

EB

पावती (PaVati)

529/13259

पावती

Original/Duplicate

Sunday, August 11, 2024

नोंदणी क्रं. :39म

1:35 PM

Regn.:39M

पावती क्रं.: 14418 दिनांक: 11/08/2024

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-13259-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: आदित्य अद्वैत -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:55 PM ह्या वेळेस मिळेल.

Manday
Joint Sub Registrar Panvel 5

बाजार मूल्य: रु.7073711.05 /-

मोबदला रु.10900000/-

भरलेले मुद्रांक शुल्क : रु. 763000/-

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824118501238 दिनांक: 11/08/2024

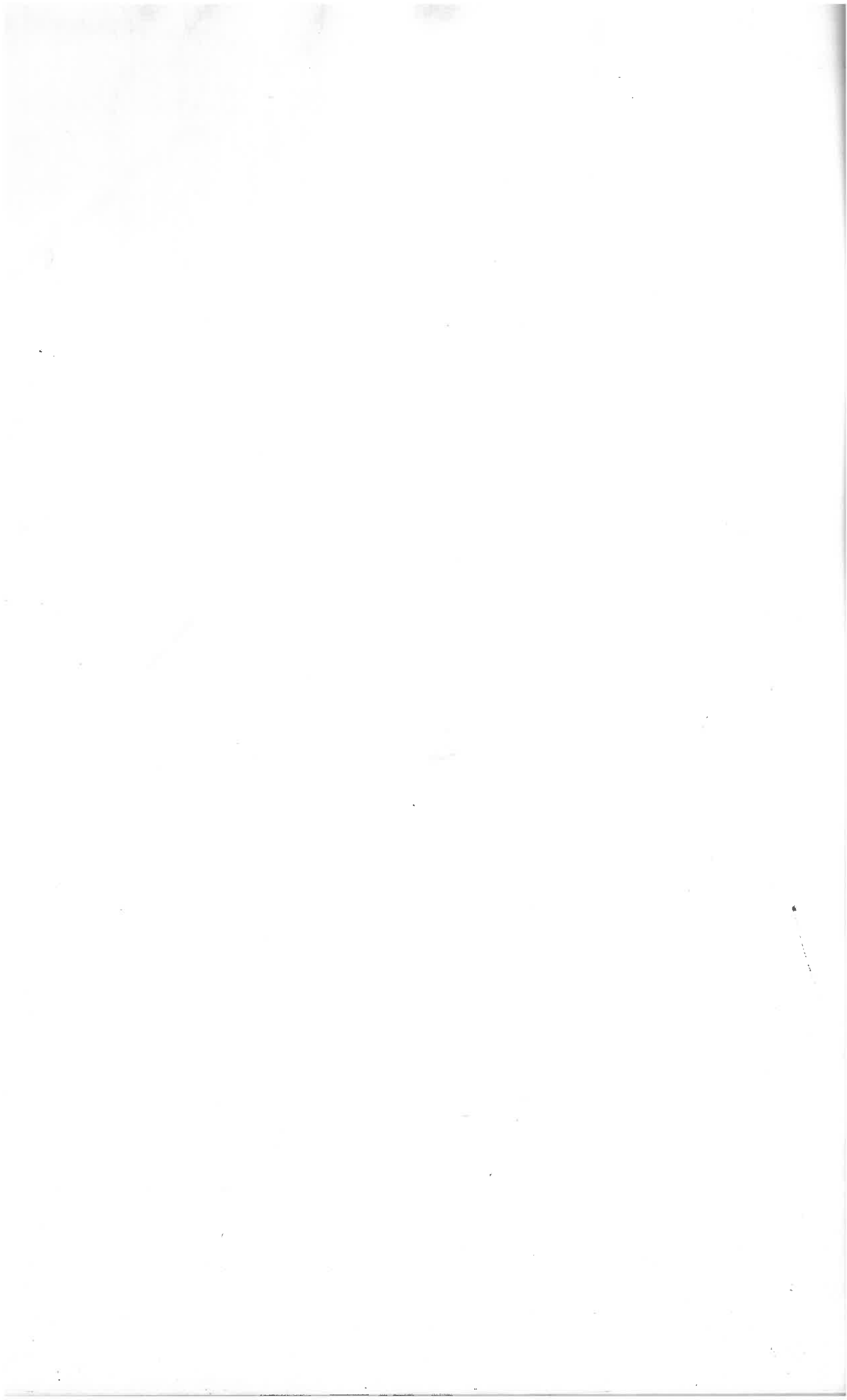
बँकेचे नाव व पत्ता:

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

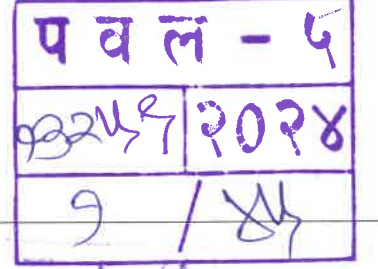
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006594086202425P दिनांक: 11/08/2024

बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी
मुळदस्तावेज परत मिळाला.
[Signature]
सह दुय्यम निबंधक, पनवेल ५.(वर्ग-२)



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20240811300	11 August 2024,01:06:56 PM पवल5				
मूल्यांकनाचे वर्ष	2024					
जिल्हा	रायगड					
मूल्य विभाग	तालुका : पनवेल					
उप मूल्य विभाग	20/35-खारघर सिडको से.क्र.35					
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
36600	98000	107000	122400	107000	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	63.903चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-	
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor			
Sale Type - Resale		First Sale Date - 15/03/2013				
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ		= 107.5 / 100 Apply to Rate= Rs.105350/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
		= (((105350-36600) * (100 / 100)) + 36600)				
		= Rs.105350/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 105350 * 63.903					
	= Rs.6732181.05/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (98000 * 25/100)					
	= Rs.341530/-					
Applicable Rules	= 3, 9, 18, 19 ,15					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाळ्कनी) + वरील प्रमाणे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळ्कनी + मध्यमचरित वाहन तळाचे मूल्य					
	= A + B + C + D + E + F + G + H + I + J					
	= 6732181.05 + 0 + 0 + 0 + 341530 + 0 + 0 + 0 + 0 + 0					
	=Rs.7073711/-					
	= २ सत्तर लाख त्र्याहत्तर हजार सात शे अकरा /-					

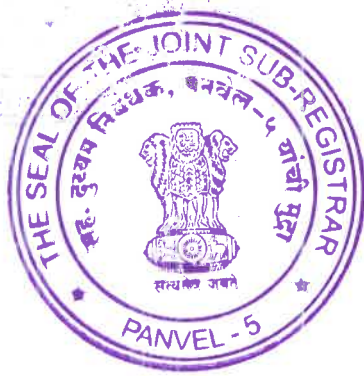


Home

Print

1 - 10 15 18
100

पंवल - ५	
2028	2028
२	/ ४५



529/13259

रविवार, 11 ऑगस्ट 2024 1:35 म.नं.

दस्त गोषवारा भाग-1

पवल5

83/84

दस्त क्रमांक: 13259/2024

दस्त क्रमांक: पवल5 /13259/2024

बाजार मूल्य: रु. 70,73,711/-

मोबदला: रु. 1,09,00,000/-

भरलेले मुद्रांक शुल्क: रु.7,63,000/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

पावती:14418

पावती दिनांक: 11/08/2024

अ. क्रं. 13259 वर दि.11-08-2024

सादरकरणाचा नाव: आदित्य अद्वैत -

रोजी 1:33 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

दस्त हजर करणाऱ्याची सही:

एकूण: 30900.00

*Adwait**Onkar*

Joint Sub Registrar Panel 5

Onkar

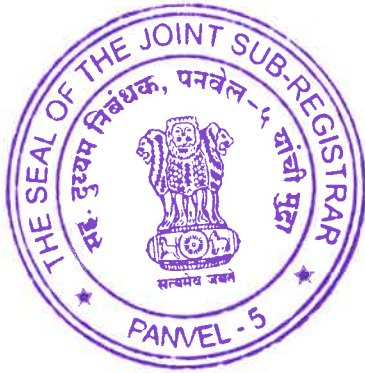
Joint Sub Registrar Panel 5

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

शिक्षा क्रं. 1 11 / 08 / 2024 01 : 33 : 23 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 11 / 08 / 2024 01 : 35 : 13 PM ची वेळ: (फी)



इस्तऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्र
व्यक्ती इत्यादि बनावट आढळून आल्यास याची
संपुर्ण जबाबदारी निष्पादकांची राहिल

KD.Kshirsagar
मिहुन देणार
KD.Kshirsagar

Adwait
मिहुन घेणार
Adwait Bhande



दस्त गोषवारा भाग-2

पवल5 88/184

दस्त क्रमांक:13259/2024

11/08/2024 1 38:07 PM

दस्त क्रमांक :पवल5/13259/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:आदित्य अद्वैत - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.ए /1604, प्लॉट क्र.69 ए, बी.ई.एफ कन्सेप्ट , उन्नती , से.21, ऑप.जलवायु विहार फेज - 1, खारघर, ता.पनवेल, जि.रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:ASLPA0154A	लिहून घेणार वय :-41 स्वाक्षरी:- <i>Adwait</i>		
2	नाव:गीतांजली पांडे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.ए /1604, प्लॉट क्र.69 ए, बी.ई.एफ कन्सेप्ट , उन्नती , से.21, ऑप.जलवायु विहार फेज - 1, खारघर, ता.पनवेल, जि.रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:AXTPP1604P	लिहून घेणार वय :-39 स्वाक्षरी:- <i>Gitanjali Pandey</i>		
3	नाव:भूषण प्रकाश क्षीरसागर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अस्मिता कैलाश नगर,गौरक्षण रोड,हनुमान मंदीर जवळ ,अकोला अलियाबाद अकोला, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अकोला. पॅन नंबर:AGQPK0188F	लिहून देणार वय :-50 स्वाक्षरी:- <i>Bhushan</i>		
4	नाव:क्षिप्रा भूषण क्षीरसागर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अस्मिता कैलाश नगर,गौरक्षण रोड,हनुमान मंदीर जवळ ,अकोला अलियाबाद अकोला, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, AKOLA. पॅन नंबर:ARQPK7111B	लिहून देणार वय :-46 स्वाक्षरी:- <i>K.B. Kohissagar</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 08 / 2024 01 : 37 : 21 PM

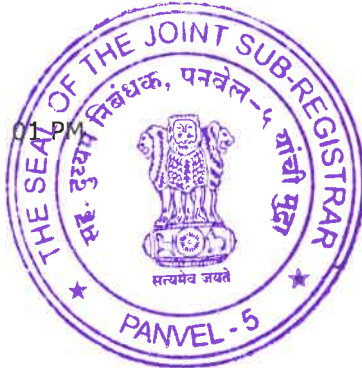
ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:शशांक अद्वैत -- वय:41 पत्ता:से-21 खारघर ता.पनवेल पिन कोड:410210	स्वाक्षरी <i>Shankar</i>		
2	नाव:शिखा पंकज श्रीवास्तव --- वय:37 पत्ता:से-35 खारघर ता.पनवेल पिन कोड:410210	स्वाक्षरी <i>Shikha</i>		

शिक्का क्र.4 ची वेळ:11 / 08 / 2024 01 : 38 : 07 PM

Joint Sub Registrar Panvel 5



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ADITYA ADVAIT AND GITANJALI PANDEY	eChallan	10000502024081100500	MH006594086202425P	320000.00	SD	0003635227202425	11/08/2024
2	ADITYA ADVAIT AND GITANJALI PANDEY	eChallan	10000502024081100530	MH006594207202425P	443000.00	SD	0003635225202425	11/08/2024
3		DHC		0824118501238	900	RF	0824118501238D	11/08/2024
4	ADITYA ADVAIT AND GITANJALI PANDEY	eChallan		MH006594086202425P	30000	RF	0003635227202425	11/08/2024

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

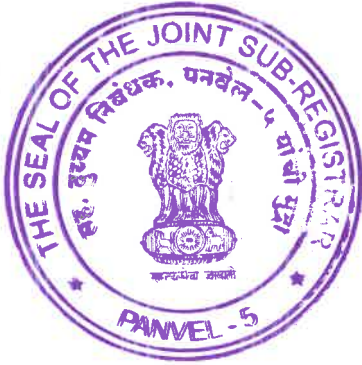
13259 /2024

Know Your Rights as Registrants

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

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

प व ल - ५	
९३२५९	२०२४
२५ / २५	



प्रमाणित करणेत येते की, सदर दस्तास एकूण २५
पाने आहेत, पुस्तक क्र. ९
क्रमांक ९३२५९/२०२४ घर नोंदला.
Mrandal
सह दुय्यम निबंधक वर्ग-२, पनवेल-५,
दिनांक ११ माहे ०८ सन २०२४



11/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 13259/2024

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	10900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	7073711.05
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :, इतर माहिती: विभाग क्र-20/35,दर-98000/-प्रती चौ.मी, सदनिका क्र.सी /1101,अकरावा मजला,कावेरी विंग,धारवानी रीवेरीया को.ऑप .हौसिंग सोसायटी लिमिटेड,प्लॉट क्र.37,सेक्टर 35 आय,खारघर,ता.पनवेल,जि.रायगड . क्षेत्र 573 चौ.फूट कारपेट + पोडीयम कार पार्किंग स्पेस क्र.108((Plot Number : 37 ; SECTOR NUMBER : 35-i ;))
(5) क्षेत्रफळ	1) 573 चौ.फूट
(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:-भूषण प्रकाश क्षीरसागर - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अस्मिता कैलाश नगर,गौरक्षण रोड,हनुमान मंदीर जवळ ,अकोला अलियाबाद अकोला, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अकोला. पिन कोड:-444005 पॅन नं:-AGQPK0188F 2): नाव:-क्षिप्रा भूषण क्षीरसागर - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अस्मिता कैलाश नगर,गौरक्षण रोड,हनुमान मंदीर जवळ ,अकोला अलियाबाद अकोला, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, AKOLA. पिन कोड:-444005 पॅन नं:-ARQPK7111B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आदित्य अद्वैत - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.ए /1604, प्लॉट क्र.69 ए, बी.ई.एफ कन्सेप्ट , उन्नती , से.21, ऑप.जलवायु विहार फेज - 1, खारघर, ता.पनवेल, जि.रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(ं:). पिन कोड:-410210 पॅन नं:-ASLPA0154A 2): नाव:-गीतांजली पांडे - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.ए /1604, प्लॉट क्र.69 ए, बी.ई.एफ कन्सेप्ट , उन्नती , से.21, ऑप.जलवायु विहार फेज - 1, खारघर, ता.पनवेल, जि.रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(ं:). पिन कोड:-410210 पॅन नं:-AXTPP1604P
(9) दस्तऐवज करून दिल्याचा दिनांक	11/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	11/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	13259/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	763000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Mundal
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)



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

Receipt of Document Handling Charges

PRN 0824118501238

Receipt Date 11/08/2024

Received from ADITYA ADVAIT AND GITANJALI PANDEY, Mobile number 9167388133, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 13259 dated 11/08/2024 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh

DEFACED

₹ 900

DEFACED

Payment Details

Bank Name SBIN

Payment Date 11/08/2024

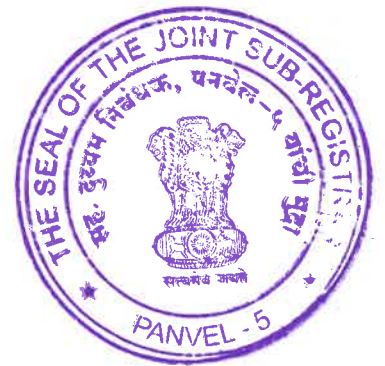
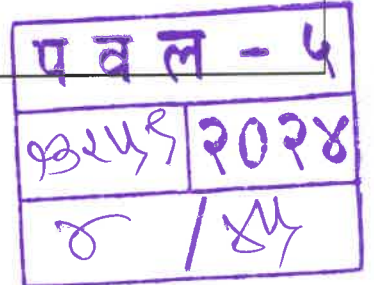
Bank CIN 10004152024081101166

REF No. 422462254691

Deface No 0824118501238D

Deface Date 11/08/2024

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





CHALLAN
MTR Form Number-6



GRN	MH006594086202425P	BARCODE			Date	11/08/2024-12:11:10	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)	ASLPA0154A			
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR			Full Name	ADITYA ADVAIT AND GITANJALI PANDEY			
Location	RAIGAD			Flat/Block No.	Flat No C/1101, WING-CAUVERY, 11th FLOOR,			
Year	2024-2025 One Time			Premises/Building	THARWANI RIVIERA CHS LTD ,PLOT NO.37, SECTOR 35 -I, OWE a€"KHARGHAR			
Account Head Details		Amount In Rs.		Road/Street	TAL. PANVEL DIST- RAIGAD			
0030046401	Stamp Duty	320000.00		Area/Locality	TAL. PANVEL DIST- RAIGAD			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 1 0 2 1 0			
				Remarks (If Any)	PAN2=AGQPK0188F~SecondPartyName=BHUSHAN, PRAKASH KSHIRSAGAR AND KSHIPRA BHUSHAN KSHIRSAGAR-CA=10900000			
				Amount In	Three Lakh Fifty Thousand Rupees Only			
Total			3,50,000.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	1000050202408110050010189807973245		
Cheque/DD No.				Bank Date	RBI Date	11/08/2024-12:11:33 Not Verified with RBI		
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

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15/08/2024
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Department ID :

Mobile No. : 9167388133

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

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

K. B. Kshirsagar

*Advait
Gitajali Pandey*



CHALLAN
MTR Form Number-6

6



GRN	MH006594086202425P	BARCODE			Date	11/08/2024-12:11:10	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				PNL5_PANVEL NO 5 SUB REGISTRAR				
Location				RAIGAD				
Year				2024-2025 One Time				
Account Head Details				Amount In Rs.		Premises/Building		
0030046401 Stamp Duty				320000.00		Road/Street		
0030063301 Registration Fee				30000.00		Area/Locality		
						Town/City/District		
						PIN		
						4 1 0 2 1 0		
						Remarks (If Any)		
						PAN2=AGQPK0188F~SecondPartyName=BHUSHAN PRAKASH*		
						KSHIRSAGAR AND KSHIPRA BHUSHAN KSHIRSAGAR - GA - 10990000		
Total				3,50,000.00		Amount In Words		
						Three Lakh Fifty Thousand Rupees Only		
Payment Details				STATE BANK OF INDIA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN		Ref. No.		
				1000502024001100500		1000502024001100500		
Cheque/DD No.				Bank Date		RBI Date		
				11/08/2024-12:11:10		11/08/2024-12:11:10		
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.
 सादर चालान केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी चालान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-529-13259	0003635227202425	11/08/2024-13:35:32	IGR548	30000.00
2	(iS)-529-13259	0003635227202425	11/08/2024-13:35:32	IGR548	320000.00
Total Defacement Amount					3,50,000.00



CHALLAN
MTR Form Number-6



GRN	MH006594207202425P	BARCODE	[Barcode]		Date	11/08/2024-12:20:11		Form ID	25.2							
Department	Inspector General Of Registration				Payer Details											
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)											
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR				PAN No.(If Applicable)	ASLPA0154A										
Location	RAIGAD				Full Name	ADITYA ADVAIT AND GITANJALI PANDEY										
Year	2024-2025 One Time				Flat/Block No.	Flat No C/1101, WING-CAUVERY, 11th FLOOR,										
Account Head Details		Amount In Rs.		Premises/Building	THARWANI RIVIERA CHS LTD ,PLOT NO.37, SECTOR 35 -I, OWE æ"KHARGHAR											
0030046401 Stamp Duty		443000.00		Road/Street	TAL. PANVEL DIST- RAIGAD											
				Area/Locality	TAL. PANVEL DIST- RAIGAD											
				Town/City/District												
				PIN	4		1		0		2		1		0	
				Remarks (If Any)	PAN2=AGQPK0188F~SecondPartyName=BHUSHAN PRAKASH KSHIRSAGAR AND KSHIPRA BHUSHAN KSHIRSAGAR~CA=10900000											
				Amount In	Four Lakh Forty Three Thousand Rupees Only											
Total		4,43,000.00		Words	Four Lakh Forty Three Thousand Rupees Only											
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	10000502024081100530 0609749511313										
Cheque/DD No.				Bank Date	RBI Date	11/08/2024-12:20:43 Not Verified with RBI										
Name of Bank				Bank-Branch		STATE BANK OF INDIA										
Name of Branch				Scroll No. , Date		Not Verified with Scroll										

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७ / ४५



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.

K. K. Kshirsagar

*Adwait
Gitanjali Pandey*



CHALLAN
MTR Form Number-6

8



GRN	MH006594207202425P	BARCODE			Date	11/08/2024-12:20:11	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR			PAN No.(If Applicable)	ASLPA0154A			
Location	RAIGAD			Full Name	ADITYA ADVAIT AND GITANJALI PANDEY			
Year	2024-2025 One Time			Flat/Block No.	Flat No C/1101, WING-CAUVERY, 11th FLOOR,			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		443000.00		Road/Street	THARWANI RIVIERA CHS LTD ,PLOT NO.37, SECTOR 35 -I, OWE æ"KHARGHAR			
				Area/Locality	TAL. PANVEL DIST- RAIGAD			
				Town/City/District				
				PIN	4 1 0 2 1 0			
				Remarks (If Any)	PAN2=AGQPK0188F--SecondPartyName=BHUSHAN PRAKASH KSHIRSAGAR AND KSHIPRA BHUSHAN KSHIRSAGAR~CA=10900000			
				Amount In	Four Lakh Forty Three thousand Rupees Only			
				Words	9344 2028			
Total		4,43,000.00		FOR USE IN RECEIVING BANK / 84				
Payment Details				STATE BANK OF INDIA				
Cheque-DD Details				Bank CIN	Ref. No.	10000502024081100530 6609749511313		
Cheque/DD No.				Bank Date	RBI Date	11/08/2024-12:20:43 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.
सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-529-13259	0003635225202425	11/08/2024-13:35:23	IGR548	443000.00
Total Defacement Amount					4,43,000.00

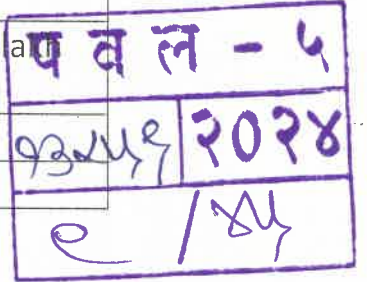
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AGREEMENT FOR SALE OF FLAT
(PART PAYMENT)

DESCRIPTION OF PROPERTY

FLAT NO.	FLOOR	AREA OF FLAT IN CARPET
C-1101	11th	573 sq. ft.
THARWANI RIVIERA CO-OPERATIVE HOUSING SOCIETY LTD., PLOT NO-37, SECTOR-35-I, KHARGHAR. TALUKA-PANVEL, DIST-RAIGAD. PIN- 410210		
SALE PRICE: Rs. 1,09,00,000/- (Rs. One Crore nine lakhs and nine rupees only)		
STAMP DUTY: @ 7%		Rs. 7,63,000
REGISTRATION CHARGES:		Rs. 30,000



THIS AGREEMENT is made, entered into and executed at Panvel on this 11th day of **AUGUST, 2024**,

BETWEEN

Mr. BHUSHAN PRAKASH KSHIRSAGAR, Age About- 50 years, PAN CARD NO- AGQPK0188F, AADHAAR NO- (3352 9895 8237) & **Mrs. KSHIPRA BHUSHAN KSHIRSAGAR** Age About 46 Years, PAN CARD NO- ARQPK7111B, AADHAAR NO- (5012 2304 0635) An Adult, Hindu, Indian Inhabitant, Presently Having Address at **ASMITA, KAILASH NAGAR, GORAKSHAN ROAD, NEAR HANUMAN TEMPLE, AKOLA, ALIYABAD, AKOLA. MAHARASHTRA - 444005.** (Hereinafter Referred to As The '**TRANSFERORS**' (Which Expression Unless Repugnant to The Context or Meaning Thereof Shall Mean and Include Their Heirs, Executors, Administrators and Assigns) Of the **FIRST PART**;

AND

Mr. ADITYA ADVAIT, Age About- 41 years, PANCARD NO- ASLPA0154A) AADHAAR CARD NO- (7991 6913 6958) & **Mrs. GITANJALI PANDEY** Age About 40 Years, PANCARD NO- AXTPP1604P, & AADHAAR NO- (7662 9645 9076), An Adult, Hindu Indian Inhabitant, Presently Having Address at **Flat No- A/1604, PLOT NO-69A, B.E.F. CONCEPT, UNNATHI, SECTOR-21, OPPOSITE JAL VAYU VIHAR, PHASE-1, KHARGHAR, RAIGAD, MAHARASTRA, 410210.** Hereinafter Referred to As The '**TRANSFEREES**' (Which Expression Unless Repugnant to The Context or Meaning Thereof Shall Mean and Include Their Heirs, Executors, Administrators and Assigns) Of the **SECOND PART**;

RPDM
K.B. Kshirsagar.

Advait
Gitanjali Pandey



AND WHEREAS

The City and Industrial Development Corporation of Maharashtra Limited and a company incorporated under the companies Act, 1956, and having registered office at 'Nirmal' 2nd Floor, Nariman Point, Mumbai-21 (herein after referred to as 'The Corporation') is the New Town Development Authority declared for the area designed as a site for the New Town of the 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 and Town Planning Act, 1966 (Maharashtra XXXVIII of 1966) hereinafter referred to as the SAID ACT.

WHEREAS the State Government acquiring lands described therein and vesting such lands in the said CIDCO Ltd. by Government of Maharashtra in exercise of its power under section 113 sub-section I and (3-A) of the Maharashtra Regional and Town Planning Act 1966 for development and disposal.

AND WHEREAS the CIDCO laid down plots in Goathan area of **Kharghar** and other villages on such place of land/plots acquired by the state Government and subsequently vested in (CIDCO) corporation for being leased to the project affected persons under 12.5% plot Allotment scheme.

पवल - ५	
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AND WHEREAS

an Agreement to Lease made at CBD dated 24th October 2007, executed by M/s CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD, (therein Referred called the 'CORPORATION' has allotted GES Plot no 37, sector 35-I, owe-village, Kharghar, Navi Mumbai, admeasuring 4031.11 sq. mtrs., in favour of 1) SHRI TUKARAM KALU PATIL, 2) SHRI HARI KATHOR KOLI, 3) SHRI SHIVRAM BOKYA JOSHI, 4) SHRI PADU RAMA JOSHI and 5) SHRI. RAMESH NATHU GHARAT, all adults Resident of Kharghar, hereinafter referred to as the said (ORIGINAL LICENSEES) under 12.5% Gaathan Expansion Scheme for a proper lease premium. the said agreement to lease has been



(Signature)

K.B. Kshirsagar.

(Signature)
Amitajali Pandey

registered with the Sub registrar Office Panvel - 3, Dated 24/10/2007, Sr. No. PVL3-10326-2007, Receipt no. 10436.

AND WHEREAS

the said original allottees, on obtain permission from CIDCO vide its letter no. CIDCO/EMS/12.5% SCHEME/KHARGHAR/156/07 dated. 06/11/2007, have sold and assigned all their rights in and upon the said plot in favour M/S. SHANTANU REALTORS through its proprietor Mr. Kamlesh Avchar Shah by executing a tripartite agreement dt. 16/11/2007 executed between CIDCO LTD., and ORIGINAL ALLOTTEES and M/S SHANTAU REALTORS and the said tripartite agreement has been registered with the sub registrar of assurance Panvel-1, vide registration no-11238, dt. 16/11/2007 And the CIDCO admitted them as its NEW LICENSEE.

AND WHEREAS

the said NEW LICENSEE, M/S. SHANTANU REALTORS, on obtaining required permission from CIDCO, have also sold and assigned all its rights in and upon the said plot in favour of M/S.

SAI PROPERTIES through its partners 1) M/S. HARDASMAL H. THARWANI, 2) MR. ANIL H. THARWANI, 3) MR. SUNIL H. THARWANI AND 4) MR. MOHAN H. THARWANI and executing a tripartite agreement dated:08/02/2008 by and between the CIDCO of the **FIRST PART** and M/S. SHANTANU REALTORS **SECOND PART** and M/S. SAI PROPERTIES of the **THIRD PART**.

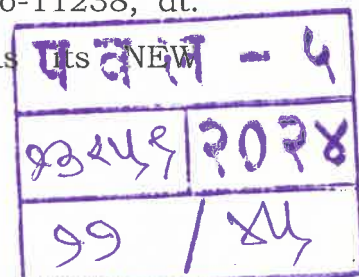
AND WHEREAS

the said tripartite agreement dated 08/02/2008 has been registered with the sub registrar of assurance Panvel-3, vide document Sr. No. PVL3-01753/2008, Receipt no-1800, and REGN. No-01753 dated 08/02/2008, thereby admitting them as is SUBSEQUENT NEW LICENSEE.

AND WHEREAS


K.B. Khisagar.


Citrajali Pandey



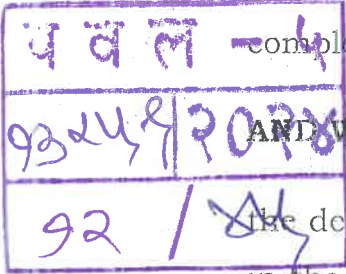
M/S. SAI PROPERTIES applied to the corporation for change of name from SAI PROPERTIES to SAI ASSOCIATES and accordingly on payment of the required charges as per their letter dated. 19/05/2008, the CIDCO vide its letter no- CIDCO/VASHAT/12.5%/KHARGHAR/257/2008/286, dated 04/06/2008 got the name change into M/S, SAI ASSOCIATES.

AND WHEREAS

in the premises, the developers are seized and possessed of or otherwise well sufficiently entitled to all that the said property more particularly described in the schedule hereunder written.

AND WHEREAS

the developers have entered into a standard agreement with an architect and registered with the council of architects and the such agreement is as per the agreement prescribed by the council of architects, whereas the developers have appointed a structural engineer for the preparation of the structural design and drawing of the building and the developers accept the professional supervision of the architect and the structural engineer till the completion of the building /buildings.



AND WHEREAS

the developers alone have sold and exclusive right to sell the flats in the said building/s to be constructed by the developers on the said property and to enter into agreement(s) with the TRANSFERORS and receive the sale price in respect thereof.



AND WHEREAS the said developers with the intent to develop the said property by constructing building/s thereto have got **COMMENCEMENT CERTIFICATE** from **CIDCO UNDER NO. CIDCO/BP/ATPO/895 DATED 16/05/2008** and by amended on dated; **31/03/2010** having reference no **CIDCO/ATPO/BP/2012/2378** permitting development of the said property.

AND WHEREAS while sanctioning the plans concerned local authority and or govt. has laid down certain terms, conditions,

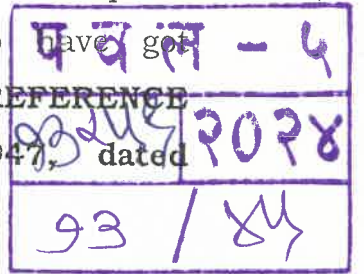
(Signature)
K.B. Kshirsagar

(Signature)
Cidajali Tordey

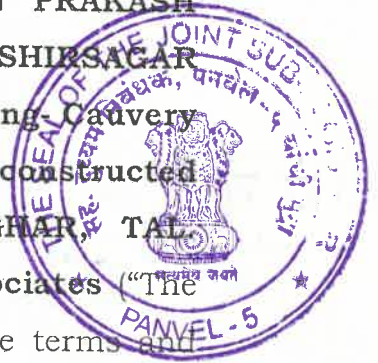
stipulations and restrictions which are to be observed and performed by the developers while developing the said property and said building/s and upon the due observation and performance of which only the completion and occupation certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS, the developers accordingly has constructed a building/s known as **"THARWANI'S RIVIERA"** on the said property as described in the second schedule hereunder written.


AND WHEREAS the said developers with the intent to develop the said property by constructed building/s thereto have got **OCCUPATION CERTIFICATE** from **CIDCO UNDER REFERENCE NO. CIDCO/BP-5871/ATPO (NM & K)/2012/947**, dated **12.10.2012**.

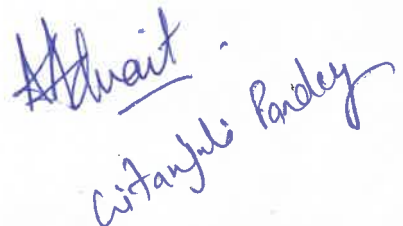


1. **WHEREAS** the TRANSFERORS **MR. BHUSHAN PRAKASH KSHIRSAGAR & MRS. KSHIPRA BHUSHAN KSHIRSAGAR** have purchased and acquired **Flat no- C/1101, wing- Cauvery on 11th Floor, in THARWANI RIVIERA building constructed on Plot No.37, SECTOR 35-I, OWE-KHARGHAR, TAL. PANVEL, DIST. RAIGAD** from the M/S Sai Associates ("The Developers") after paying all the dues and on the terms and conditions mentioned in Agreement for Sales dated 24/10/2012 at the Sub Registrar Panvel-4, vide receipt no-749 and Reg. No- Panvel 4 -748-2012. (hereinafter referred to as the **"SAID FLAT"**)



AND WHEREAS the members of the above said building have formed a Co-op. Housing Society named as **"THARWANI RIVIERA CO-OPERATIVE HOUSING SOCIETY LTD"**, which is registered under the **MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960** with the registration no- **NBOM/CIDCO/HSG, (TC)/5963/JTR/ Year 2014-2015**, dated 10/02/2015, having its registered office **Plot No.37, SECTOR 35-I, OWE-KHARGHAR, TAL. PANVEL, DIST. RAIGAD**. (hereinafter referred to as **"THE SAID SOCIETY"**). **THE TRANSFERORS** are the registered member of the above said Society.


K. B. Kshirsagar.


Anant Kishan Panole

WHEREAS

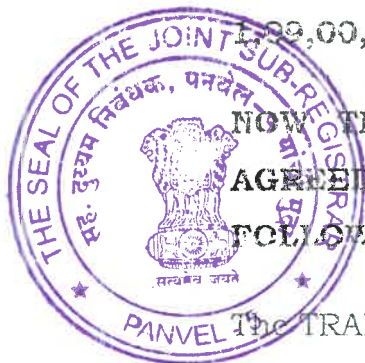
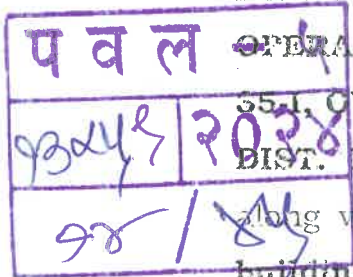
the said society has issued the share certificate no- 95, membership register no-95 of shares 10 (TEN) dated 10/02/2015 to MR. BHUSHAN PRAKASH KSHIRSAGAR & MRS. KSHIPRA BHUSHAN KSHIRSAGAR flat no- C/1101, wing- Cauvery, is the registered holder of TEN fully paid up shares of fifty each numbered from 941 to 950 both inclusive, in THARWANI RIVIERA CO-OPERATIVE HOUSING SOCIETY LTD. Plot No.37, SECTOR 35-I, OWE-KHARGHAR, TAL. PANVEL, DIST. RAIGAD

The said TRANSFERORS are absolute owners and member in respect of the said Flat No. C/1101, Wing - CAUVERY on 11th Floor, building known as "THARWANI RIVIERA", situated on Plot No. 37, Sector - 35 I, Village - Owe - Kharghar, Taluka - Panvel, Dist.- Raigad, and the said shares of the said society. The admeasuring flat area is 573 Sq. Ft. Carpet Area.

AND WHEREAS, the TRANSFERORS agreed to sell, transfer their rights, title and interest in the said Flat No. C/1101, wing- CAUVERY, 11th Floor, Building Known as "THARWANI'S RIVIERA", Society Known as "THARWANI RIVIERA CO-OPERATIVE HOUSING SOCIETY LTD"., Plot No.37, SECTOR 35-I, OWE-KHARGHAR, NAVI MUMBAI- 410210, TAL. PANVEL, DIST. RAIGAD, admeasuring about 573 Sq. ft. Carpet Area along with allotted Podium Car Parking Space no -108 in building, to the TRANSFEREES for a total consideration of Rs. 99,00,000/- (Rupees One Crore Nine Lakh Only).

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

The TRANSFERORS hereby declare that the said premises i.e. Flat No. C/1101, wing-Cauvery, 11th Floor, Building Known as "THARWANI RIVIERA", society known as "THARWANI RIVIERA CO-OPERATIVE HOUSING SOCIETY LTD." Plot No. 37, Sector 35-I, Owe-Kharghar, Tal. Panvel, Dist. Raigad, admeasuring about 573 Sq. ft. Carpet Area along with allotted Podium Car Parking Space no -108 in building was purchased



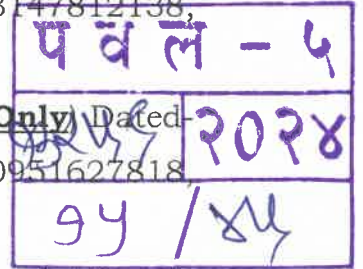
K. B. Khirsagar

Atyant
Atyant Pandey


by the said TRANSFERORS as referred hereinabove vide the said Agreement to Sale and the TRANSFERORS herein had already paid the total agreed consideration to the developers and took possession of the said premises/Flat.

The TRANSFEREES shall make the payment of the consideration mentioned herein above as under:

- a. A Sum of Rs. **1,00,000/- (Rupees: One Lakh Only)** Dated- 31/08/2024, via NEFT reference no -2024073147812138, **As Token Amount.**
- b. A Sum of Rs. **2,00,000/- (Rupees: Two Lakhs Only)** Dated- 09/08/2024, via NEFT reference no -2024080951627818, **As Part Payment.**
- c. A Sum of Rs. **2,00,000/- (Rupees: Two Lakhs Only)** Dated- 09/08/2024, via NEFT reference no -2024080951645969, **As Part Payment.**
- d. A Sum of Rs **15,00,000/- (Rupees: Fifteen Lakhs Only)** Dated-09/08/2024, via Bank of Baroda cheque No. 000001, **As Part Payment.**
- e. A Sum of Rs **15,00,000/- (Rupees: Fifteen Lakhs Only)** Dated-09/08/2024, via Bank of Baroda cheque No. 000002, **As Part Payment.**
- f. The Transferees will deduct and pay the amount of **Rupees 1,09,000/- (Rupees One Lakh Nine Thousand Only)** as **1% TDS** of consideration amount on behalf of Transferors. Under **Section 194-IA** of the Income-Tax Act, **on property sale** before execution of sale deed.
- g. Balance amount of **Rs.72,91,000/- (Rupees Seventy Two Lakhs and Ninety One Thousand Only)** will be paid on or before registration of Sale Deed and such other date as is mutually decided by the parties by getting Home loan/ Personal fund within 45 days + 15 days grace period from registration of agreement to sale.



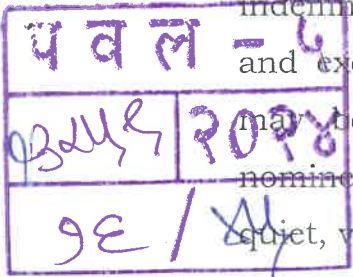
AND WHEREAS It is declare by the TRANSFEREES herein that they has approached and applied to the financial Bank & others


K. B. Kshirsagar.

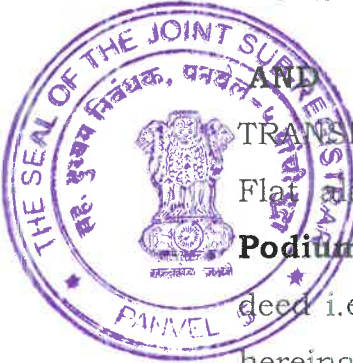

Gitanjali Pandey

for availing a Housing Loan to purchase and acquire the said premises and that the financial Bank & others have agreed to consider their request sympathetically for the said loan and has pre-sanctioned a loan in favour of TRANSFEREES to purchase the said Premises and accordingly it is declared by the TRANSFEREES that financial Bank have agreed that upon presenting the registered agreement to sell to the said bank, financial Bank will release the said balance payment (pay order) in favour of balance amount in favour of said TRANSFERORS with no liability upon the TRANSFERORS for repayment of the loan being availed by the said TRANSFEREES as referred hereinabove. TRANSFERORS shall co-operate for Society NOC, Mortgage NOC for getting home loan. Total grace period would be 15 days from expiry of above period in case of delay 18% interest shall be applicable @ PA. Time is essence of contract.

AND WHEREAS the TRANSFERORS do hereby declare that the said Flat is free from all encumbrances, claims and demands whatsoever and that they are fully entitled to deal with or dispose of the same and undertake to keep the TRANSFEREES indemnified in this behalf. The TRANSFERORS also agrees to sign and execute all such transfer forms, papers and documents as may be necessary in favour of the TRANSFEREES or their nominees and have put the TRANSFEREES or their nominees in quiet, vacant and peaceful possession of the said Flat on receipt of the full and final consideration mentioned hereinabove.



AND WHEREAS the TRANSFERORS shall deliver to the TRANSFEREES the vacant and peaceful possession of the said Flat along with the permanent fixtures and fittings & allotted **Podium Car Parking Space no-108** on completion of the sale deed i.e. on receipt of the full and final consideration mentioned hereinabove.



AND WHEREAS The TRANSFERORS will pay and clear off the charges payable to the Society and any other body by way of Municipal Taxes, Property taxes and other dues/outgoings/outstanding related to the said Flat up to the date of handing over the possession to the TRANSFEREES as per the

(Signature)
K.B. Kishinrao

(Signature)
Airtanjali Pandey

Society bills or any other dues in respect of the said Flat and hereby agree to keep the TRANSFEREES indemnified against any claim that may be made by the said Society or anyone else in respect of the said Flat for the above period at a later date.

AND WHEREAS the TRANSFEREES hereby agree to pay all the charges payable by way of Municipal Taxes, Property taxes and other dues/incoming charges related to the said Flat from the date of taking over the possession of the said Flat and hereby declare and confirm that they will abide by the bye-laws of the said Society, without any reservation whatsoever.

AND WHEREAS the TRANSFERORS hereby declare and confirm that the said Flat absolutely belongs to them and that they have not created any gift, pledge, lease, loan, mortgage, charge, lien, encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Flat in any court of Law, Taxing Authorities or with Municipality or Society authorities. The TRANSFERORS further undertakes to indemnify the TRANSFEREES against any such claim laid by anyone at a later date whatsoever.

AND WHEREAS the TRANSFERORS hereby release, relinquish, give up and surrenders all their right, title and interest in the membership of the said Society, the Share Certificate and the said Flat along with the **PODIUM PARKING** in favour of the TRANSFEREES forever post final Sale Deed.

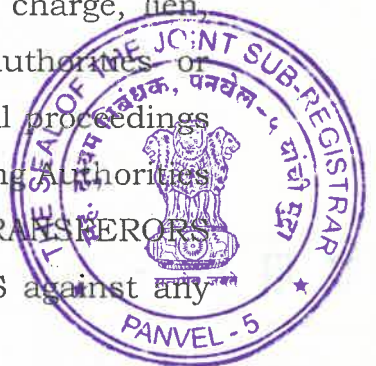
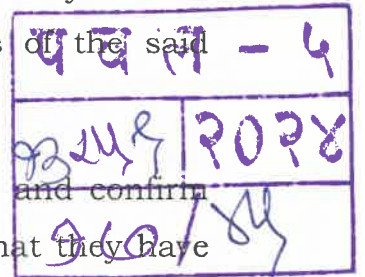
AND WHEREAS the TRANSFERORS agrees to hand over the Original Agreements/Deeds and/or all other relevant documents entered into by them with the earlier Vendor/Developer, to the TRANSFEREES for their record on receipt of the full and final consideration.

AND WHEREAS the TRANSFERORS have executed all the relevant papers required for the effective transfer of the said Flat. However, in future they undertake to co-operate with the TRANSFEREES and will execute all such further papers/documents/writings whatsoever for the effective transfer of the said Flat.

K. G. Kishor Sagar

K.G. Kishor Sagar.

Advait
Chitrali Pandey





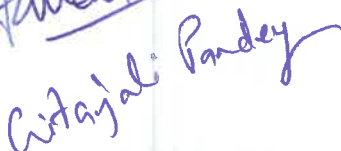
AND WHEREAS TRANSFERORS and TRANSFEREES have agreed to pay Society Transfer Charges at the time of getting NOC from Society equally and the Stamp Duty, CIDCO transfer and Registration charges, on the present agreement will be paid by TRANSFEREES.

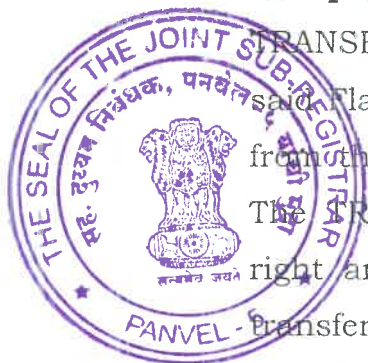
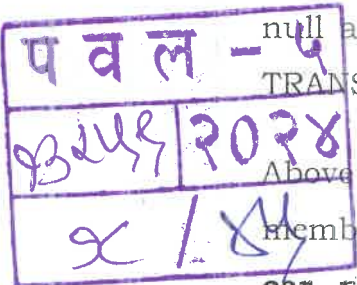
AND WHEREAS Any claim in respect of the said Flat from any person or persons or any authority pertaining to any period prior to the transfer of the said Flat in the names of the TRANSFEREES, the TRANSFERORS hereby agree to indemnify the TRANSFEREES against such claims by settling such claims from their own funds only and taking all the legal responsibilities upon them.

AND WHEREAS The TRANSFERORS hereby undertake and declare that in case any nomination, assignment, lien or charge in respect of the said Flat and the said shares/membership have been made and/or created by the TRANSFERORS and/or anyone else claiming through their prior to this day, in favour of any person or persons other than the said TRANSFEREES, the same shall after the execution of **THESE PRESENTS**, be deemed to be null and not binding upon the said Society/Builders and/or the TRANSFEREES.

Above of this Agreement, the Transferors agree to transfer the said membership and their interest in the said Flat along with **Podium car parking space no -108** to the TRANSFEREES and the TRANSFEREES are entitled to hold, possess, occupy and enjoy the said Flat along with the podium parking without any interruption from the TRANSFERORS or anyone else claiming through them. The TRANSFERORS hereby further declare that they have full right and absolute authority to enter into this Agreement and transfer the said Flat and they have not done or performed any act, deed, matter or things whatsoever whereby they may be prevented from entering into this Agreement for Sale as purported to be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in the favour or whereby quiet and peaceful enjoyment possession of the TRANSFEREES in respect of the said Flat may be disturbed and in the event of it being found that the TRANSFERORS was not entitled to enter into


K.B. Kulkarni

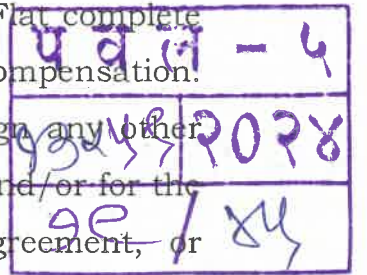

Anant

Anantajali Pandey



this Agreement and transfer their right sought or purported to be transferred hereby and the TRANSFEREES are not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons the TRANSFERORS be liable to compensate, indemnify and/or reimburse the TRANSFEREES all the loss or damage which the TRANSFEREES may suffer or sustain in this behalf.

AND WHEREAS This Agreement the TRANSFERORS hereby undertake to furnish any other documents, which may be required by the TRANSFEREES to make the title of the said Flat complete and absolute without claiming any extra charges or compensation.

The TRANSFERORS also agree and undertake to sign any other documents or forms with regards to transfer of Flat and/or for the payment of Stamp Duty to be paid on this Agreement, or rectification etc can also undertake to pay the Stamp Duty and other charges on all the earlier transactions, if any.





AND WHEREAS That the **podium Car Parking Space no-108** allotted to the TRANSFERORS without charging any monetary compensation shall with the sale of said flat will get transferred/belong to the TRANSFEREES as a part of the said flat without charging any monetary compensation for the same.



AND WHEREAS This Agreement shall always be subject to the Provisions contained in the Maharashtra Ownership Flats/Apartment Act, 1963 and the Maharashtra Ownership Flats/Apartment Rules, 1964 as amended up to date or any other provisions of law applicable thereto.

AND WHEREAS This Agreement has been executed in PANVEL, the property is situated at KHARGHAR and the payments are made in KHARGHAR/PANVEL, RAIGAD. Hence it is subject to **JURISDICTION OF PANVEL, RAIGAD COURTS OF LAW.**


K.B. Kohirajgar.


Cintajali Pandey

SCHEDULE OF PLOT/LAND**SCHEDULE-A**

All that Piece or parcel of Land Known as **Plot No. 37 (12.5% GES)**, admeasuring **4039.11 Sq. Meters**. Situated in Sector No. 35-I, at **Owe-Kharghar**, Taluka- Panvel, Dist-Raigad, within the jurisdiction of District Raigad, or thereabouts and bounded as follows:

THIS IS TO SAY:

ON THE NORTH BY: PLOT NO.35 & 36.
ON THE SOUTH BY: Prop. 15 mtrs. Wide road
ON THE EAST BY: 13 mtrs wide road.
ON THE WEST BY: PLOT NO 38.


SCHEDULE OF SAID FLAT

Flat No. C/1101, Wing-CAUVERY, 11th Floor, Building Known as "THARWANI'S RIVIERA", Society Known as "THARWANI RIVIERA CO-OPERATIVE HOUSING SOCIETY LTD"., Plot No 37, SECTOR 35-I, OWE-KHARGHAR, TAL. PANVEL, DIST. RAIGAD, admeasuring about **573 Sq. ft. Carpet Area**.

ENCLOSURES ALONG WITH AGREEMENT

Index-II (Old)
Occupancy Certificate
Share Certificate
Floor Plan
Pan/Aadhar Card of all parties
Other Supporting Documents


K. D. Chislagar.


Anant
Anant Pandey

प व ल - ५
१३/५/२०२४
२०/४/२४



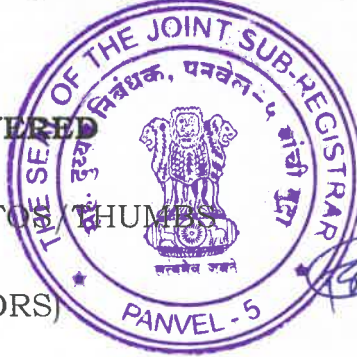
प व ल - ५
 १३/०८/२०२४
 १३/०८/२४

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

SIGNED SEALED AND DELIVERED

(BY THE SIGNATURES/PHOTO THUMBS

WITHIN NAMED- TRANSFERORS)



Bhushan
18-08-24



1) Mr. BHUSHAN PRAKASH KSHIRSAGAR)

2) Mrs. KSHIPRA BHUSHAN KSHIRSAGAR) *K.Bkshirsagar*

In the presence of Witness -

W1. *Sashank Advait*

2. *Shikha Srinasta*

Advait
Shikha



SIGNED AND DELIVERED (BY THE

Within named - TRANSFEREES)

1) Mr. ADITYA ADVAIT)

2) Mrs. GITANJALI PANDEY)

In the presence of Witness -

W1. *Sashank Advait*

W2. *Shikha Srinasta*

Advait
Shikha Gitanjali Pandey



RECEIPT

RECEIVED from The Within Named TRANSFEREES, **Mr. ADITYA ADVAIT & Mrs. GITANJALI PANDEY** Sum of Rs.35,00,000/- (Rupees: **Thirty five Lacs Only**) as on Date-10/08/2024, Being the Part Payment/Consideration of The Sale and Transfer of The Flat No **C/1101, WING-CAUVERY, 11th FLOOR, With allotted Podium car parking space no -108 SOCIETY KNOWN AS "THARWANI RIVIERA CO-OPERATIVE HOUSING SOCIETY LIMITED"** Situated at **PLOT NO.37, SECTOR 35 -I, OWE - KHARGHAR, TAL. PANVEL & DIST- RAIGAD.**

In following manner:

S. N.	Cheque/Bank Ref. No.	Name of Bank & Branch	Date	Amount
1.	0000072024 0731478121 38	Bank of Baroda, CBD Belapur	31/08/2024	1,00,000/-
2.	20240809516 27818	Bank of Baroda, CBD Belapur	09/08/2024	2,00,000/-
3.	20240809516 45961	Bank of Baroda, CBD Belapur	09/08/2024	2,00,000/-
4.	000001	Bank of Baroda, CBD Belapur	09/08/2024	15,00,000/-
5.	000002	Bank of Baroda, CBD Belapur	09/08/2024	15,00,000/-
2.	TOTAL PAID		AMOUNT	35,00,000/-

प व ल ५
(Rupee THIRTY FIVE LAKHS ONLY)
३२५५/२०२४
२२/०८

WE SAY RECEIVED

Rs. 35,00,000/-



1. Mr. BHUSHAN PRAKASH KSHIRSAGAR

2. Mrs. KSHIPRA BHUSHAN KSHIRSAGAR

(TRANSFERORS)



SIGNATURE OF WITNESSES.

W1. Shashank Advait

W2. Shikha Jiriyata

(Signatures of witnesses)

529/1394

पावती

Original/Duplicate

Friday, March 15, 2013

नोंदणी क्रं. : 39म

4:11 PM

Regn.: 39M

पावती क्रं.: 1472 दिनांक: 15/03/2013

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-1394-2013

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: भूषण प्रकाश क्षिरसागर

नोंदणी फी रु. 300.00

दस्त हाताळणी फी रु. 720.00

पृष्ठांची संख्या: 36

एकूण: रु. 1020.00

आपणास हा दस्तऐवज अंदाजे 4:30 PM ह्या वेळेस मिळेल अणि सोबत थंबनेल प्रत व CD घ्यावी.

Sub Registrar Panel 5

बाजार मुल्य: रु.3796000 /-

मोबदला: रु.3647500/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 300/-

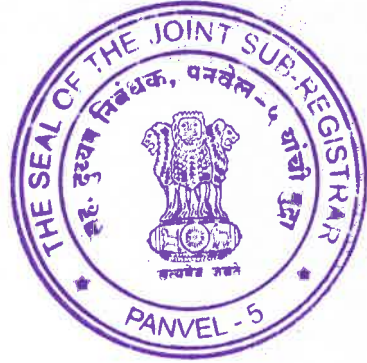
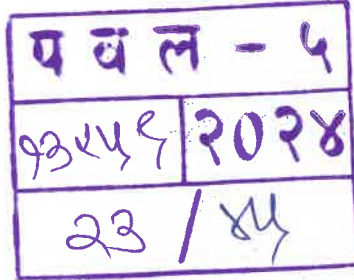
2) देयकाचा प्रकार: By Cash रक्कम: रु 720/-

पक्षकाराची स्वाक्षरी

मुळदस्तावेज परत मिळाला.

लिपिक

सहदुय्यम निबंधक, पनवेल-५ (वर्ग-२)



(9) दस्तऐवज दिनांक

(10) दस्त न

(11) अनुक्रम

iSarita v1.0

Index-2(सूची - २)

1394529
15/03/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक : 1394/2013
नोंदणी :
Regn:63m

गावाचे नाव : 1) खारघर

(1)विलेखाचा प्रकार अभिहस्तांतरणपत्र

(2)मोबदला 3647500

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 3796000

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

1) पालिकेचे नाव:रायराडइतर वर्णन: इतर माहिती: सदनिका क्र. ११०१, ११वा मजला, "थारवाणी रिवरा", कावरी विंग, प्लॉट-३७, सेक्टर-३५आय, ओवे खारघर, नवी मुंबई क्षेत्र ५७३ चौ.फुट कार्पेट (दस्त क्र. ७४८/२०१२ दिनांक २४/१०/२०१२ रोजी मु.श. भरलेत) (Plot Number : ३७, SECTOR NUMBER : ३५आय)

(5) क्षेत्रफळ

1) 573 चौ.फूट

(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:-मै. साई अशोमिणदास तर्फे भागीदार सुनील एच थारवाणी यांच्या तर्फे अख. हितेश ठाकरे वय:-36; पत्ता:-प्लॉट नं: ३१० व ३१३, माळा नं: ४५ इमारतीचे नाव: परसी पोलिस बिल्डिंग, ब्लॉक नं: प्लॉट-७७, सेक्टर-१७, रोड नं. वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABRES91319

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

1): नाव:-भूषण प्रकाश क्षिरसागर वय:-38; पत्ता:-प्लॉट नं: माळा नं: इमारतीचे नाव: "अस्मिता", ब्लॉक नं: -, रोड नं: कैलास नगर, गांधी नगर पो-गोरक्षन रोड, अकोसा, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं: AGQPK0188F
2): नाव:-क्षीप्रा भूषण क्षिरसागर वय:-34; पत्ता:-प्लॉट नं: माळा नं: इमारतीचे नाव: "अस्मिता", ब्लॉक नं: -, रोड नं: कैलास नगर, वाशी मण्डळ पो-गोरक्षन रोड, अकोसा, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं: ARQPK7111B

(9) दस्तऐवज करून दिल्याचा दिनांक 14/03/2013

(10)दस्त नोंदणी केल्याचा दिनांक 15/03/2013

(11)अनुक्रमांक,खंड व पृष्ठ 1394/2013

iSarita v1.0

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१३२५९/२०१४
२५/४५



Index-2(सूची - २)

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	300
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

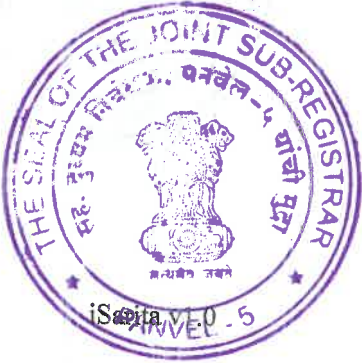
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(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.




सह मुख्य निबंधक, पनवेल - ५ (वर्ग-२)

प व ल - ५
१३/५/२०२४
२६/४५



iSoria



Wednesday, October 24, 2012
11:52 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 749 दिनांक: 24/10/2012

गावाचे नाव: खारघर
दस्तऐवजाचा अनुक्रमांक: पवल4-748-2012
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सुषण प्रकाश क्षिरसागर

नोंदणी: फी
दस्त हाताळणी फी
डाटा एन्ट्री
पृष्ठांची संख्या: 60

र. 30000.00
र. 1200.00
र. 20.00

एकूण:

र. 31220.00

आपणास हा दस्तऐवज अंदाजे 12:12 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel

सह. दुय्यम निबंधक पनवेल-४.
मोबदला: र.3647500/-

बाजार मूल्य: र.3796000/-

भरलेले मुद्रांक शुल्क: र. 189800/-

(दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

1) देयकाचा प्रकार: By Cash रक्कम: र. 1220/-

2) देयकाचा प्रकार: By Demand Draft रक्कम: र.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 057349 दिनांक: 24/10/2012

बँकेचे नाव व पत्ता: AXIS BANK LTD

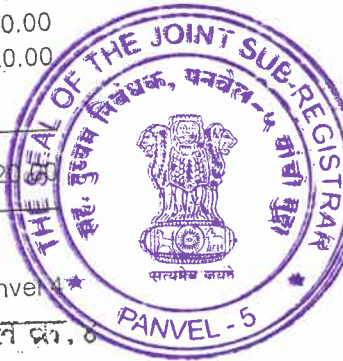
मुख्य दस्तऐवज प्राप्त झाला.

पक्षकाराची सही

लिपीक

सह. दुय्यम निबंधक पनवेल-४.

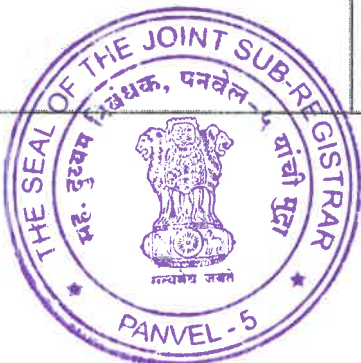
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७३५५ २०२४
२० / ४५



748528	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 4
11-08-2024		दस्त क्रमांक : 748/2012
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी Regn:63m

गावाचे नाव : 1) खारघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3647500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3796000
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन :सदनिका नं: सदनिका नं 1101, माळा नं: 11 वा मजला, इमारतीचे नाव: थारवाणी रिवेरा,कावेरी विंग, ब्लॉक नं: प्लॉट नं 37, रोड : से.35-I,खारघर,नवी मुंबई, इतर माहिती: क्षेत्र 573 चौ फुट कारपेट((Plot Number : 37 ;))
(5) क्षेत्रफळ	1) 573 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.साई अससिएट्स तर्फे भागीदार सुनिल थारवाणी यांचे तर्फे अख.हितेश एस. ठक्कर -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 310 ते 313,परसीपोलिस बिल्डींग,प्लॉट नं 74,से.17,वाशी,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:- ABRFS9181Q
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भुषण प्रकाश क्षिरसागर वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अस्मिता कैलास नगर, गांधी नगर,पो.गोरक्षण रोड,अकोला, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अकोला. पिन कोड:-444004 पॅन नं:-AGQPK0188F 2): नाव:-क्षीप्रा भुषण क्षिरसागर वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अस्मिता कैलास नगर, गांधी नगर,पो.गोरक्षण रोड,अकोला, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अकोला. पिन कोड:-444004 पॅन नं:-ARQPK7111B
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/10/2012
(10)दस्त नोदणी केल्याचा दिनांक	24/10/2012
(11)अनुक्रमांक,खंड व पृष्ठ	748/2012
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	189800
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेता	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील मुल्यांकन उपलब्ध होत नाही
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.



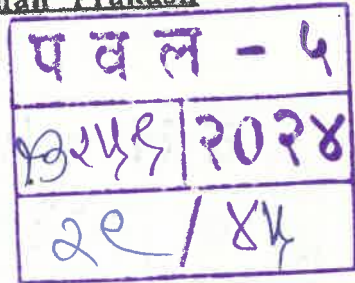


SAI ASSOCIATES

Date: March 23, 2013

Possession Letter

It is hereby declared that we have handed over possession of Flat No 1101 in Cauvery Wing on Eleventh Floor, in "Tharwanis Riviera" situated on Plot No 37, Sector-35I, Owe, Kharghar, Navi Mumbai. to Mr. Bhushan Prakash Shirsagar & Mrs. Sav. Kshipra Bhushan Shirsagar From March 23, 2013.



For SAI Associates



Partner.

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३९ / ४५



Tharwani Riviera Co-Operative Housing Society Ltd.

Registration No. -NBOM/CIDCO/HSG,(TC)/5963/JTR OF 2014-2015 Dated. 10/02/2015

Plot No. 37, Sector 35I, Kharghar, Navi Mumbai-410210

Share Certificate

(AUTHORISED SHARE CAPITAL OF RS. 1, 00,000/- DIVIDED INTO 2000 SHARES OF RS. 50 EACH)
(Registered under the Maharashtra Co-Operative Societies Act, 1960)

CERTIFICATE No. 95 Member's Register No. 95
No. of Shares 10 Date 10/02/2015

This is to certify that Shri/ Smt./ M/s. Mr. Bhushan Prakash Kshirsagar &
Wing: CAUVERY Mrs. Kshipra Bhushan Kshirsagar.

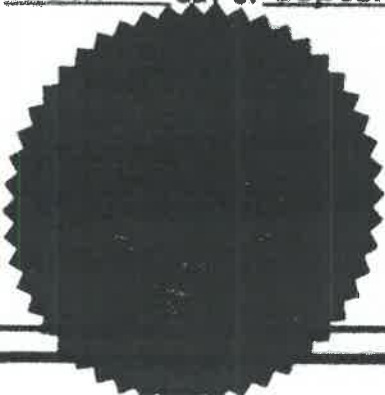
Flat No. C/1101 is the Registered Holder of Ten Fully paid up Shares of
Rs. FIFTY each Numbered from 941 to 950 both inclusive, in


Tharwani Riviera Co-Operative Housing Society Ltd.

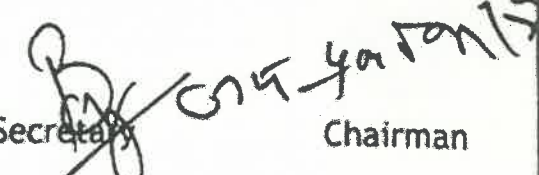
Plot No. 37, Sector 35I, Kharghar, Navi Mumbai-410210

Given under the Common Seal of the said Society at Kharghar, Navi Mumbai on this

10th day of September 2017




Authorised
M.C. Member


Secretary Chairman

P.T.O.

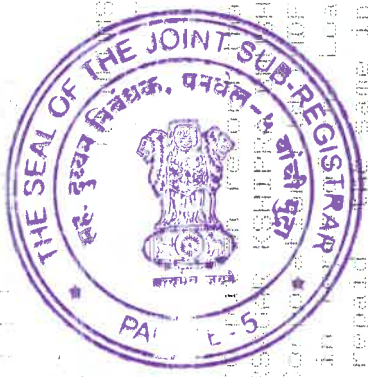


HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
www.hdfc.com



KIRAN : 9029224414 • E-mail : kprk@hdfc.com

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३२ / ४५
३२५५ २०२४



This is to certify that the above mentioned SHUSHAN PEAKAM and MRS KSHIRABAI KSHIRKHALE Housing Development Finance Corporation has granted a HOUSING LOAN of Rs. 3000000 in favour of the said Loan agreement dated 13-05-2012 has/have repaid the same in full with all dues and that no amount is now due from him/her/them towards or in respect of the said loan.

In view of the above HDFC has no claim, right, title or interest in respect of the property being FLT NO.1101.11TH FLR, THARWANI'S RIVIERA -CAUVERY, PLOT 37, SECTOR 35 I, KHARGHAR,, Pin : 400614

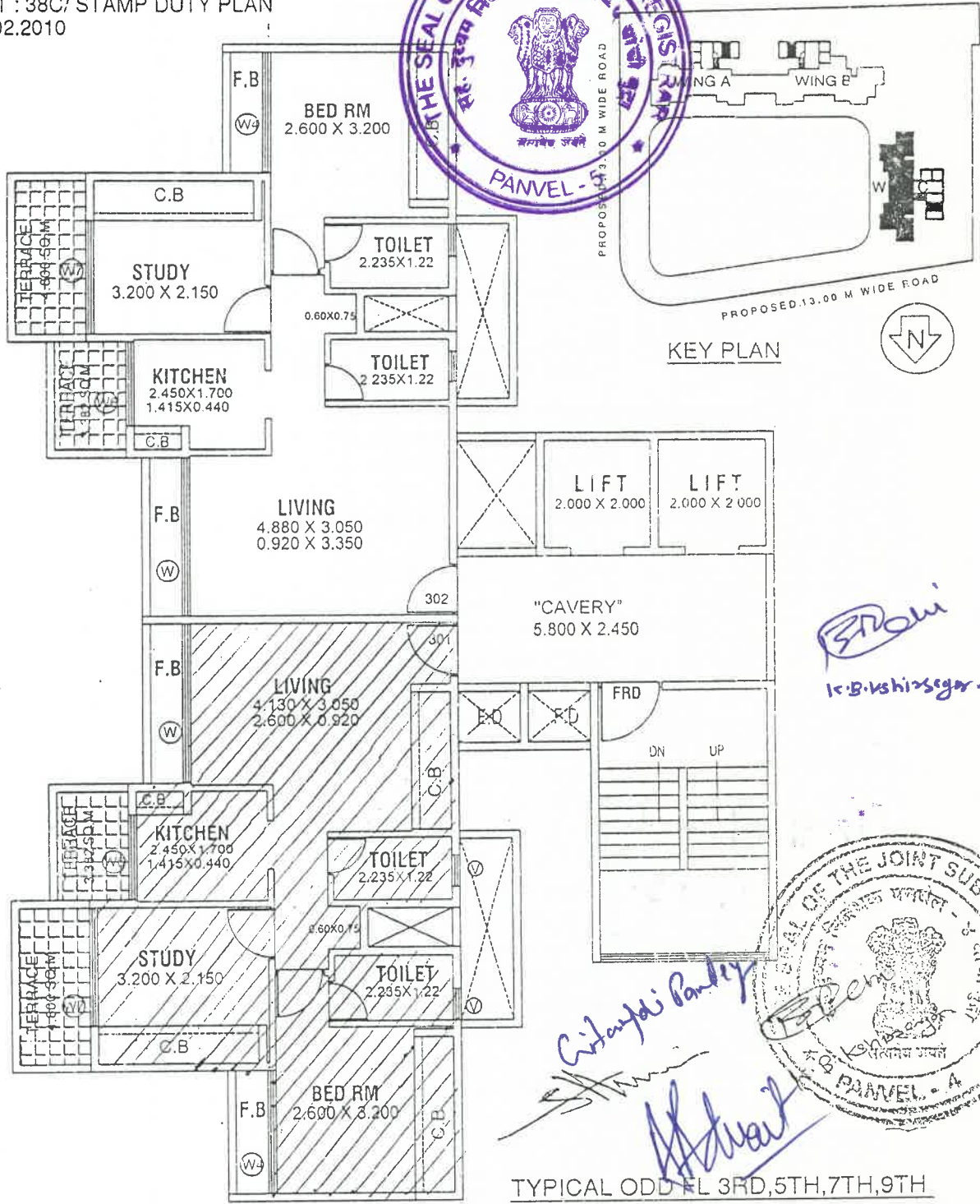
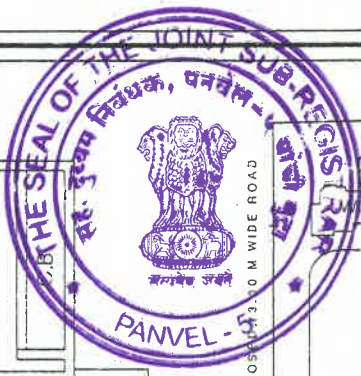
Yours faithfully,
For Housing Development Finance Corporation Ltd,



Authorised Signatory

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 १३/०५/२०२४
 ३३ / ४५

RIVERIA / AT : 38C/ STAMP DUTY PLAN
 DATE : 16.02.2010



K.B. Kshirsagar

Satish V. Ahuja



TYPICAL ODD FL 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH, & 19TH FLOOR

ON ELEVENTH FLOOR

FLAT NO.	SIGNATURE OF PURCHASER	PROJECT	ARCHITECT
FLOOR & WING		PROPOSED RESI. BUILDING ON, PLOT NO.37, SECTOR -35I,	Satish V. Ahuja
CARPET AREA		KHARGHAR, NAVI MUMBAI.	Address: Acharya, C-2, 1st floor, Sector 35I, Vashi, Navi Mumbai - 400 705
BUILT UP AREA	SIGNATURE OF VENDOR	M/s SAI ASSOCIATES	Tel: 2789 2644, Mob: 9821196129
TERRACE AREA			email: vjseals2001@rediffmail.com
TOTAL			

BE / EO



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Beapur,
Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/2012/ **2378** of -

Date : **15 MAR 2012**

To,
M/s Sai Properties
Persipolis Building, 3rd Floor, Office No.310,
Plot No.74, Sector-17, Vashi, Navi Mumbai

ASSESSMENT ORDER NO.1066/2011-12 REGISTER NO.03 PAGE NO.1066

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	3	7	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.37, Sector- 35-I at Kharghar (12.5% scheme), Navi Mumbai

REF:- 1) Your architect's application dated 08/10/2010 , 14/09/2011, 27/12/2011 & 24/01/2012

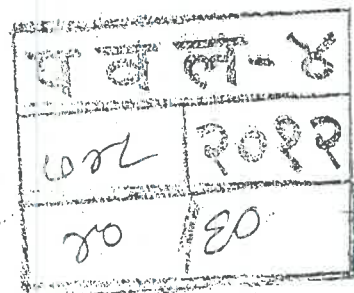
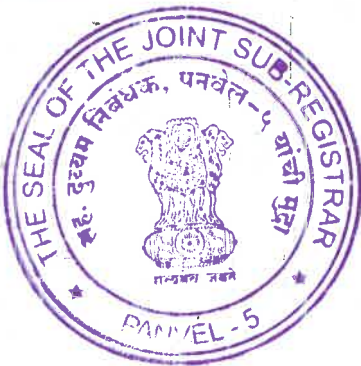
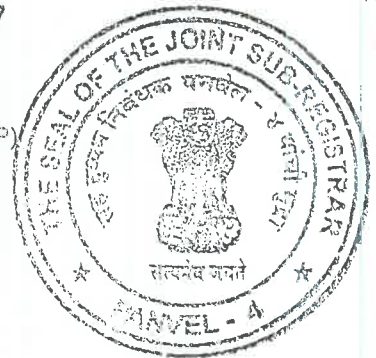
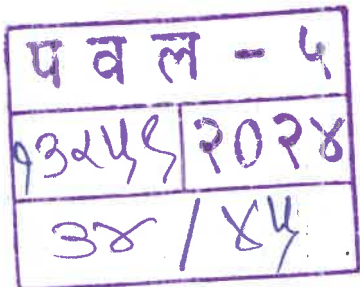
ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING & OTHER CONSTRUCTION WORKERS WELFARE CESS ACT-1996)

1. Name of Assessee :- M/s Sai Properties
2. Location :- Plot No.37, Sector- 35-I at Kharghar (12.5% scheme), Navi Mumbai
3. Land use :- Residential
4. Plot area :- 4039.11 Sq. mtrs
5. Permissible FSI :- 1.5
6. GROSS BUA FOR ASSESSMENT :- 15947.81 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. :- 15947.81 Sq.mtrs. X 12000.00= Rs.191373720/-
- B) AMOUNT OF CESS :- Rs.191373720/- X 1%= Rs.1913737.20
- 7) Construction & Other Workers Welfare Cess charges paid Rs.19,16,000/-vide
i) Receipt No.3978, dtd.08/11/2011, Amount of Rs. 15,96,000/-
ii) Receipt No.7577, dtd.24/01/2012, Amount of Rs.3,20,000/-

Yours faithfully

(R. B. Patil)

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





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/2012/ **12378** ^{or}/₇₀ -

Date: **15 MAR 2012**

To,
M/s Sai Properties
Persipolis Building, 3rd Floor, Office No.310,
Plot No.74, Sector-17, Vashi, Navi Mumbai

ASSESSMENT ORDER NO.1066/2011-12 REGISTER NO.03 PAGE NO.1066

SUB:- Payment of amended development charges for Residential Building on Plot No.37 / Sector-35-I at Kharghar (12.5% scheme), Navi Mumbai

- REF:-
- 1) Your architect's application dated 08/10/2010, 14/09/2011, 27/12/2011 & 24/01/2012
 - 2) Earlier C.C. Granted by this office vide letter No.532, dtd.31/03/2010
 - 3) Amended fire NOC issued by Fire Officer, CIDCO vide letter dtd.31/01/2011
 - 4) Approval of location and size of Elect. Substation issued by EE(Panvel(U) Division of MSEDCL, vide letter No.2361, dtd.25/04/2008
 - 5) PSIDC NOC issued by EE(Elect) vide letter dtd.18/11/2011
 - 6) Extension in time limit NOC issued by M(TS-II) vide letter dtd.02/12/2011
 - 7) 100% IDC of Rs.40,40,000/- vide receipt No.EMS/B 240770, dtd.17/10/2007

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- | | | |
|-----|--|---|
| 1. | Name of Assessee | : - M/s Sai Properties |
| 2. | Location | : - Plot No. 37, Sector-35-I at Kharghar (12.5% scheme) |
| 3. | Land use | : - Residential |
| 4. | Plot area | : - 4039.11 Sq. mtrs |
| 5. | Permissible FSI | : - 1.5 |
| 6. | AREA FOR ASSESSEMENT | : - |
| i) | Plot area | : - 4039.110 Sq.mtrs. |
| ii) | Built up area | : - 6022.501 Sq.mtrs |
| 7. | DEVELOPMENT CHARGES | : - |
| i) | Plot area | : - 4039.110 Sq.mtrs X Rs.30/-=Rs.121173.30 |
| ii) | Built up area | : - 6022.501 Sq.mtrs X Rs.40/-=Rs.240900.40 |
| | | Total Rs. 362073.34, Say Rs.362073.34 |
| 8. | Total Assessed development charges | : - 7(i) + 7(ii)=Rs.362073.34, Say Rs.362073.34 |
| 9. | Date of Assessment | : - 06/03/2012 |
| 10. | Due date of completion | : - Upo 23/10/2012 |
| 11. | Development charges paid of Rs.3,63,550/- Vide | |
| i) | Challan no. 105058, Amount of Rs.2,80,450/- dtd.29/04/2008 | |
| ii) | Challan No.122494, Amount of Rs.83,100/- dtd.26/03/2010 | |

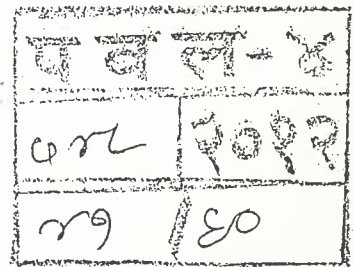
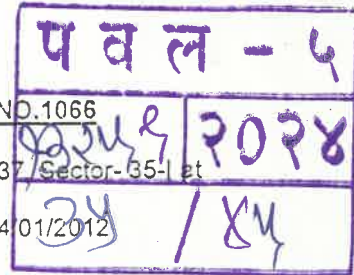
Unique Code No. 2011 03 021 02 1137 01 is for this Development Permission on Plot No.37, Sector-35-I at Kharghar (12.5% scheme), Navi Mumbai

This assessment order supersedes earlier assessment order No.531/2009-10 vide letter dtd.31/03/2010 issued by this office.

Yours faithfully,

(R. B. Patil)

Add. Town Planning Officer(BP)
(Navi Mumbai & Khopta)





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Date: 15 MAR 2012

Ref. No. CIDCO/ATPO(BP)/2012/ 2379--

To,
M/s Sai Properties,
Persipolis Building, 3rd Floor, Office No.310,
Plot No.74, Sector-17, Vashi, Navi Mumbai.

Sub:- Amended approval to revised plan for Residential Building on Plot No.37, Sector- 35-I at Kharghar (12.5% scheme), Navi Mumbai

- REF:-
- 1) Your architect's application dated 08/10/2010 , 14/09/2011, 27/12/2011 & 24/01/2012
 - 2) Earlier C.C. Granted by this office vide letter No.532, dtd.31/03/2010
 - 3) Amended fire NOC issued by Fire Officer, CIDCO vide letter dtd.31/01/2011
 - 4) Approval of location and size of Elect. Substation issued by EE(Panvel(U) Division of MSEDCL, vide letter No.2361, dtd.25/04/2008
 - 5) PSIDC NOC issued by EE(Elect) vide letter dtd.18/11/2011
 - 6) Extension in time limit NOC issued by M(TS-II) vide letter dtd.02/12/2011
 - 7) 100% IDC of Rs.40,40,000/- vide receipt No.EMS/B 240770, dtd.17/10/2007

Sir,

Please refer to your application for amended approval for Residential Building on Plot No.37, Sector-35-I at Kharghar (12.5% scheme), Navi Mumbai.

The amended approval is hereby granted to construct Residential Building on the plot mentioned above.

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

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

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

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

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

The Developers / Builders shall take all precautionary measures for prevention of malaria, dengue, and pest control at project site to avoid epidemic. If required, you can approach Health Department for orientation program.

Since, you have paid 100% IDC of Rs.40,40,000/- vide receipt No.EMS/B 240770, dtd.17/10/2007, you may approach to the Office of Executive Engineer (Kharghar) to get the sewerage connection to your plot.

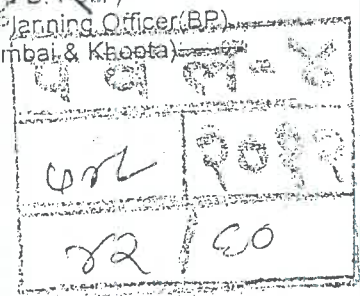
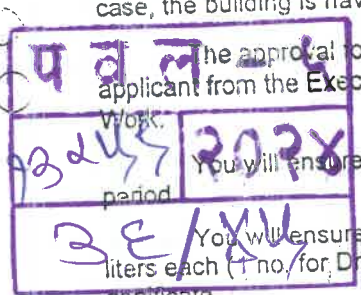
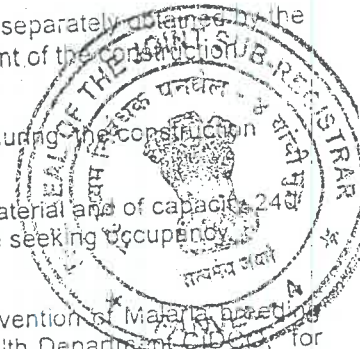
This set of approved plans supercedes all the plans approved earlier.

Thanking you,

Yours faithfully

(R. B. Patil)

Add. Town Planning Officer (BP)
(Navi Mumbai & Kharghar)



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD
AMMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXIV) of 1966 to M/s Sai Properties Partners, Plot No. 37, Sector- 35I, Node:- Kharghar(12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Stilt + 21 Structure)

Total Residential BUA =6022.501 Sq. Mt.

(Nos. of Residential Units - 116, Nos. of Commercial units - Nil)

6. This Certificate is liable to be revoked by the Corporation if:-

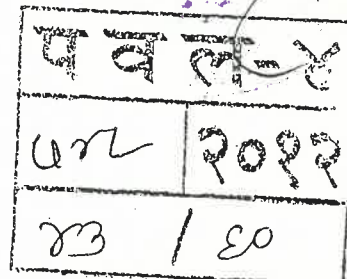
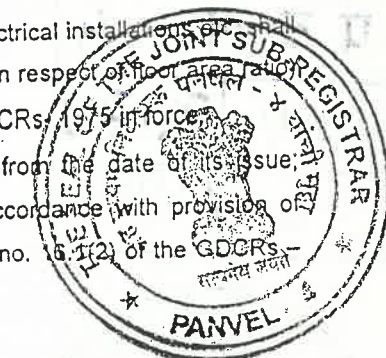
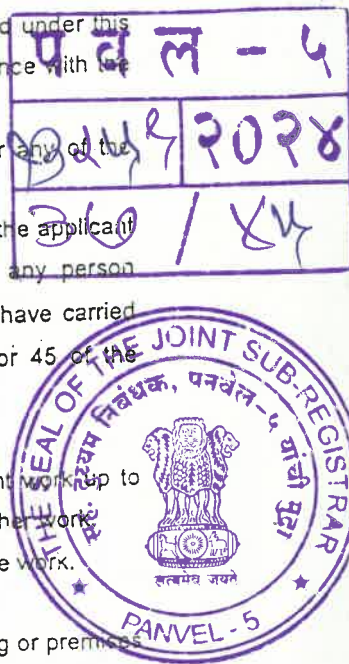
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs, 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 5.1(2) of the GDCRs- 1975.

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 20,500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for



breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

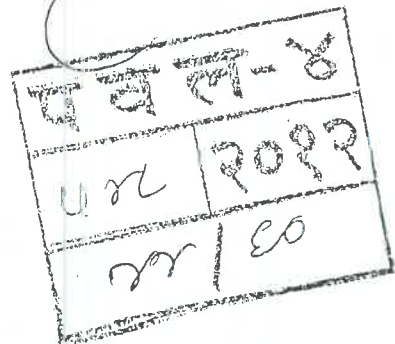
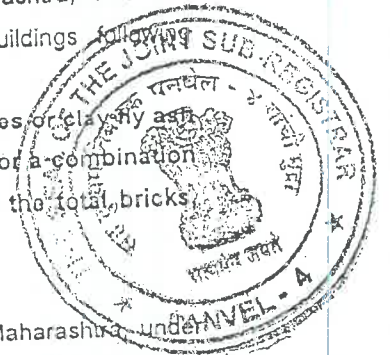
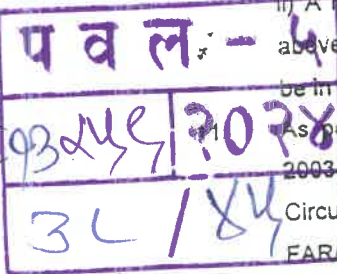
8. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details.
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - j) Address where copies of detailed approved plans shall be available for inspection.

ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

As per the notification dtd. 14th September 1999 and amendment on 27th August 2003 issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/02004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks & tiles as the case may be in their construction activity.

As directed by the Urban Development Deptt. 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/amenities spaces of Housing Society and new construction /reconstruction / additions 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 of specifications different from those in Schedule, 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 groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- 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 structures as required under these byelaws.

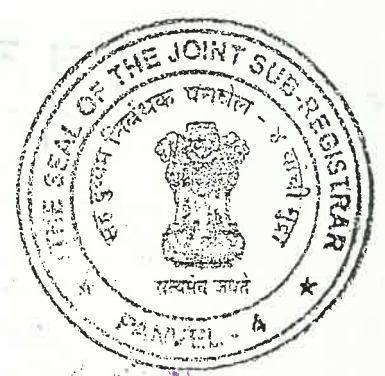
Patil
17/3

(R. B. Patil)

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

Patil

प व ल - ५
१३२५/२०२४
३९/४५



प व ल - ४
७२८ २०२२
४५/१०



CIDCO CORPORATION OF MAHARASHTRA LIMITED

OFFICE
2nd Floor, Nariman Point,
400 021
(Reception) +91-22-6650 0900 / 6650 0926
+91-22-2202 2809 / 6650 0933

HEAD OFFICE
CIDCO Bhamburda, CBD Ecolapal,
Navi Mumbai - 400 614
PHONE : +91 22-6791 6100
FAX : +91 22-6791 6150


CO/EP 5871/ATPO(NM & K)/2012/9 47 = ---

Date: 17 OCT 2012

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	3	7	0	1
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OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building (A' & B' Wing of Still + floor Podium + 2nd to 20th floors & C' Wing Still + 1st floor Podium + 2nd to 21st floors) as BUA=6051.165 Sq mtrs. Total BUA=6051.165 Sq mtrs. (No. of Units, Res.116 Nos.) as per (see of FSI, Fitness Centre BUA=120.543 Sq mtr.) on Plot No 37, Sector-35-1 at Navi Mumbai (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s. Satish Ahuja has been inspected on 25/05/2012 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 16/03/2012 and that the development is fit for the use for which it has been carried out.


(R. B. Patil)
Add. Town Planning Officer (EP)
(Navi Mumbai & Khopla)

पत्र - ५
१३२५५/२०२४
२०/१५



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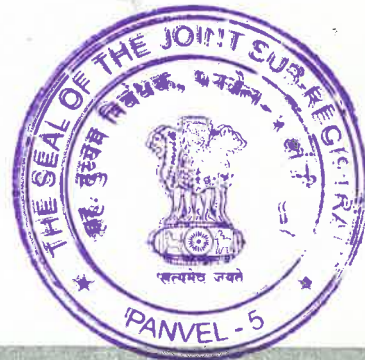
भारत सरकार
GOVERNMENT OF INDIA



भूषण प्रकाश क्षीरसागर
Bhushan Prakash Kshirsagar
जन्म तिथि/DOB: 23/06/1974
पुरुष/ MALE
Mobile No: 9595518625
3352 9896 8237
VID : 9186 9691 1981 4569

प व ल - ५
१३/५/२०२४
२९ / ४५

Prakash



माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

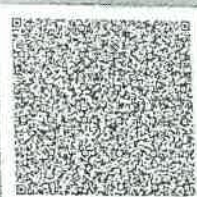
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ARQPK7111B



नाम / Name
KSHIPRA BHUSHAN KSHIRSAGAR

पिता का नाम / Father's Name
ASHOK WAMANRAO BABHULKAR

जन्म की तारीख /
Date of Birth
20/01/1978



13082023

PAN Application Digitally Signed. Card Not Valid unless Physically Signed

K. B. Kshirsagar



भारत सरकार
GOVERNMENT OF INDIA



श्रीमती भूषण क्षीरसागर
Kshipra Bhushan Kshirsagar
जन्म तिथि / DOB : 20/01/1978
महिला / FEMALE

5012 2304 0635
VID : 9136 1531 4610 1029



मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

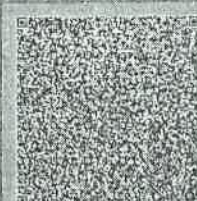
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGOPK0188F



नाम / Name
BHUSHAN PRAKASH KSHIRSAGAR

पिता का नाम / Father's Name
PRAKASH SAMPATRAO KSHIRSAGAR

जन्म की तारीख /
Date of Birth
23/06/1974



30072023

PAN Application Digitally Signed. Card Not Valid unless Physically Signed

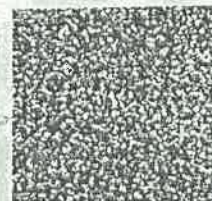


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पता:
S/O: प्रकाश क्षीरसागर, अस्मिता कैलाश नगर, गोरक्षान रोड, हनुमान मंदिर जवळ, अकोला, अकोला, महाराष्ट्र - 444005

Address :
S/O: Prakash Kshirsagar, ASMITA, KAILASH NAGAR, GORAKSHAN ROAD, NEAR HANUMAN TEMPLE, AKOLA, Aliyabad, Akola, Maharashtra - 444005



1947



help@uidai.gov.in



www.uidai.gov.in

Prakash

भारत सरकार
Government of India

आधार

Issue Date: 10/03/2016

आदित्य अद्वैत
Aditya Advait
जन्म तिथि / DOB : 27/06/1983
पुरुष / Male

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

7991 6913 6958

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADITYA ADVAIT

BIRENDRA PRATAP TIWARI

27/06/1983
Permanent Account Number
ASLPA0154A

Signature

Advait

भारत सरकार
Government of India

आधार

Issue Date: 24/09/2017

गीतजलि पालेय
Gitanjali Pandey
जन्म तिथि / DOB : 04/09/1983
महिला / Female

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

7662 9645 9076

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GITANJALI PANDEY

SURENDRA KUMAR PANDEY

04/09/1983
Permanent Account Number
ASTPP1G04P

Signature

Gitanjali Pandey

भारत सरकार
Government of India

आधार

Download Date: 08/09/2012

शिक्षा पंकज श्रीवास्तव
Shikha Pankaj Srivastava
जन्म तिथि / DOB: 30/12/1986
स्त्री / FEMALE

Mobile No: 7666405900

2314 6207 6403
VIR: 11 6482 7217 9901

माझी आधार, माझी ओळख

भारत सरकार
Government of India

आधार

Issue Date: 08/09/2012

शशांक अद्वैत
Shashank Advait
जन्म तिथि / DOB : 27/06/1983
पुरुष / Male

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

2502 3771 9168

मेरा आधार, मेरी पहचान

Advait

पवल - 5
344/2028
22/14

