
 AREA IN CARPET : 29.745 SQ. MTRS.
 C. B. AREA : 1.710 SQ. MTRS.
 F. B. AREA : 2.178 SQ. MTRS.
 TERRACE AREA : 4.350 SQ. MTRS.
 FLOOR : FIFTH
 PLOT NO. : 104
 SECTOR : 21 (G.E.S.)
 NODE : GHANSOLI, NAVI MUMBAI,
 TALUKA AND DIST. THANE

ONE CAR PARKING SPACE

BUILDING KNOWN AS :

PAYAL PRIDE Co-Operative Housing Society Ltd.,
 REGI. NO. NBOM/CIDCO/HSG(TC)/9207/JTR/YEAR 2021 - 2022.
 BUILDING CONSISTS: **GROUND PLUS SEVEN UPPER FLOOR**
(WITH 1 LIFT EACH)

IN WITNESS WHEREOF the parties hereto have set subscribed hands on the day and the year first herein above written.

SIGNED SEALED AND DELIVERED BY THE
 withinnamed "SELLER"
MR. DINESH CHIMNARAM CHAUDHARI

Dinesh



In the presence of.....

1. प्रमोदराज
2. Yrashant

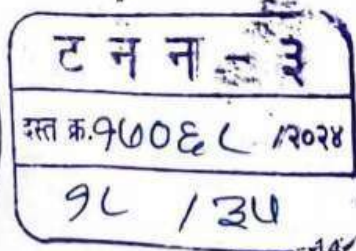
SIGNED SEALED AND DELIVERED BY THE
 withinnamed "PURCHASER"
MISS. BHAWANA CHAUDHARY

Bhawana Chaudhary



In the presence of.....

1. प्रमोदराज
2. Prashant more Yrashant



RECEIPT

RECEIVED with thanks a sum of **Rs.15,00,000/- (RUPEES FIFTEEN LAKHS ONLY)**, towards **PART PAYMENT** for sale **Flat No. 503**, on **Fifth Floor**, in the building known as **"PAYAL PRIDE CO-OPERATIVE HOUSING SOCIETY LTD."**, constructed on **Plot No. 104**, situated at **Sector 21, (G.E.S.), Ghansoli, Navi Mumbai**, admeasuring about **29.745 Sq. Mtrs. Carpet area + 1.710 Sq. Mtrs. C. B. area + 2.178 Sq. Mtrs. F. B. area + 4.350 Sq. Mtrs. Terrace area** from the withinnamed **PURCHASER** i.e. the party of the Second part **MISS. BHAWANA CHAUDHARY**, aforesaid in the Agreement.

PAYMENT DETAILS

MODE OF PAYMENT	BANK	DATE	AMOUNT
BY IMPS TRANSFER REF. NO. IMPS00260223470MOAJVLN DD2	STATE BANK OF INDIA, SHIMLA BY PASS DEHRADUN	29/07/2024	Rs.5,00,000/-
BY RTGS UTR NO. SBINR12024073138961389	STATE BANK OF INDIA, SHIMLA BY PASS DEHRADUN	31/07/2024	Rs.5,00,000/-
BY RTGS UTR NO. SBINR52024080139110126	STATE BANK OF INDIA, SHIMLA BY PASS DEHRADUN	01/08/2024	Rs.5,00,000/-
TOTAL			Rs.15,00,000/-

I SAY RECEIVED,

Rs.15,00,000/-

Dinesh

MR. DINESH CHIMNARAM CHAUDHARI**(SELLER)****Witnesses:-**

1. श्रीमती रश्मि

2. Yrashant



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2/2018

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दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 14030/2018

नोंदणी :

Regn:63m

गावाचे नाव : घणसोली

(1) खेळाचा प्रकार	करारनामा
(2) ताबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या तंतपट्टाकार आकारणी देतो की शर ते नमुद करावे)	3107000
(4) गु-भापन,पॉटहिस्ता व घरक्रमांक (कल्याण)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन ; इतर माहिती: विभाग क्र 4/128... सदनिका क्र. 503,5 वा मजला,पायल प्राईड,प्लॉट नं. 104,सेक्टर-21,घणसोली,नवी मुंबई,रेरा नं. पी51700016608,29.745 चौ. मी. रेरा कारपेट एरिया,1.710 चौ. मी. सी.बी एरिया,2.178 चौ. मी. एफ.बी.एरिया,4.350 चौ. मी. टेरेस एरिया((Plot Number : 104 ; SECTOR NUMBER : 21 ;))
(5) वाजफळ	1) 29.745 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल	
(7) अस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अमल्यान,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. मित एंटरप्रायजेस तर्फे भागीदार मितकुमार पी. दामा, दयाराम मुरजी दामा - यांच्या तर्फे कु.मु. म्हणुन घनजी डी. पटेल व स्वताकरिता वय:-49; पत्ता:-, -, एम-13, 3 रा मजला, एपीएमसी मार्केट, दाणा बंदर, वाशी, नवी मुंबई, -, -, क.ऊ.बाळार, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400703 पॅन नं:-ABHFM1358D
(8) अस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश प्राम,प्रतिवादिचे नाव व पत्ता	1): नाव:- - दिनेश चिमनाराम चौधरी वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुम नं. 604, राम कृष्ण टॉवर, प्लॉट नं. 37,38,43,44, सेक्टर-12/डी, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AYEPC4886E
(9) अस्तऐवज करून दिल्याचा दिनांक	29/12/2018
(10) दस्त नोंदणी केल्याचा दिनांक	29/12/2018
(11) अनुक्रमांक,खंड व पृष्ठ	14030/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



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मुक्तापनामाठी विचारात घेतलेला

शुल्क आकारताना निवडलेला

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

सह दुय्यम निबंधक ठाणे क्र-८



Share Certificate No 19 Member's Regn No 19 No of Shares 10

Share Certificate

PAYAL PRIDE CO-OPERATIVE HOUSING SOCIETY LTD.

PLOT NO. 104, SECTOR - 21, GHANSOLI, NAVI MUMBAI

(Registered under the Maharashtra Co-operative Societies Act 1960)

Authorised Share Capital Rs 50000/- Divided into 1000 Shares of Rs 50/-

Registration No. NBOM/CIDCO/HSGCT-0/9207/JTR/YEAR-2021-2022 Date 25/02/2022

This is to certify that Shri / ~~Smt~~ DINESH CHIMANARAM CHUDHARI

is the Registered Holder of 10 fully paid up shares

of Rs. **FIFTY** each numbered from 181 to 190 both inclusive, in

PAYAL PRIDE CO-OPERATIVE HSG SOCIETY LTD. GHANSOLI

Subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at

GHANSOLI, NAVI MUMBAI

this 26 day of JANUARY 2024


Authorised

M.C. Member


Secretary


Chairman

PTO



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दस्ता क्र. 90086 / 2024
29 / 34

नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation



कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र.१,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर - १५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५
फॅक्स : ०२२-२७५७७०७०

Head Office: Plot No.1,
Near Kille Gaothan, Palmbeach Junction,
Sector 15A, C.B.D. Belapur, Navi Mumbai -400 614.
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 2757 7070

जा.क्र./नरवि/भो.प्र.क्र.20191BONMMCS62467/2024/2020
दि. 22/08/2020

भोगवटा प्रमाणपत्र

- वाचले :- १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. जा. क्र. नमुंमपा/ नरवि/
बां.प./२०१८१CNMMC१३१४०/१५४६/२०१८, दि.१३/०४/२०१८.
२) नवी मुंबई महानगरपालिकेची दि. ३१/०७/२००८, दि.०३/१२/२०१८ व दि. ०६/०६/२०१९ रोजीच्या
अधिमुल्य शुल्क आकारणीबाबतची परिपत्रके.
३) वास्तुविशारद मे. ऐज यांनी दि.१९/०७/२०१९ रोजी सादर केलेला बांधकाम पुर्णत्वाचा दाखला.

नवी मुंबई येथे : भूखंड क्र.१०४, सेक्टर २१, गा.वि.यो. घणसोली, नवी मुंबई या जागेचे मालक मे. मित
एंटरप्रायजेस मे. मित एंटरप्रायजेस तर्फे भागीदार (श्री. मितकुमार परसोतम दामा व इतर-२), यांनी जागेवरील बांधकाम
दि.०६/११/२०१९ रोजी पुर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद मे. ऐज यांनी सादर केलेला आहे.
नवी मुंबई महानगरपालिके कडील बांधकाम प्रारंभ प्रमाणपत्र दि.१३/०४/२०१८ मध्ये नमुद केलेल्या अटी व शर्ती तसेच
महानगरपालिकेचे दि.३१/०७/२००८, दि.०३/१२/२०१८ व दि. ०६/०६/२०१९ च्या अधिमुल्य शुल्क आकारणीबाबतच्या
परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे.

- | | |
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| १) भूखंडाचे क्षेत्रफळ | : ५९९.८०० चौ.मी. |
| २) अनुज्ञेय चटई क्षेत्र निर्देशांक (FSI) | : १.५० |
| ३) एकुण अनुज्ञेय बांधकाम क्षेत्र | : ८९९.७०० चौ.मी. |
| ४) निवासी वापराखालील बांधकाम क्षेत्र
(सदनिका- २७) | : ८६६.६०२ चौ.मी. |
| ५) वाणिज्य वापराखालील बांधकाम क्षेत्र
(शॉप-२) | : ३२.८०० चौ.मी. |
| बाल्कनी खालील बांधकाम क्षेत्र | : १५२.८४८ चौ.मी. |

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

(Signature)

(हेमंत रा. ठाकूर)

सहाय्यक संचालक, नगररचना

नवी मुंबई महानगरपालिका



दस्ता क्र. १००६८/२०२४
२२/३०



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भुखंड क्र.१,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर - १५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५
फॅक्स : ०२२-२७५७७०७०

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Fax : 022 - 2757 7070

जा.क्र./नरवि/भो.प्र/प्र.क्र.20191BONMMC562467 ²⁰²⁰
दि. 22/06/2020

प्रति,
मे. मित एंटरप्रायजेस तर्फे भागीदार
(श्री. मितकुमार परसोतम दामा व इतर-२),
भुखंड क्र.१०४, सेक्टर २१, गा.वि.यो.,
घणसोली, नवी मुंबई,

प्रकरण क्र. २०१९१BONMMC५६२४६

विषय : भुखंड क्र.१०४, सेक्टर २१, गा.वि.यो. घणसोली, नवी मुंबई येथे निवासी व वाणिज्य
वापरासाठी भोगवटा प्रमाणपत्र मिळणेबाबत.

संदर्भ : आपले वास्तुविशारद यांचा दि.१०/१२/२०१९ रोजीचा अर्ज.

महोदय,

संदर्भाधिन अर्जाच्या अनुषंगाने भुखंड क्र.१०४, सेक्टर २१, गा.वि.यो. घणसोली, नवी मुंबई येथील निवासी व
वाणिज्य वापरासाठी भोगवटा प्रमाणपत्र या पत्रासोबत जोडले आहे.

- अट :-
- १) प्रस्तुत इमारतीचे हद्दीमध्ये मंजूर नकाशामध्ये दर्शविल्याप्रमाणे संपुर्ण वाहनतळ व्यवस्था दर्शविणारे
सिमांकन (Marking) कायमस्वरूपी व्यवस्थित राहणेबाबत योग्य ती खबरदारी वेळोवेळी घेणेत यावी.
 - २) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा दिशाभूल
करणारी असल्याचे निदर्शनास आल्यास सादरची परवानगी आपोआप रद्द होईल.
 - ३) सादर प्रकरणात दि.२१/०५/२०२० रोजी सादर केलेल्या हमीपत्रानुसार राज्य शासनाकडील
लॉकडाऊन कालावधीत कोणत्याही सदनिकाधारकास किंवा दुकानधारकास ताबा पवती व प्रत्यक्ष
ताबा देता येणार नाही व सादरचे हमीपत्र विकासक यांचेवर बंधनकारक राहील.

आपला,

(हेमंत रा. ठाकूर)

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

प्रत : माहितीसाठी

१. मे. एज आर्किटेक्ट, वास्तुविशारद,
सत्रा प्लाजा प्रिमायसेस, स्टुडीओ नं.४१०, प्लॉट नं.१९ व २०,
सेक्टर १९डी, पामबीच रोज, वाशी, नवी मुंबई.
२. उपआयुक्त (उपकर), नमुंमपा.
३. उपआयुक्त, परिमंडळ-१/२, नमुंमपा.
४. कर निर्धारक व संकलक, नमुंमपा.

व्यवस्थापक (शहर सेवा-१/१२.५%), सिडको लि.

सहा. आयुक्त तथा विभाग अधिकारी, घणसोली, नमुंमपा.

ट न न - ३

दस्त क्र. १७०६८ / २०२४

२३ / ३१०



POSSESSION LETTER

01/10/2020

To,

MR.DINESH CHIMNARAM CHAUDHARI
503, PAYAL PRIDE,
PLOT NO.104, SEC.21,
GHANSOLI, NAVI MUMBAI.

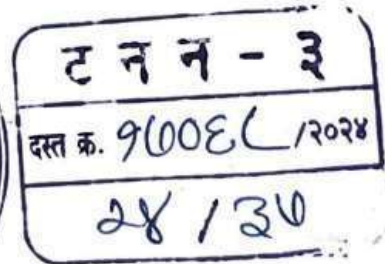
**SUB : POSSESSION FOR RESIDENTIAL FLAT No. 503,
PAYAL PRIDE, PLOT NO. 104, SECTOR 21, GHANSOLI.**

Dear Sir/Madam,

Greetings from **MIT ENTERPRISES**

It gives us immense pleasure to present you the Possession Letter of Flat No. 503 in **PAYAL PRIDE**, purchased vide an agreement dated 29/12/2018.

We are happy to note that you have accepted the vacant and peaceful possession of the said flat in accordance with the provisions of the Agreement and after taking a complete, detailed and through inspection of the said Flat and other amenities and facilities provided and having satisfied yourself that the construction has been in accordance with the terms and conditions of the Agreement.





MIT ENTERPRISES

M-13, 1st Floor APMC Mkt -II, Phase-II, Sector-19, Vashi, Navi Mumbai - 400703.

Ph: 40 32255 / 27842255 Cell: 98201 71090 Email : payalgroup1@gmail.com Web : www.payalgroup.org

You confirm and commit that with the acceptance of possession, you will have no disputes or differences, claims or demand against the Company. You agree to sign all papers, documents, forms etc as may be necessary for your Flat.

We wish you and your Family a WONDERFUL NEW BEGINNING IN YOUR NEW HOME.

Warm Regards,

M/s. MIT ENTERPRISES FOR MIT ENTERPRISES

ॐ १११४ ५१५
PARTNER

I/we have received possession of my/our flat in Payal Pride and irrevocably and unconditionally accept and confirm the contents hereof :

MR.DINESH CHIMNARAM CHAUDHARI



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दस्त क्र. १००६८ / २०२४
२५ / ३०



MIT ENTERPRISES

M-13, 1st Floor APMC Mkt -II, Phase-II, Sector-19, Vashi, Navi Mumbai - 400703.

Tel.: 40132255 / 27842255 Cell: 98201 71090 Email : payalgroup1@gmail.com Web : www.payalgroup.org

Date:

To,

Mr. DINESH CHIMNARAM CHAUDHARI

Flat No. 503

CAR PARKING ALLOTMENT LETTER

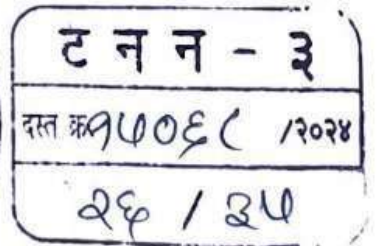
We, M/s. MIT ENTERPRISES are pleased to inform you that with reference to purchase of your **Flat bearing no. 503 in Payal Pride, Plot No. 104, Sector 21, Ghansoli** you have been allotted with **One Car Parking Bearing No.: "P-5"** for your Vehicle.

We hereby inform you that the said Parking Slot No. **P-5** shall be used only for parking your vehicle purpose only and not for any other purpose.

Yours Sincerely,
FOR MIT ENTERPRISES

मनन चव्हाण

PARTNER
MIT ENTERPRISES



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु १९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :
'निर्मल' दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२९.
दूरध्वनी : ००-९९-२२-६६५० ०९००
फॅक्स : ००-९९-२२-२२०२ २५०९

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी बल्डिंग
नवी मुंबई ४०० ६९४.
दूरध्वनी : ००-९९-२२-६७९९ १९००
फॅक्स : ००-९९-२२-६७९९ १९२६

दिनांक : १८ / १२ / २०१७

संदर्भ क्र. सिडको/वसाहत/साटयो/घणसोली/२२९/२०१७/24588

प्रती,
मे. मित इंटरप्रायजेस तर्फे भागिदार
श्री. मितकुमार परसोतम दामा व इतर
पत्ता - एम - १३, १ला मजला, ए पी एम सी
मार्केट - २, फेज - २, सेक्टर - १९, वाशी, नवी मुंबई.

विषय : साडेवारा टक्के योजनेनुसार घणसोली येथे वाटप करण्यात आलेल्या
भूखंडाच्या हस्तांतरणाबाबत .
संदर्भ : आमच्या कार्यालयाचे पत्र क्र. सिडको/वसाहत/साटयो/घणसोली/१७०/२०१७/
दिनांक - ०८/१२/२०१७

महोदय,
साडेवाराटक्के योजनेनुसार घणसोली येथे वाटप करण्यात आलेल्या आणि श्रीमती. विश्रान्ती रमेश भोईर
यांनी धारण केलेला भूखंड क्रमांक १०४, सेक्टर - २१, क्षेत्र ५९९.८० चौ.मी. मे. मित इंटरप्रायजेस
तर्फे भागिदार (१) श्री. मितकुमार परसोतम दामा व (२) श्री. दयाराम मुरजी दामा व (३) श्री. धनजी
देवराज पटेल यांचे नावे हस्तांतरीत करण्यास वरील मते वी.सि.मि.द.ची नोंदणी देण्यात आली आहे.

उपरोक्त भूखंडाचा त्रिपक्षीय करारनाम्याचा दिनांक १२/१२/२०१७ रोजी सिडको वी.सि.मि.द.च्या
रमेश भोईर आणि मे. मित इंटरप्रायजेस तर्फे भागिदार श्री. मितकुमार परसोतम दामा व इतर ३ यांच्या मध्य
करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदणी वी.सि.मि.द.च्या कार्यालयात दिनांक
टनन - ६ - १३८५१/२०१७, पावती क्र. १२०/१७/२०१७ जन्वव करण्यात आली आहे.
असल्याने व सदर करारनाम्याची सत्यप्रत आपण वरील मते वी.सि.मि.द.च्या कार्यालयात दिनांक १२/१२/२०१७ रोजी
परवानाधारक म्हणून मे. मित इंटरप्रायजेस तर्फे भागिदार (१) श्री. मितकुमार परसोतम दामा, (२) श्री.
दयाराम मुरजी दामा व (३) श्री. धनजी देवराज पटेल यांचे नाव सिडकोच्या दफ्तरी नोंदविण्यात आले आहे.
कळावे.



सिडको वी.सि.मि.द. विश्रान्ती
१२/१२/२०१७
२०१८



भापला विश्राम
टनन - ३
वसाहत/साटयो/घणसोली/२२९/२०१७
दस्त क्र. १००६८ / २०२४
२५ / ३५

**NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

NO: NMMC/TPD/BP/ Online No. 20181CNMMC13140/ **1546** /2018

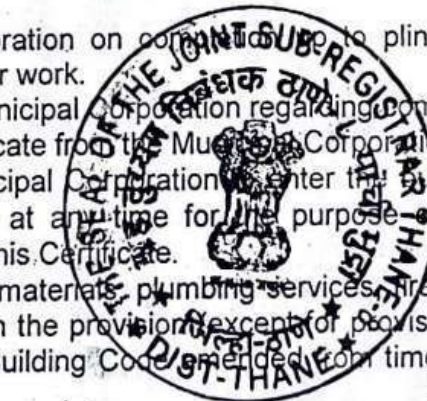
DATE: **13/11/2018**

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1948 to **M/S. Mit Enterprises (Partner Mr. Mitkumar Parshotam Dama & Other-2), Plot No. 104, Sector No. 21, G.E.S., Ghansoli, Navi Mumbai.** As per the approved plans and subject to the following conditions for the construction work of the proposed Building.

Plot area	:-	599.800 m ²	
F.S.I Proposed	:-	1.50	
Proposed Building	:-	Ground +7 floor	
Total B.U.A	:-	Residential	:- 847.221 m ²
		Commercial	:- ---
		Total Built up Area	:- 847.221 m ²
Commercial unit	:-	---	
Residential unit	:-	27 Nos	
Details of Proposed Building	:-	Gr. Floor	Stilt Parking
		1st to 7th Floor	Residential

- 1) **The Certificate is liable to be revoked by the Corporation if:**
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant by fraud & misrepresentation and the Applicant and /or any person deriving title through him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
 - a) Give a notice to the Corporation on completion of work to the plinth level and 7 days before commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building of premises for which permission has been granted at any time for the purpose of enforcing the Building Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provisions except of provision in respect of floor area as prescribed in the National Building Code recommended from time to time by the Indian institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and shall be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be limited to and shall not exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.



टन न ३
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टन न - ३
दस्त क. १००६८/२०२४
२८/१३५

- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to the Corporation in this section before completion of plinth work.
- 8) The amount of S.D. Rs.3,000/- S.D. Rs.11,996/- for Mosquito Prevention's. Rs.11,996/- for debris & S.D. Rs.3,000/- for Tree Plantation deposited with NMMC as 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 Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply:-
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage tank shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively. For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished with utmost care.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the Construction quality of the building as per approved building plan. Structural design, Stability and construction quality which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for Completion/Occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken. Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.



- 23) The applicants should fulfill all the health related provisions mentioned in the "Implementation Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority By Laws 1966 "The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 24) The construction work shall be completed before dated. 11/09/2021 as per conditions mentioned in CIDCO agreement dated 12/09/2017 and must be applied for O.C. with all concerned NOC.
- 25) The time extension for completion the construction work from CIDCO should be submitted before applying for plinth completion certificate.
- 26) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 27) The Owner & the architect are fully responsible for any Ownership. Area & Boundary dispute. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 28) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted. said temporary shed should be demolished prior to O.C.
- 29) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If a discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 30) The area shown open to sky on the ground floor plan should not be so used as work should not disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 31) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in Rule No. 35 of D.C.R.-1994. (Copy attached herewith)
- 32) As directed by the Urban Development, Department Government of Maharashtra, under section - 154 of MR&TP Act-1966 and vide provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq. m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open spaces of Housing Schemes and new construction/reconstruction /addition on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed) Provided that the authority may approve the Rain Water harvesting Structures specifications different from these in some cases, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.



ट न न - ६
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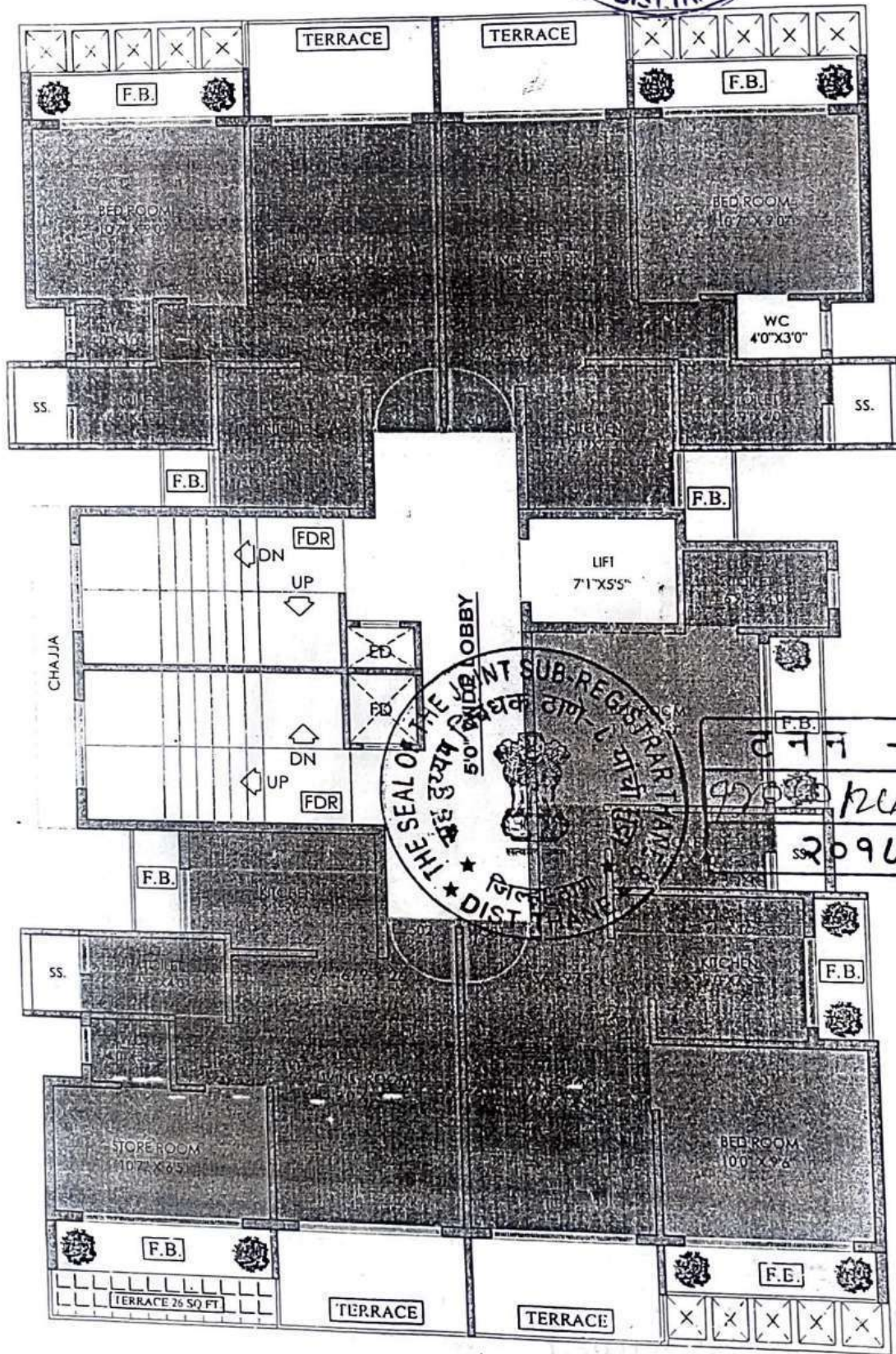
(Owais A. Momin)
 Assistant Director of Town Planning
 Navi Mumbai Municipal Corporation



ट न न - ३
 दस्त क. 90066/2018
 30/30



टनन - ३
दस्त क्र. १००६८ / २०२४
३१ / ३०



टनन - ६
११००२०-६५
२०१६

5TH FLOOR PLAN

भारत सरकार
Government of India



Pramod Gallu Raj
Date of Birth/DOB: 10/02/1968
Male/ MALE
MOB: 7045179588

प्रमोदराज

2150 2965 4070
VID : 9195 1322 6427 5247
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



प्रशांत रामकिसन मोरे
Prashant Ramkisan More
जन्म तारीख / DOB : 18/06/1994
पुरुष / Male



5118 6606 8232
मेरा आधार, मेरी पहचान

Prashant

भारत सरकार
GOVERNMENT OF INDIA



कुमारी भावना चौधरी
Kumari Bhawana Chaudhary
जन्म तारीख / DOB: 13/09/1995
महिला / FEMALE
Mobile No.: 8097 186697

Issue Date: 12/01/2012

6307 2831 4653

माझे आधार, माझी ओळख

Bhawana Chaudhary

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHAWANA CHAUDHARY

BHUWAN CHANDRA CHAUDHARY

13/09/1995

Permanent Account Number

BAHPC5122P

Signature



21112013

Bhawana Chaudhary

आयकर विभाग
INCOMETAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DINESH CHAUDHARI

CHIMNARAM CHAUDHARI

26/12/1994

Permanent Account Number

AYEPC4886E

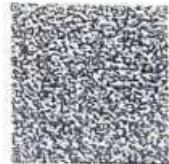
Signature



भारत सरकार
GOVERNMENT OF INDIA



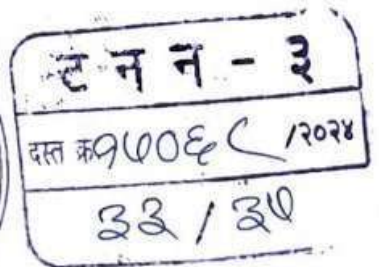
दिनेश चिमनाराम चौधरी
Dinesh Chimnaram Chaudhari
जन्म तारीख/DOB: 26/12/1994
पुरुष/ MALE
Mobile No: 9833790478



7511 5280 8822
VID : 9189 0359 0542 3055

माझे आधार, माझी ओळख

Dinesh



75/17068

रविवार, 11 ऑगस्ट 2024 11:04 म.पू.

दस्त गोषवारा भाग-1

टनन3

34/30

दस्त क्रमांक: 17068/2024

दस्त क्रमांक: टनन3 /17068/2024

वाजार मूल्य: रु. 42,37,328/-

मोबदला: रु. 65,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,25,000/-

दु. नि. सह. दु. नि. टनन3 यांचे कार्यालयात

अ. क्र. 17068 वर दि.11-08-2024

गोजी 11:03 म.पू. वा. हजर केला.

पावनी:18873

पावनी दिनांक: 11/08/2024

मादरकरणाराचे नाव: भावना चौधरी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकुण: 30740.00

Bhawana Chaudhary

दस्त हजर करणाऱ्याची मही:

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

दस्ताचा प्रकार: करणनाम ठाणे क्र. ३

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विक्रम प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्रा क्र. 1 11 / 08 / 2024 11 : 03 : 20 AM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 11 / 08 / 2024 11 : 04 : 01 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

वर दस्तऐवज बोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार बोंदणीत दाखल केला आहे. दस्तामधील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी झाली झालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोपताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

महान क्षेत्राची

लिहून देणार आहे

Bhawana Chaudhary

Aimesh





दस्त गोपवाग भाग-2

दनन3

36/30

दस्त क्रमांक:17068/2024

11/08/2024 11 05:42 AM

दस्त क्रमांक :दनन3/17068/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:भावना चौधरी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमागतीचे नाव: वार्ड नं. 89, गॅम गोदामा जवळ, निरुपती एनक्लेव्ह, हर्भाज बाळा, देहरादून, उत्तराखंड, ब्लॉक नं: -, रोड नं: -, ऊट्टाराक्:आण्ड, देहरादून. पिन नंबर:BAHPC5122P	लिहून घेणार वय :-29 स्वाधरी:- <i>Bhawana Chaudhary</i>		
2	नाव:दिनेश चिमनाराम चौधरी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमागतीचे नाव: मदनिका नं. 604, 6 वा मजला, राम कृष्णा टॉवर, प्लॉट नं. 37, 38, 43, 44, सेक्टर 12डी, कोपरखैरणे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महागट्ट, ठाणे. पिन नंबर:AYEPC4886E	लिहून देणार वय :-29 स्वाधरी:- <i>Dinesh</i>		

वरील दस्ताऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 08 / 2024 11 : 05 : 04 AM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाधरी	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रमोद राज -- वय:57 पत्ता:कोपरखैरणे, नवी मुंबई पिन कोड:400709	<i>प्रमोद राज</i>		
2	नाव:प्रशान मोरे -- वय:30 पत्ता:पणमोली, नवी मुंबई पिन कोड:400701	<i>Prashant</i>		

शिक्का क्र.4 ची वेळ:11 / 08 / 2024 11 : 05 : 38 AM

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २
ठाने क्र. ३

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BHAWANA CHAUDHARY	eChallan	69103332024081110652	MH006592135202425E	325000.00	SD	0003634174202425	11/08/2024
2		DHC		0824100807501	740	RF	0824100807501D	11/08/2024
3	BHAWANA CHAUDHARY	eChallan		MH006592135202425E	30000	RF	0003634174202425	11/08/2024

(SD:Stamp Duty) (RF:Registration Fee) (DHC: Document Handling Charges)



Know Your Rights as Registrants

1. Verify Scanned Documents 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.isanta@gmail.com

17068 /2024