

353/11966

पावती



Original/Duplicate

Monday, September 09, 2019

नोंदणी क्रं. :39म

8:04 PM

Regn.:39M

पावती क्रं.: 13877 दिनांक: 09/09/2019

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल2-11966-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: - सागर शांताराम येवले ---

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

8:22 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

बाजार मूल्य: रु.3122500 /-

मोबदला रु.4000000/-

भरलेले मुद्रांक शुल्क : रु. 240000/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006134384201920P दिनांक: 09/09/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: .DHC रक्कम: रु.760/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0909201910782 दिनांक: 09/09/2019

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला

दिनांक

दुय्यम नियंत्रक, पणवेल-२

मुळ दस्तऐवज परत मिळाला

Shweta
पंजीकारची सही



09/09/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 11966/2019

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3122500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल इतर वर्णन : , इतर माहिती: सदनिका नं 204, दुसरा मजला, हरी ओम मिडोस, प्लॉट नं 113, सेक्टर 5, उलवे, ता पनवेल जि रायगड 410206, क्षेत्रफळ बांधीव क्षेत्र 38. 652 चौ मी (34. 132 चौ मी कारपेट एरिया) + 3. 881 चौ मी फ्लोवर बेड एरिया + 5. 025 चौ मी टेरेस एरिया + ओपन कार पार्किंग स्पेस नं 27 ((Plot Number : 113 ; SECTOR NUMBER : 5 ;))
(5) क्षेत्रफळ	1) 38.652 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- निलेश अशोक घुगे -- वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी -५, /७/०. ४, सह्याद्री अपार्टमेंट, सेक्टर -१ ए, मॅगो गार्डन जवळ, सी बी डी बेलापूर नवी मुंबई ४००६१४, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ALRPG3031H 2): नाव:- निलम निलेश घुगे -- वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी -५, /७/०. ४, सह्याद्री अपार्टमेंट, सेक्टर -१ ए, मॅगो गार्डन जवळ, सी बी डी बेलापूर नवी मुंबई ४००६१४, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ABDPI2672N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सागर शांताराम येवले --- वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं २, चर्च रोड /खुनबे घर, रोझा डेमेल्लो चाळ जवळ, मानखुर्द गाव, टी एफ देवनार, एस ओ, मुंबई ४०००८८, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-ACSPY3840N 2): नाव:- शांताराम पोपट येवले - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं २, चर्च रोड /खुनबे घर, रोझा डेमेल्लो चाळ जवळ, मानखुर्द गाव, टी एफ देवनार, एस ओ, मुंबई ४०००८८, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AAKPY8990R
(9) दस्तऐवज करून दिल्याचा दिनांक	09/09/2019
(10) दस्त नोंदणी केल्याचा दिनांक	09/09/2019
(11) अनुक्रमांक, खंड व पृष्ठ	11966/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

John Allen
सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

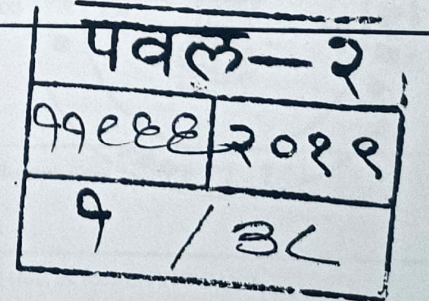
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)					
Valuation ID	201909095549				
09 September 2019, 07:54:42 PM					
मूल्यांकनाचे वर्ष	2019				
जिल्हा	रायगड				
तालुक्याचे नांव :	पनवेल				
गांवाचे नांव :	उलवे, गव्हाण, खारकोपर				
प्रमुख मूल्य विभाग :	27				
उप मूल्य विभाग :	27.1				
क्षेत्राचे नांव	Influence Area				
सर्व्हे नंबर / न. भू. क्रमांक :					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
मूल्यदर	मोजमापनाचे एकक				
62900	चौ. मीटर				
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र -	44.839 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.62900/-
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					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)			
		= (62900 * (100 / 100))			
		= Rs.62900/-			
मजला निहाय घट/वाढ		= 100% of 62900 = Rs.62900/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 62900 * 44.839			
		= Rs.2820373.1/-			
C) बंदिस्त वाहन तळाचे क्षेत्र		11.15 चौ. मीटर			
बंदिस्त वाहन तळाचे मूल्य		= 11.15 * (62900 * 25/100)			
		= Rs.175333.75/-			
D) लगतच्या गच्चीचे क्षेत्र		5.03 चौ. मीटर			
लगतच्या गच्चीचे मूल्य		= 5.03 * (62900 * 40/100)			
		= Rs.126554.8/-			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी			
		= A + B + C + D + E + F + G + H + I			
		= 2820373.1 + 0 + 175333.75 + 126554.8 + 0 + 0 + 0 + 0 + 0			
		= Rs.3122262/-			

Home

Print



सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)





CHALLAN
MTR Form Number-6



GRN	MH006134384201920P	BARCODE			Date	09/09/2019-19:02:05	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ACSPY3840N			
Location	RAIGAD			Full Name	SAGAR S YEWALE AND OTHER ONE			
Year	2019-2020 One Time			Flat/Block No.	FLAT NO 204 SECOND FLOOR HARI OM MEADOWS			
Account Head Details		Amount In Rs.		Road/Street	PLOT NO 13 SECTOR 05			
0030046401	Stamp Duty	70000.00		Area/Locality	ULWE PANVEL RAIGAD			
0030063301	Registration Fee	30000.00		Town/City/District	3 / 82			
				PIN	206			
				Remarks (If Any)	PAN2=ALRPG3031H-Second Party Name=NIL AND OTHER ONE-CA=4000000			
				Amount In	One Lakh Rupees Only			
				Words				
Total			1,00,000.00					
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502019090901264	1266131158124			
Cheque/DD No.		Bank Date	RBI Date	09/09/2019-19:02:55	Not Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Department ID :

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

Mobile No. : 9892275084

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

(Signature)

(Signature)

(Signature)
शांताराम पोहल २०१९



CHALLAN
MTR Form Number-6



GRN	MH006134299201920E	BARCODE		Date	09/09/2019-18:58:50	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Stamp Duty	Registration Fee			TAX ID (If Any)			
Type of Payment				PAN No.(If Applicable)	ACSPY3840N		
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			Full Name	SAGAR S YEWALE AND OTHER ONE		
Location	RAIGAD			Flat/Block No.	FLAT NO 204 SECOND FLOOR HARI OM		
Year	2019-2020 One Time			Premises/Building	MEADOWS		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	170000.00	PLOT NO 113 SECTOR 5	ULWE PANVEL RAIGAD		4 1 0 2 0 6	PAN2=ALRPG3031H-SecondPartyName=NILESH A GHUGE AND OTHER ONE-CA=4000000
						Amount In Words
	1,70,000.00					One Lakh Seventy Thousand Rupees Only
FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref. No.	69103332019090915812 231081291		
Cheque/DD No.		Bank Date	RBI Date	09/09/2019-18:59:11 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 Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9892275084
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]
21/09/19 11:12:24



CHALLAN
MTR Form Number-6

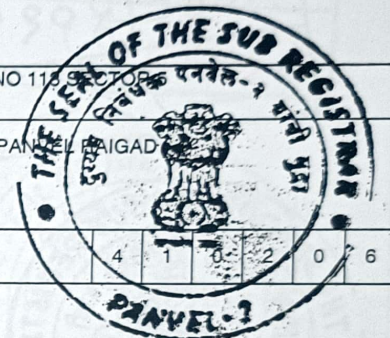


GRN	MH006134299201920E	BARCODE			Date	09/09/2019-18:58:50	Form ID	25.2
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Department Inspector General Of Registration		Payer Details		
Stamp Duty		TAX ID (If Any)		
Type of Payment Registration Fee		PAN No.(If Applicable)	ACSPY3846N	
Office Name PNL2_PANVEL 2 JOINT SUB REGISTRAR		Full Name	SAGAR S YEWALE AND OTHER ONE 990000 2022	
Location RAIGAD		Flat/Block No.	FLAT NO 204 4/32 SECOND FLOOR HART OM	
Year 2019-2020 One Time		Premises/Building	MEADOWS	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	170000.00
Total	1,70,000.00

Road/Street	PLOT NO 115 9th TOR
Area/Locality	ULWE PANVEL RAIGAD
Town/City/District	
PIN	410206
Remarks (If Any)	PAN2=ALRPG3031H~SecondPartyName=NILESH A GHUGE AND OTHER ONE-CA=4000000
Amount In	One Lakh Seventy Thousand Rupees Only
Words	



Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019090915812	231081291
Cheque/DD No.		Bank Date	RBI Date	09/09/2019-18:59:11	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 Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9892275084

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-353-11966	0003170427201920	09/09/2019-20:04:48	IGR147	170000.00

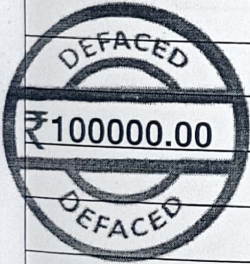
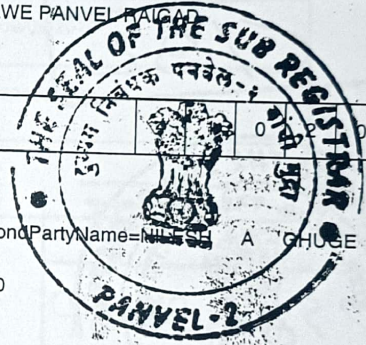
(Signature)
सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)



CHALLAN
MTR Form Number-6



GRN	MH006134384201920P	BARCODE			Date	09/09/2019-19:02:05	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)					
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ACSPY3840N				
Location	RAIGAD			Full Name	SAGAR S YEWALE AND OTHER ONE				
Year	2019-2020 One Time			Flat/Block No.	FLAT NO 204 SECOND FLOOR PART OM				
				Premises/Building	MEADOWS				
Account Head Details				Amount In Rs.					
0030046401		Stamp Duty		70000.00	Road/Street	PLOT NO-113 SECTOR 05			
0030063301		Registration Fee		30000.00	Area/Locality	ULWE PANVEL RAIGAD			
					Town/City/District				
					PIN	6			
					Remarks (If Any)	PAN2=ALRPG3031H-Second Party Name=... A CHUJE AND OTHER ONE-CA=4000000			
					Amount In	One Lakh Rupees Only			
Total				1,00,000.00	Words				
Payment Details				STATE BANK OF INDIA					FOR USE IN RECEIVING BANK
Cheque-DD Details				Bank CIN	Ref. No.	10000502019090901264	1266131158124		
Cheque/DD No.				Bank Date	RBI Date	09/09/2019-19:02:55	Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9892275084
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-353-11966	0003170426201920	09/09/2019-20:04:47	IGR147	30000.00

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0909201910782

Date 09/09/2019

Received from SAGAR YEWALE, Mobile number 9892275084, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.

Payment Details

Bank Name IBKL

Date 09/09/2019

Bank CIN 10004152019090909190

REF No. 231080588

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

पवेल-२	
७६६६	२०१९
६/३८	





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

पवल-२

११/०९/२०१९

११/०९/१८

PRN 0909201910782

Receipt Date 09/09/2019

Received from SAGAR YEWALE, Mobile number 9892275084, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 11966 dated 09/09/2019 at the Sub Registrar office Joint S.R. Panel 2 of the District Raigarh.

DEFACED

₹ 760

DEFACED

Payment Details

Bank Name IBKL

Payment Date 09/09/2019

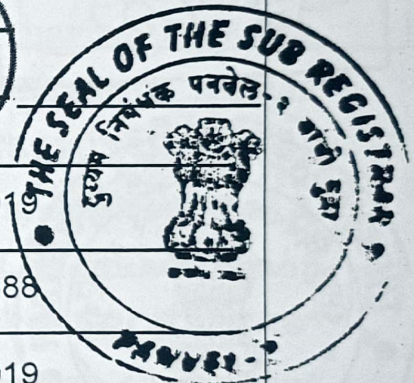
Bank CIN 10004152019090909190

REF No. 231080588

Deface No 0909201910782D

Deface Date 09/09/2019

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



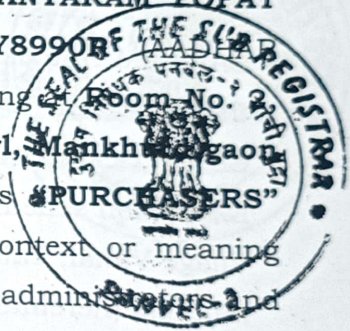
AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT is made and entered into at Navi Mumbai, Panvel on this 09 day of September 2019 by and BETWEEN **MR. NILESH ASHOK GHUGE** age 34 years having **PAN NO. ALRPG3031H** & **MRS. NILAM NILESH ILAG GHUGE** (Nilam Baban Ilag As Per PAN) age 30 years having **PAN NO. ABDPI2672N** Indian Inhabitant, Residing at **C-5/7/0:4, Sahyadri Apartment, Sector-1A, Near Mango Garden, CBD Belapur Navi Mumbai 400614** hereinafter referred to as "**VENDORS**" (which expression shall unless it be repugnant to the contest or meaning thereof shall mean and deemed to include their heirs, executors, administrators & assigns) of the **ONE PART.**

AND

MR. SAGAR SHANTARAM YEWALE age 30 years having **PAN NO. ACPY3840N** (AADHAR NO.513597700144) & **MR. SHANTARAM POPAT YEWALE** age 52 years having **PAN NO. AAKPY8990R** (AADHAR NO.873845528298) both adults, Indian Inhabitants, Residing at **Church Road, /khunbe House Near Roza Demello Chawl, Mankhurd, T.F. Deonar, Mumbai 400088** hereinafter referred to as "**PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed mean and include their heirs, executors, administrators and assigns) of the **OTHER PART.**

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WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION" having its Registered office at Nirmal, 2nd floor, Nariman Point, Bombay 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub-Section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act, 1956, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "the said Act"), for the New Town of New Bombay. The area designated as site for New Town Under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.

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(Signature)

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(Signature)

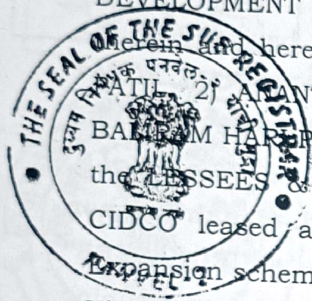
AND WHEREAS:

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

AND WHEREAS:

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

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AND WHEREAS,	
By an Agreement to lease dated 23 rd day of September 2014 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL	



DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), herein and hereinafter referred to as 'THE LESSOR' and 1) SHRI. DAMAJI HARI PATIL, 2) ANANTA HARI PATIL, 3) SHRI RAMDAS HARI PATIL, 4) SHRI BANGM HARI PATIL, AND 5) SHRI. ANKUSH HARI PATIL (therein referred to as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES) the CIDCO leased a plot of land in lieu of compensation under the 12.5% Expansion scheme a plot of land being GES Plot No. 113, Sector 5, Ulwe Node, Vilage Vahal, Taluka Panvel, Dist, Raigad, admeasuring 1093.2 sq. mtrs. Navi Mumbai (hereinafter referred to as 'THE SAID PLOT')

AND WHEREAS

THE ORIGINAL Allottees paid the premium in full agreed to be paid to the corporation.

AND WHEREAS

The said agreement to lease dated 23rd day of September 2014 of the plot has been handed over to the original Allottees for development purposes. The corporation granted permission or license to the original Allottees to enter upon the said plot of land for the purpose of creating building/s.

AND WHEREAS:

The Physical possession of the plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential

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purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the Purpose the building/s.

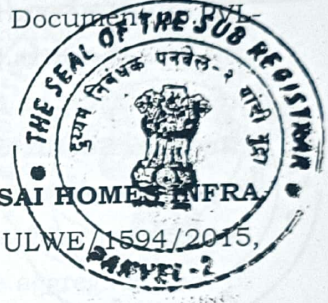
AND WHEREAS:

By a Tripartite Agreement dated 11th day of March 2015, between the CIDCO THE FIRST PART 1)SHRI. DAMAJI HARI PATIL, 2) ANANTA HARI PATIL, 3) SHRI RAMDAS HARI PATIL, 4) SHRI BALIRAM HARI PATIL, AND 5) SHRI. ANKUSH HARI PATIL , The original Allottees of the SECOND PART & the M/S SAI HOMES INFRA , the New licensees of THE THIRD PART. The said original Allottees have assigned the rights and interests in and upon the said plot to the party of the THIRD PART on the terms and conditions more particularly set out in the said agreement to lease and Tripartite Agreement.

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AND WHEREAS:

The said Tripartite Agreement dated 11th day of March 2015, has been Registered at the office of sub registrar Assurance Panvel-2, Document No. 2- 2168-2015, Dated 12/03/2015.



AND WHEREAS:

The CIDCO has transferred the said plot in favour of M/S. SAI HOMES INFRA vide CIDCO letter No. CIDCO VASAHAAT /12.5%SCHEME/ULWE/1594/2015, DATED 19/03/2015.

AND WHEREAS:

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission cum - **commencement certificate** under Reference No. CIDCO/ BP-13364/TPO(NM&K)2015/1063, Dt. 23/09/2015. Granted its permission to develop the said plot and to construct building for the residential purpose on the said plot subject to the terms and condition of the commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

AND WHEREAS:

By execution of Agreement for sale dated 30th day of June 2017 between M/S SAI HOMES INFRA and **MR. NILESH ASHOK GHUGE AND MRS. NILAM NILESH ILAG GHUGE** (Nilam Baban Ilag As Per PAN) herein had purchased, acquired the **Flat bearing No. 204, on 2nd Floor, admeasuring about Built up area 38.652 Sq. Mtrs (carpet area 34.132 sq. mtrs.)+ Flower Bed area 3.881 Sq. Mtrs. + 5.025 Square meter terrace area**

(Signature)
Nilag

(Signature)
श्री. निलेश अशोक घुगे

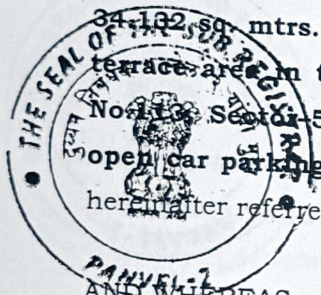
in the Building known as "HARI OM MEADOWS", on Plot No.113, Sector-5, in Ulwe, Tal. Panvel, Dist. Raigad 410206. The said Agreement dated 30th day of June 2017 is duly stamped & registered with the concerned Sub-Registrar of Assurances at Panvel-5 vide under Registration Sr. No. PVL-5/5725/2017, dated 30th day of June 2017.

AND WHEREAS

After the completion of construction of the completion the said plot in accordance with the sanctioned building plan, the CIDCO Ltd., by its letter dated 11/05/2019 bearing Reference No. BP-13364/4574 has granted its

Occupancy Certificate in respect of the said Plot.

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AND WHEREAS:
The Vendors herein are legally, lawfully, absolutely seized and possessed of and otherwise well and sufficiently entitled to the **Flat bearing No. 204, on 2nd Floor, admeasuring about Built up area 38.652 Sq. Mtrs (carpet area**



34-132, 99 mtrs.)+ Flower Bed area 3.881 Sq. Mtrs. + 5.025 Square meter terrace area in the Building known as "HARI OM MEADOWS", on Plot No.113, Sector-5, in Ulwe, Tal. Panvel, Dist. Raigad 410206 along with **open car parking space no 27.** For brevity sake the Flat bearing No. 204, is hereinafter referred to as the said Flat.

PANVEL-5
AND WHEREAS:

The Vendors have desire to sale, transfer the said Flat against the payment of sale consideration amount of **Rs.40,00,000/- (Rupees Forty Lacs Only)** and Purchasers have approached to the Vendors and made his offer to purchasers the same at the said agreed sale value.

AND WHEREAS:

The Vendors have represented to the Purchasers and hereby covenant that they will obtain permission for transfer of their rights, from the builders in favor of the Purchasers.

AND WHEREAS:

Pursuant to mutual negotiations between the parties herein, the Purchasers has agreed to purchase, acquire the said Flat from the Vendors along with all their rights, title, interest, benefit & ownership upon the terms & conditions mentioned hereinafter.

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AND WHEREAS:

Parties hereby desires of record the terms & conditions as agreed between themselves towards sale, transfer of the said Flat.

NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1) The Vendors have represented to the Purchasers that the above recitals form an integral part of this Agreement and the same have been incorporated herein specifically.

2) The Vendors shall sell, transfer & assign to the Purchasers shall purchase, acquire from the Vendors.

i) All the beneficial rights, title & interest of the Vendors in the upon the said Flat together with the fixture, fitting and Electrical installations therein.

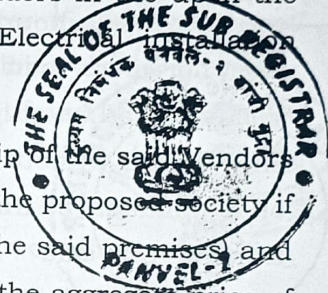
ii) The rights, title & interest, membership & ownership of the said Vendors over the share, sinking funds and fixed deposits of the proposed society if any (all of which are hereinafter collectively called the said premises) and the same are free from all encumbrances at or for the aggregate price of **Rs.40,00,000/- (Rupees Forty Lacs Only)**

3) In pursuance of this Agreement, the Purchasers has agreed to pay the Vendors the total lump sum sale consideration of **Rs.40,00,000/- (Rupees Forty Lacs Only)** as follows:

a) **Rs. 15,00,000/- [Rupees Fifteen Lacs Only]** Purchasers has paid to the Vendors on before execution of this Agreement being the part payment by way of cheque/rtgs in respect of sale, transfer of said Flat. Receipt for the same doth hereby admit, acknowledged and the same enclosed hereinafter separately.

b) Balance **Rs. 25,00,000/- (Rupees Twenty Five Lacs Only)** Purchasers shall pay to the Vendors through their financial institution/Bank or from their own accounts within Forty Five (45) days from the date of execution of these present and on handing over of physical possession of said flat.

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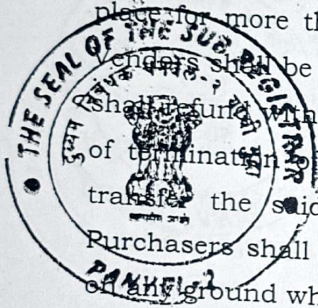


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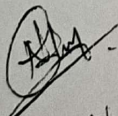
4) Forthwith upon the receipt of the balance payment as per clause No. 3 sub clause (b) within stipulated time (time is the essence of contract) the Vendors shall hand over the physical possession of the said Flat to the Purchasers and the Vendors shall also be deemed to have released relinquished all their rights, title, interest etc. in respect of the said Flat in favor of the Purchasers and the Purchasers shall ipso-facto become entitled to legally occupy and possess the said Flat and all rights, title, Interest and benefits, etc. under the Letter of Allotment, Letter of Possession & Agreement for Sale shall be lawfully transferred in favour of the said Purchasers.

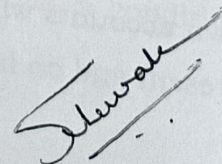
5) If the Purchasers default in payment of balance sale consideration amount within the aforesaid prescribed time limit of 45 (Forty Five) days (time is essence of contract) even after readiness and willingness of Vendors to give the requisite documents, N.O.C. permission etc. and the same is also essence of contract. The Purchasers shall require to pay an interest on the balance consideration amount @ 12% per annum and at the same time if delay takes place for more than Fifteen (15) days thereafter, in that circumstances the Vendors shall be at liberty to terminate this Agreement without any notice and shall refund without interest the payment made by the Purchaser till the date of termination of this Agreement and the Vendor shall be at liberty to sell, transfer the said Flat to any other person or retain with them and the Purchasers shall not be entitled to question or dispute such sale or retention on any ground whatsoever or claim any amount whatsoever from the Vendors



6) The Vendors hereby declare that:

- a) They have not entered into any agreement with any person in respect of the said Flat.
- b) They have not transferred and/or assigned their rights, title, interest membership & ownership in respect of said Flat to any person/persons, body and/or company.
- c) They have not mortgaged, alienated or charges with the above said Flat with any person/persons or with any Bank, Financial Institutions or Company.
- d) No other person or persons has any rights, title claim & interest in the above said Flat.


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e) They are not prohibited either under the Income Tax Act, Gift Tax ACT, Wealth Tax Act and/or any other statute from transferring disposing off the said Flat.

7) The Vendors doth hereby covenant with the Purchasers that they are the absolute owners of the beneficial interest in and upon the said Flat hereby agree to transfer, sale and no other person or persons has or have any rights, title, interest, ownership and claim or demand of any nature whatsoever in or upon the said Flat whether by way if sale, charge, mortgage, lien, gift, trust inheritance, lease, licenses, easement or otherwise whatsoever and they are having all rights, full power and absolute authority to sale, transfer the same in favour of Purchasers herein.

8) The Vendors doth hereby convent with the Purchasers that, they have not created any charge or encumbrance of whatsoever nature on the said Flat neither are the same or any of them the subject matter for any litigation of any order nor are the same on any of them the subject matter of an attachment whatsoever whether before or after judgment or any prohibitory order and they have not created any adverse right whatsoever in favour of any one in respect of the same or any of them.

9) The Vendors hereby declares and confirm that no proceedings is pending against them under Income Tax Act, 1961 and they have not received any notice under Rule 2 of the second schedule of the Income Tax Act as provided U/s. 281 of the said Act and they are Transferring/Selling and/or assigning the said Flat to the Purchasers for adequate consideration agreed herein.

10) The Vendors hereby declares and confirms that they are not selling/transferring and/or assigning her said Flat to defeat consequence of any legal proceedings/due process of law or avoiding any liability or any nature whatsoever legitimately due and payable by them to any Government Authorities including Income Tax Authority etc. And the Vendors hereby irrevocably agree and undertake to indemnify the Purchasers for any action that may be taken by the Income Tax Authority under the Provision of Section 281 of I.T. Act or any other provision.

11) The Vendors here to undertake that they will sign and execute all further and necessary documents, papers, forms and writings as may be necessary for more perfectly assuring and assigning the said Flat unto and to the use of Purchasers herein.

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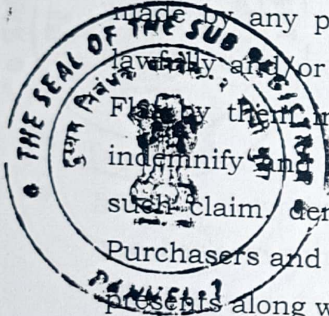
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12) The Purchasers undertake that they will regularly pay to the said builder their contribution from the date of possession onwards, towards property tax, maintenance charges as per the resolution in effect at present or as may be decided by builder/society from time to time, payable in respect of the said Flat. The Purchasers further confirms & undertake that they will follow the rules, regulation and byelaws.

13) The Vendors further undertake to fulfill all such statutory obligation and legal liabilities as are required under the Maharashtra Ownership of Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963. The Transfer of Property Act, 1882. The Maharashtra Societies Act, 1960 Income Tax Act, 1961 and or may other Act in force which pertained to the sale, transfer of said Flat.

पक्का-२
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14) The Vendors covenant that in the event of if any person or persons making any claim, demand, suit, charges or other legal proceeding, claimed or made by any persons attorney, agent, company or nominee claiming either lawfully and/or equitably against the sale, transfer & assignment of the said Flat by them in the name of Purchasers then and in such event they will indemnify and keep indemnified and harmless the said Purchasers against such claim, demand charge or charges that may be faced by the said Purchasers and will require to refund the entire consideration paid under these presents along with damages thereon to the Purchasers.



16) The transfer fees of builder towards the transfer of said Flat shall be paid by the purchasers and vendors in the ration 50%-50%.

17) The Stamp duty & registration charges, if any, payable for the completion of the sale, transfer under this Agreement shall be borne and paid by the Purchasers alone and the Vendors shall not liable to pay the same.

SCHEDULE OF THE LAND

All that piece or parcel of land known as Plot No. 113, Sector No. 5 at Ulwe, Navi Mumbai. Containing by admeasurements about 1093 sq. mtrs. Built up area or thereabout and bounded as follows:

(Signature)

(Signature)

(Signature)

(Signature)

SCHEDULE OF THE PROPERTY

All rights, title, interest in the Flat bearing No. 204, on 2nd Floor, measuring about Built up area 38.652 Sq. Mtrs (carpet area 34.132 sq. mtrs.)+ Flower Bed area 3.881 Sq. Mtrs. + 5.025 Square meter terrace area in the Building known as "HARI OM MEADOWS", on Plot No.113 Sector-5, in Ulwe, Tal. Panvel, Dist. Raigad 410206 along with open ear parking space no 27.

204
20/07/2019

IN WITNESS WHEREOF the parties hereto have hereunto subscribed its/their respective hands and seals on this day, month and year hereinabove written.



SINGED, SEALED AND DELIVERED

By the within named "VENDORS"

MR. NILESH ASHOK GHUGE

PAN NO. ALRPG3031H

(AADHAR NO.632536540285)

MRS. NILAM NILESH ILAG GHUGE

(Nilam Baban Ilag As Per PAN)

PAN NO. ABDPI2672N

(AADHAR NO.519282757947)

in the presence of.....

1. Malesh S. Shalt / M.S. Shaltus
2. Amol Chavan / Amol



SINGED, SEALED AND DELIVERED

By the within named "PURCHASERS"

MR. SAGAR SHANTARAM YEWALE

PAN NO. ACSPY3840N

(AADHAR NO.513597700144)

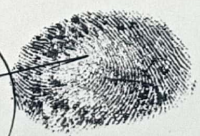
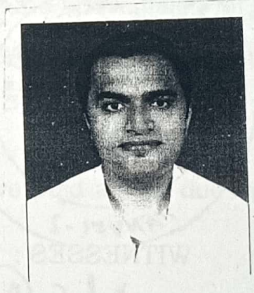
MR. SHANTARAM POPAT YEWALE

PAN NO. AAKPY8990R

(AADHAR NO.873845528298)

in the presence of.....

1. Malesh S. Shalt / M.S. Shaltus
2. Amol Chavan / Amol



RECEIPT

RECEIVED of and from **MR. SAGAR SHANTARAM YEWALE & M. SHANTARAM POPAT YEWALE** a sum of **Rs. 15,00,000/- [Rupees Fifteen Lacs Only]** being the token amount and part payment amount towards sale transfer of said **Flat bearing No. 204, on 2nd Floor, admeasuring above Built up area 38.652 Sq. Mtrs (carpet area 34.132 sq. mtrs.)+ Flower Box area 3.881 Sq. Mtrs. + 5.025 Square meter terrace area in the Building known as "HARI OM MEADOWS", on Plot No.113, Sector-5, in Ulwe, Tal. Panvel, Dist. Raigad 410206.** The payment made is as follows:

SR.NO	Date	Cheque/Neft	Bank and Branch	Amount
1	11/07/2019	100004	Bank of Maharashtra Chembur Branch	Rs. 5,00,000/-
2	12/07/2019	405198	State bank of Maharashtra	Rs. 5,00,000/-
3	23/7/2019	100006	The Maharashtra Co op Bank, Chembur Br.	Rs. 2,50,000/-
4	23/7/2019	100005	————— —————	Rs. 2,50,000/-
TOTAL				Rs. 15,00,000/-

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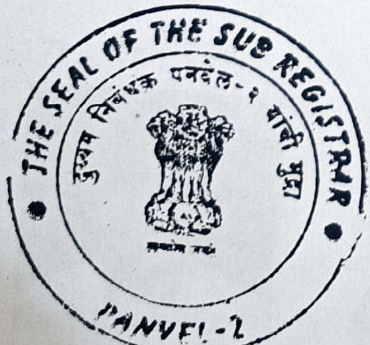
WE SAY RECEIVED
Rs. 15,00,000/-

(Signature)

MR. NILESH ASHOK GHUGE

(Signature)

**MRS. NILAM NILESH ILAG GHUGE
(Nilam Baban Ilag As Per PAN)**



WITNESSES:

1. *(Signature: M.S. Chalkus)*
2. *(Signature: Ghugne)*



SAI HOME INFRA

BUILDER & DEVELOPER

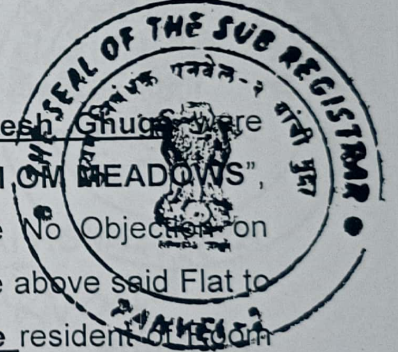
Date: 31/08/2019

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X,

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Nilesh Ashok Ghuge and Mrs. Nilam Nilesh Ghuge are the owner of Flat No-204 on 2nd Floor, in the building name "HARI OM MEADOWS", situated at Plot No-113 Sector-5, Ulwe, Navi Mumbai. We have No Objection on Mr. Nilesh Ashok Ghuge and Mrs. Nilam Nilesh Ghuge selling the above said Flat to Mr. Sagar Shantaram Yewale & Mr. Shantaram Popat Yewale resident of Room No:2, The Melo Chawl, Mankhurd, Mumbai- 400088.



Mr. Nilesh Ashok Ghuge and Mrs. Nilam Nilesh Ghuge have paid all the dues till date.

For SAI HOME INFRA

Shard
Proprietor



POSSESSION LETTER



SAI HOME INFRA
BUILDER & DEVELOPERS

Date:08/08/2019

To,
MR. NILESH ASHOK GHUGE
MRS. NILAM NILESH GHUGE
"HARI OM MEADOWS" Flat No:204,
Plot No:113, Sector-5, Ulwe,
Navi Mumbai,

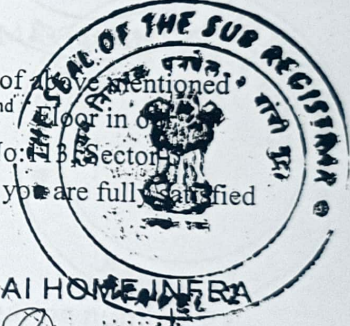
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EX,

Sub : Handing over of possession of Flat No: 204 on 2nd floor in our Building "HARI OM MEADOWS" situated at Plot No:113, Sector-5, Ulwe, Navi Mumbai.

Dear Sir/Mam,

On Payment of full and final amount as per the agreement for sale of above mentioned flat, we are glad to hand over the keys for possession of Flat No: 204 on 2nd floor in our completed project known as "HARI OM MEADOWS" situated at Plot No: 113, Sector-5, Ulwe, Navi Mumbai, after inspection of the same by you. We are glad that you are fully satisfied by the amenities that are provided in the flat & premises.



For SAI HOME INFRA

Shard
Proprietor

POSSESSION RECEIPT

I, Mr. Nilesh Ashok Ghuge & Mrs. Nilam Nilesh Ghuge hereby confirm that, I have received vacant & peaceful possession of Flat No:204 on 2nd floor in the building "HARI OM MEADOWS" situated at Plot No: 113, Sector-5, Ulwe, Navi Mumbai from M/s. SAI HOME INFRA Builder & Developers in the tenantable condition.

Therefore, I fully agree that I have no queries and/or objection of any nature in respect of the said flat & premises against the owner/developer M/s. SAI HOME INFRA.

(Signature)

(Mr. Nilesh A. Ghuge/ Mrs. Nilam N. Ghuge)



SAI HOME INFRA

BUILDER & DEVELOPER

CAR PARKING ALLOTMENT LETTER

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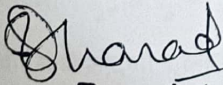
Date: 14/08/2019



I declare that I am allotting the Car Open Parking space bearing number 27 to Mr. Nilesh Ashok Ghuge and Mrs. Nilam Nilesh Ghuge in respect of Flat No.204, 2nd Floor in the building name Hari Om Meadows situated at Plot No.113, Sector-5. Ulwe, Navi Mumbai

Thanking you,

For SAI HOME INFRA


Proprietor



5725529
22/07/2019

Note:-Generated Through eSearch
Module, For original report please
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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 5725/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) उलवे

पवल-२	
९९९९९३०१९	
२२ / ३८	

(1) विलेखाचा प्रकार

करारनामा

(2) मोबदला

3000000

(3) बाजारभाव(भाडेपट्ट्याच्या
बाबतितपट्टाकार आकारणी देतो की
पट्टेदार ते नमुद करावे)

2947000

(4) भू-मापन, पोटहिस्सा व
धरक्रमांक(असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: प्रभाषि क्षेत्र 244, इतर 2900 प्रति
चौ मी सदनिका क्र. 204, 2रा मजला, हरी ओम मिडो जे प्लॉट नं. 113, सेक्टर
5, 12.5% स्कीम, उलवे, ता. पनवेल, जि रायगड, क्षेत्रफळ 38.652 चौ.मी बिब्लू अ
एरिया (34.132 चौ मी कार्पेट एरिया) + फ्लॉवर बेड एरिया 3.88 चौ.मी आणि ट्रेस
एरिया 5.025 चौ मी ((SECTOR NUMBER : 5-1))

(5) क्षेत्रफळ

1) 38.652 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल
तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून
ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी
न्यायालयाचा हुकुमनामा किंवा आदेश
असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- - साई होम इन्फ्रा तर्फे प्रोप्रा. पल्लवी शरद नागरे तर्फे कु मु शिवाजी आखाडे वय:-30;
पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी - 31, आर्केड सीएचएस लि.. 6
वा मजला, प्लॉट नं. 60, सेक्टर - 17, वाशी, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन
नं:-ACDPN2594F

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

1): नाव:- - निलेश अशोक घुगे वय:-32; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-
रोड नं: फ्लॉट नं. सी - 5/7/0-4, सहयाद्री अपार्टमेंट, सेक्टर - 1ए, मॅगो गार्डन जवळ, सीबीडी बेलापूर, नव
मुंबई, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-ALRPG3031H

2): नाव:- - निलम निलेश इलंग घुगे वय:-28; पत्ता:-, -, -, फ्लॉट नं. सी - 5/7/0-4, सहयाद्री
अपार्टमेंट, सेक्टर - 1ए, मॅगो गार्डन जवळ, सीबीडी बेलापूर, नवी मुंबई, बेलापूर णॉडे-- ईईई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400614 पॅन नं:-ABDPI2672N

(9) दस्तऐवज करून दिल्याचा दिनांक

30/06/2017

(10) दस्त नोंदणी केल्याचा दिनांक

30/06/2017

उत्पत्तीक खडे व पृष्ठ

5725 2017

(12) बाजारभावाप्रमाणे मुद्राक शुल्क

150000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000





CIDCO
WE MAKE CITIES

OCCUPANCY COMPLETION CERTIFICATE

BP-13364/4574

Unique Code : 20150302102381101

Date : 11 May, 2019

To,
M/S. SAI HOME INFRA
Flat No. B-31, 6th Floor, Arcade, Plot no.60,
Sector-17, Vash, Navimumbai.
PIN - 400705

Sub : Occupancy Certificate for **Resi_Commercial [Resi+Comm]** Building on Plot No. 113,
Sector 5 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.
Ref : 1) Architects online application dt. 09.05.2019.
2) Final Fire NOC vide CIDCO/FIRE/HQ/730/2019 dt. 07.03.2019.
3) Time extension CIDCO/Est.-2/2019/8000020039 dt. 02.05.2019.

पत्र क्र. 113	
9900020039	3029
30/02	
for Resi Commercial	

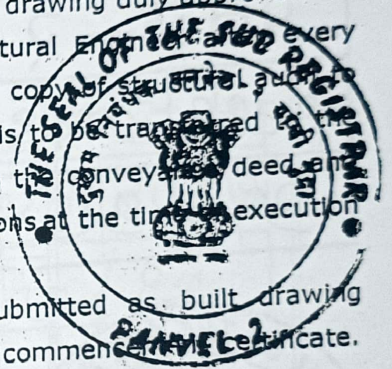
Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Resi Commercial [Resi+Comm]** Building on above mentioned plot along with as built drawing duly approved.

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

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

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



Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

BP-13364/4574

Date : 11 May, 2019

Unique Code : 20150302102381101

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of **Resi_Commercial [Resi+Comm]** Building **g+13** [**Total BUA = 1637.87Sq.mtrs** , **Residential BUA = 1548.97 Sq.mtrs** , **Commercial BUA = 88.9 Sq.mtrs** , **Any Other BUA = 0 Sq.mtrs** **Number of units = 54No.** , **No. of Residential Units = 50No.** , **No.of Commercial Units = 4No.** , **Any Other Units = Society office 8.51 sq.mt.No.** **Ground+No. Of Floors = g+13**] **Plot No. 113,**] , **Sector - 5 at Ulwe 12.5 % Scheme Plot** of Navi Mumbai completed under the supervision of **Amit Naresh Patil** Architect has been inspected on **10 May, 2019** 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 **23 September, 2015** and that the development is fit for the use for which it has been carried out.

पवेल-२	
११०००	२०१९
३१ / ३८	

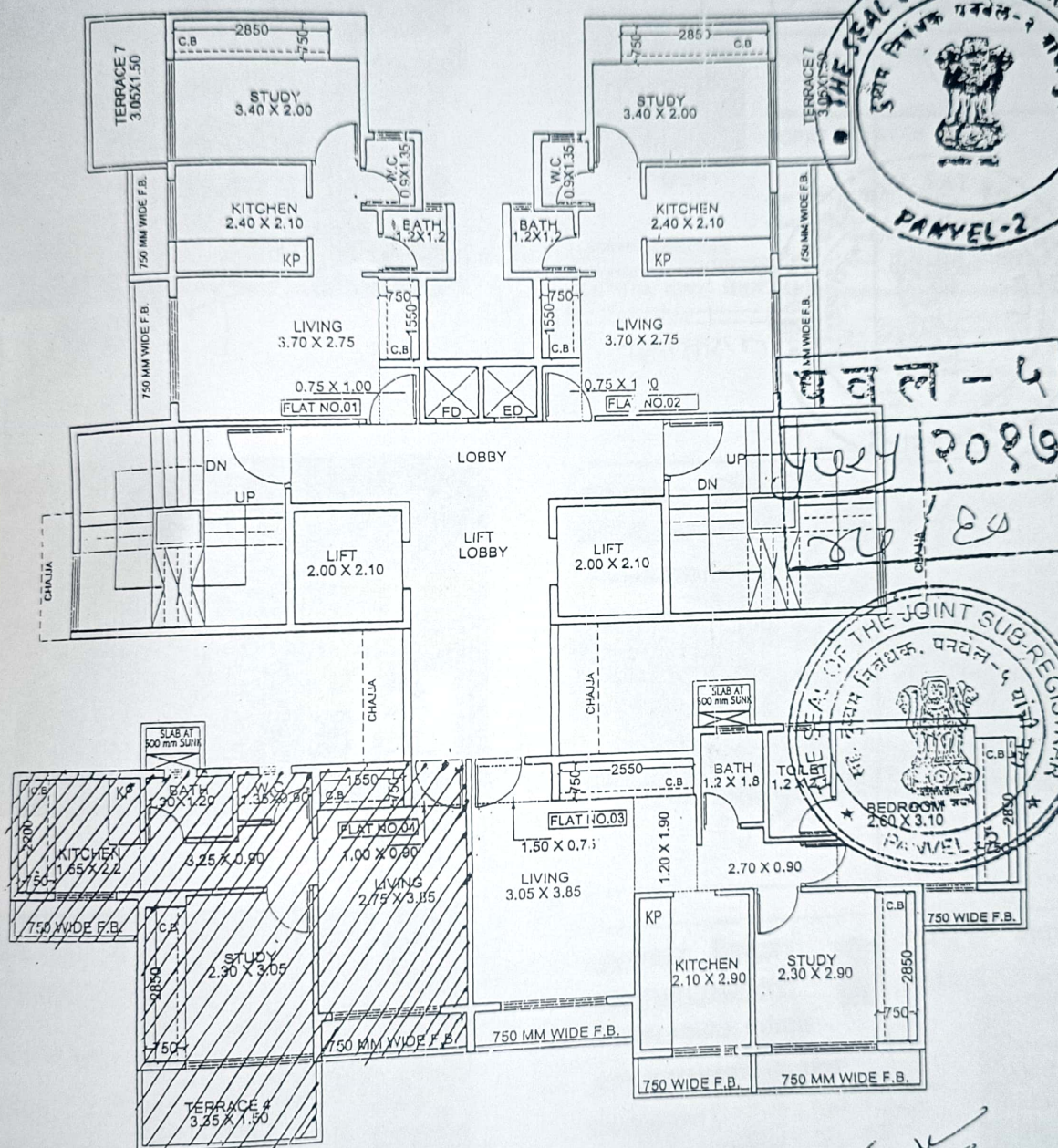
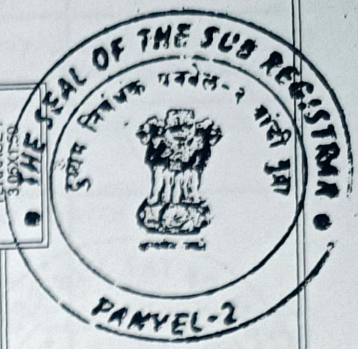


Thanking you,

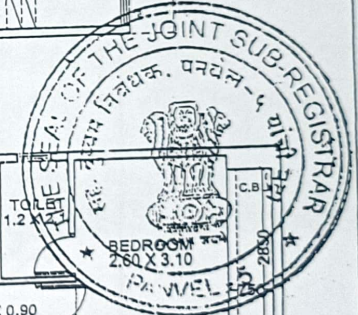
Yours faithfully,
Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>
Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

ASSOCIATE PLANNER (BP)

पवल-२
 ११८८८/२०१९
 ८२/३८



पवल-५
 ११८८८/२०१९
 ८२/३८



Navel

24.0 MTS. WIDE ROAD

2nd FLOOR PLAN

PROJECT BY:
 M/S. SAI HOME INFRA

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON
 PLOT NO.-113, SECTOR-05, ULWE



AMIT N. PATIL ARCHITECTS
 217, 2ND FLOOR, SHIV CENTRE,
 SECTOR-17, VASHI, NAVI MUMBAI.
 TEL. : 022 - 66097332.

संशोधन मंत्रालय २०१९

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MALESH S BHATT
SUBHASH RAMU BHATT

02/03/1973

Permanent Account Number
ACVPB1521E

Signature

M.S. Bhatt

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAKPY8990R

नाम / NAME /
SHANTAREM POPAT YEWALE

पिता का नाम / FATHER'S NAME
POPAT NARAYAN YEWALE

जन्म तिथि / DATE OF BIRTH
01-06-1987

हस्ताक्षर / SIGNATURE
श्रीताराम पोपट येवले

पत्रक ३
आयकर अधिकारी (कंप्यूटर सेल)
Commissioner of Income Tax (Computer Operations)

33/3L

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILAM ILAG NILESH GHUGE
BABAN REVAGI ILAG

22/04/1989

Permanent Account Number
ABDPI2672N

Signature

Revagi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAGAR SHANTARAM YEWALE
SHANTARAM POPAT YEWALE

29/06/1989

Permanent Account Number
ACSPY3840N

Signature

SEAL OF THE SUPERVISOR
PANEVAL

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHAVAN AMOL LAXMAN
LAXMAN BABURAO CHAVAN

10/05/1978

Permanent Account Number
AGJPC6746L

Signature

Chavan

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA


NILESH ASHOK GHUGE
ASHOK MAHADEV GHUGE

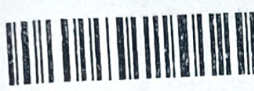
28/03/1985

Permanent Account Number
ALRPG3031H


Signature


भारत सरकार
GOVERNMENT OF INDIA


 निलेश अशोक घुगे
 Niles Ashok Ghuge
 जन्म वर्ष / Year of Birth : 1985
 पुरुष / Male


6325 3654 0285 

आधार - सामान्य माणसाचा अधिकार



पवळ-२
 ११०८८८ २०१९
 ३४/३८

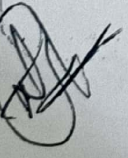



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : S/O अशोक घुगे, ३/१०९ मिंट कॉलनी, साईबाबा मार्ग, बेस्ट कॉलनी जवळ, परेल, मुंबई, महाराष्ट्र, ४०००१२

Address : S/O Ashok Ghuge, 3/109 Mint Colony, Saibaba Marg, Near B.E.S.T Colony, Parel, Mumbai, Maharashtra, 400012

1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No.: 1104/20077/00081

To: Shantaram Popat Yewale
(शांताराम पोपट येवले)
church Road khunbe house near
Roza Demello Chawl no 1 Room No-2 mankhurd gaon
T.F.Donar S.O
Mumbai
Maharashtra - 400088

Date: 22/03/2011



EY 03909260 9 IN

Ref. No : 22032011-00544

आपला आधार क्रमांक / Your Aadhaar No. :

8738 4552 8298

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



शांताराम पोपट येवले
Shantaram Popat Yewale

जन्म वर्ष / Year of Birth : 1967
पुरुष / Male

8738 4552 8298



आधार - सामान्य माणसाचा अधिकार

शांताराम पोपट येवले



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

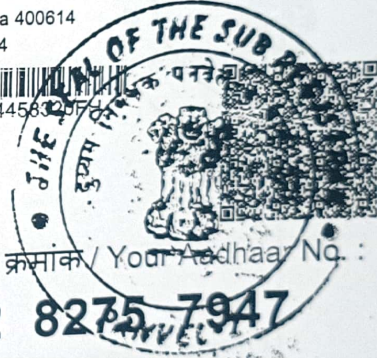
नोंदविण्याचा क्रमांक / Enrollment No. : 2085/11705/38337

पवल-२

To
निलम निलेश इलाग घुगे
Nilam Nilesh Ilag Ghuge
W/O Nilesh Ghuge
B - 1/ 18, Police Line
Sector - 1, C B D Belapur
Navi Mumbai
Konkan Bhavan
Thane Thane
Maharashtra 400614
9594359204

06/03/2012
67445832

MD674458320768



आपला आधार क्रमांक / Your Aadhaar No. :

5192 8275 7947

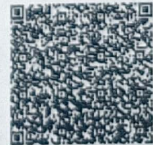
माझे आधार, माझी ओळख



भारत सरकार
Government of India



निलम निलेश इलाग घुगे
Nilam Nilesh Ilag Ghuge
जन्म तारीख / DOB : 22/04/1989
स्त्री / Female



5192 8275 7947

माझे आधार, माझी ओळख

Nilag

353/11966

सोमवार, 09 सप्टेंबर 2019 8:04 म.नं.

दस्त गोषवारा भाग-1

पवल2

3532

दस्त क्रमांक: 11966/2019

दस्त क्रमांक: पवल2 /11966/2019

बाजार मुल्य: रु. 31,22,500/-

मोबदला: रु. 40,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,40,000/-

डु. ति. सह. डु. ति. पवल2 यांचे कार्यालयात

अ. क्रं. 11966 वर दि.09-09-2019

रोजी 8:01 म.नं. वा. हजर केला.

पावती:13877

पावती दिनांक: 09/09/2019

सादरकरणाराचे नाव: - सागर शांताराम येवले ---

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकुण: 30760.00

दस्त हजर करणाऱ्याची सही:

Joint Sr Panvel 2

Joint Sr Panvel 2

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 09 / 09 / 2019 08 : 01 : 35 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 09 / 09 / 2019 08 : 02 : 50 PM ची वेळ: (फी)



दस्तऐवजासोबत जोडलेली कागदपत्रे
कुळमुखत्यारपत्रे व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल

लिहून देणार

लिहून घेणार

लिहून देणार

शांताराम जोषा



दस्त गोपवारा भाग-2

पवल2

3032

दस्त क्रमांक:11966/2019

09/09/2019 8 08:57 PM

दस्त क्रमांक :पवल2/11966/2019

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- निलेश अशोक घुगे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी -५, /७/०, ४, सह्याद्री अपार्टमेंट, सेक्टर -१ए, मॅंगो गार्डन जवळ, सी बी डी बेलापूर नवी मुंबई ४००६१४, महाराष्ट्र, ठाणे. पॅन नंबर:ALRPG3031H	लिहून देणार वय :-34 स्वाक्षरी:-		
2	नाव:- निलम निलेश घुगे -- पत्ता:प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी -५, /७/०, ४, सह्याद्री अपार्टमेंट, सेक्टर -१ए, मॅंगो गार्डन जवळ, सी बी डी बेलापूर नवी मुंबई ४००६१४, महाराष्ट्र, ठाणे. पॅन नंबर:ABDPI2672N	लिहून देणार वय :-30 स्वाक्षरी:-		
3	नाव:- सागर शांताराम येवले --- पत्ता:प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं २, चर्च रोड /खुनबे घर, रोझ डेमेल्लो चाळ जवळ, मानखुर्द गाव, टी एफ देवनार, एस ओ, मुंबई ४०००८८, महाराष्ट्र, MUMBAI. पॅन नंबर:ACSPY3840N	लिहून घेणार वय :-30 स्वाक्षरी:-		
4	नाव:- शांताराम पोपट येवले - पत्ता:प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं २, चर्च रोड /खुनबे घर, रोझ डेमेल्लो चाळ जवळ, मानखुर्द गाव, टी एफ देवनार, एस ओ, मुंबई ४०००८८, महाराष्ट्र, MUMBAI. पॅन नंबर:AAKPY8990R	लिहून घेणार वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:09 / 09 / 2019 08 : 06 : 02 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- अमोल चव्हाण - वय:41 पत्ता:से 21, कामोटे पिन कोड:410206	स्वाक्षरी	
2	नाव:मलेश भट्ट - - वय:44 पत्ता:से 19, कामोटे पिन कोड:410206	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:09 / 09 / 2019 08 : 06 : 35 PM

शिक्का क्र.5 ची वेळ:09 / 09 / 2019 08 : 07 : 01 PM नोंदणी पुस्तक 1 मध्ये

Joint S. Panvel 2



EPayment Details.

sr.	Epayment Number
1	0909201910782
2	MH006134299201920E
3	MH006134384201920P

Defacement Number
0909201910782D
0003170427201920
0003170426201920

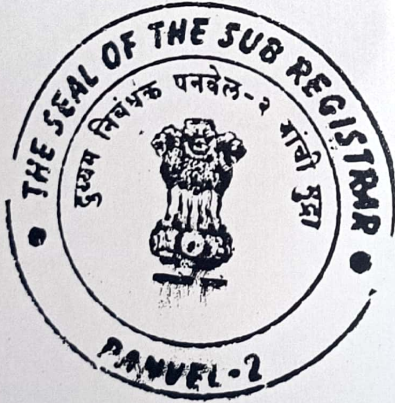
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पवल-२	
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३८ / ३८	



प्रमाणित करणेत येते की, सदर दस्तास एकूण ३८
 पाने आहेत, पुस्तक क्र. १
 क्रमांक ११८८८ वर नोंदला
 मह दुय्यम निबंधक वर्ग-२, पनवेल-२
 दिनांक ०८ माहे ०८ सन २०१९