

528/5371

पावती

Original/Duplicate

Tuesday, April 28, 2015

नोंदणी क्र. :39म

7:19 PM

Regn.:39M

पावती क्र.: 5989

दिनांक: 28/04/2015

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल4-5371-2015

दस्तऐवजाचा प्रकार : ट्रान्सफर डीड

मादर करणाऱ्याचे नाव: सौ. सपना उमेश पाटील - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकूण:

रु. 580.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 7:32 PM ह्यावेळी मिळाले.

Joint Sub Registrar Panvel 4

वाजार मूल्य: रु.4212000 /-

मोबदला: रु.6000000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 480/-

नोंदणी फी माफी अमल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

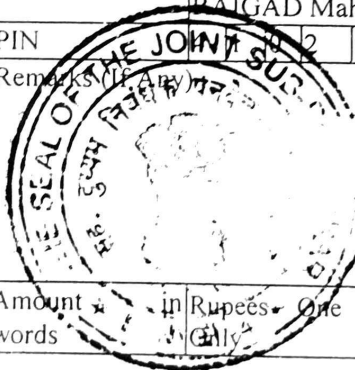
Payment Successful. Your Payment Confirmation Number is 48559326

IDBI BANK

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH006107831201415R	BARCODE	Form ID :	Date:
Department	IGR	Payee Details		
Receipt Type	RE	Dept. ID (If Any)		
Office Name	IGR146-PNL1 PANVEL NO 1 SUB REGISTRAR	Location	PAN No. (If Applicable) DLN---	
Year	Period: From : 28/02/2015 To : 31/03/2099	Full Name SAPNA UMESH PATIL		
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 704 7TH FLOOR RIDDHI	
0030046401-75	100.00	Road/Street, Area /Locality	REGENCY CHS LTD PLOT NO 5 SURVEY	
0030063301-70	0.00	Town/ City/ District	NO 746 2B 746B 1C AND 746 2A PANVEL RAIGAD Maharashtra	
	0.00	PIN	402006	
	0.00	Remarks (If Any)		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	100.00	Amount in words	Rupees - One Hundred	
Payment Details:IDBI NetBanking Payment ID : 58340434		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN : 69103332015022851172 No		
Cheque- DD No.		Date	28-02-2015	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		



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DEED OF TRANSFER AND SALE

THIS DEED OF TRANSFER AND SALE is made and entered into at Panvel this 28 day of ~~March~~ April 2015.

BETWEEN

(1) MR. SANJAY NAVINCHANDRA SHAH, Age - ⁵⁰~~48~~ Years, (2) MRS. ^{h/mta}~~S.N.14~~ DIPA SANJAY SHAH, Age - ⁴⁹~~47~~ Years, both are Indian inhabitant, both ^{Dipa.S.Shah.} are residing at 604, Adarsh Tower, Adarsh Vihar Complex, Off Marve Road, Malad (W), Mumbai - 400 064, hereinafter called the "TRANSFERORS" (which expression shall, unless repugnant to the context or meaning thereof be deemed to include their respective legal heirs, executors, assigns and administrators) of the **ONE PART**.

AND

(1) MRS. SAPNA UMESH PATIL, Age - 39 Years, (2) MR. UMESH BABAN PATIL, Age - 43 Years, both are Indian inhabitants, both are residing at C-605 Kanak Sarovar Co-op. Hsg. Society Ltd., Plot No. 17 Old Thana Naka Road Panvel - 410206, Taluka - Panvel, District - Raigad, hereinafter called and referred to as the "TRANSFEREES" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, assigns and administrators) of the **OTHER PART**.

WHEREAS:

A) The Transferors has purchased on Ownership basis Flat No.704, on the Seventh Floor, admeasuring 719 Sq. Ft. Carpet area with attached terrace area admeasuring about 313 Sq. Ft. with stilt parking no.02, admeasuring 120 Sq. Ft., in the Building Known as "Riddhi Regency" constructed on Plot No.5, formed out of Survey No. 746/2B + 746B+1C and Survey No 746/2A, situated at Panvel, Taluka - Panvel, District - Raigad, vide Agreement For Sale dated 09-03-2010 from M/s. Riddhi Associates, a Partnership firm and the same is registered on same day under serial no.PVL1 - 2773 - 2010 with the office of Joint Sub-Registrar of Assurance Panvel - 1 (hereinafter for the sake of brevity above

^{S. Patil}
^{h/mta}
^{S.N.14}
^{S. Shah.}



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mentioned Flat is referred to as "the Said Flat" and "said Agreement")
Upon complying with the terms of the said Agreement and paying the full
consideration to the said Developers, M/s Riddhi Associates, a
Partnership firm, the Transferors herein was put in vacant and peaceful
possession of the said flat as owner thereof. As such Transferors became
entitled to and are in exclusive control, use, enjoyment, occupation and
possession of the said flat as absolute owner thereof.

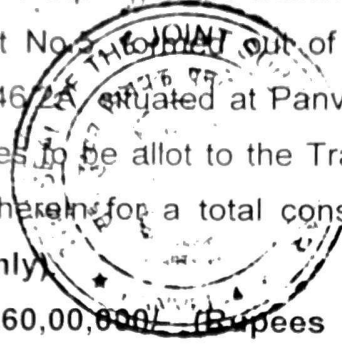
- B) All the flat purchasers in the said building in which the said Flat is situated have formed a Co-op Housing Society by name "Riddhi Regency Co-operative Housing Society Ltd."
- c) The Transferors are a registered member of the "Riddhi Regency Co-operative Housing Society Ltd., a Society duly registered under the Maharashtra Co-operative Societies Act, 1960, (hereinafter referred to as the "said Society")
- D) The Transferors as a member of the said Society are holding said Flat and also entitle for allotment of shares from said society, the shares to be allot is hereinafter called and referred to as "said shares".
- E) The Transferees herein has approached the Transferors for the purchase of the said Flat along with the said shares along with his right in respect of the said Flat, including right to purchase and as a member of the said Co-op. Housing Society Ltd.
- F) The Transferors has agreed to sell all their right, title and interest in the said Flat and common amenities along with the shares of the said society to the Transferees herein for a total consideration of **Rs.60,00,000/- (Rupees Sixty Lacs Only)** and on following terms and conditions which has been accepted by the Transferees and accordingly Agreement For Sale is executed by and between the parties on 22nd day of September, 2010 which is registered with joint sub-registrar office Panvel-1 under Receipt No.12233, dated 22.09.2010, Document Serial No PVL1 - 11246 - 2010.

NOW THIS DEED OF TRANSFER WITNESSETH AS FOLLOWS:-

1. The recital mentioned herein above are to be treated as an integral part of this Agreement and the Transferors hereby confirms all the above representations made to the Transferees as true and correct
2. The Transferors hereby transfers all their right, title and interest in the said Flat i.e. Flat No.704, on the Seventh Floor, admeasuring 719 Sq.

S. Patil
h.k. Patil
S. Patil
S. Patil

Flat Carpet area with attached terrace area admeasuring about 313 Sq. Ft. with
 with stilt parking no 02, admeasuring 120 Sq. Ft., in the Building Known as
 "Riddhi Regency" constructed on Plot No. 746/2A situated at Panvel, Taluka
 Panvel District - Raigad and the shares to be allot to the Transferors by
 the said society, to the Transferees herein for a total consideration of
Rs.60.00.000/- (Rupees Sixty Lacs Only)



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3 The said consideration of Rs.60,00,000/- (Rupees Sixty Lacs Only) have been paid by the Transferees to the Transferors as under:-

- (i) Rs.1,25,000/- paid by cheque bearing no.551963, dated 10/12/2014, drawn on Axis Bank Ltd Panvel Branch.
- (ii) Rs.2,00,000/- paid by cheque bearing no.583826, dated 18/1/2015, drawn on Axis Bank Ltd Panvel Branch.
- (iii) Rs.8,75,000/- paid by cheque bearing no.583827, dated 20/1/2015, drawn on Axis Bank Ltd Panvel Branch.
- (iv) Rs.48,00,000/- paid by cheque bearing no.158978, dated 11/2/2015, drawn on State Bank of Patiala Panvel Branch The payment and the receipt whereof the Transferors do hereby admit and acknowledge and discharge the Transferees for the same forever.

4 The Transferors hereby grants, assigns, transfers and assures all their right, title and interest in the said Flat along with the said shares which are issued by the said society in favour of the Transferees.

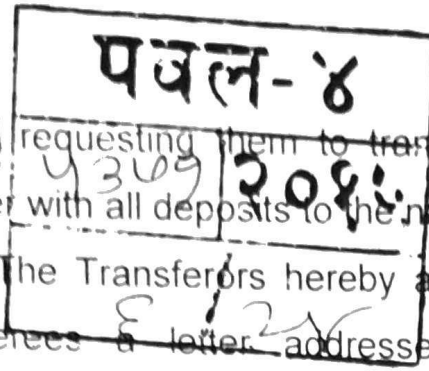
5 The Transferors has handed over the physical possession of the said Flat to Transferees today itself and Transferees took the physical possession of the said Flat from the Transferors.

6 The Transferors hereby agrees that they will execute or cause to be executed any other agreement, deeds, documents or writings in consonance with this Deed if required for absolute transfer of the said Flat in favour of the Transferees.

7 The Transferors hereby agrees to execute or cause to be executed and hand over the transfer forms and all documents and writings as may be required under the Maharashtra Co-operative Society Act, 1960. The Maharashtra Co-operative Societies Rules, 1961 and the bye-laws of the said Society for the effectual transfer of the said Flat and said shares with all deposits in respect of the said Flat to the name of the Transferees.

8 The Transferors hereby agrees to execute and hand over to the Transferees and / or to the said Society a letter addressed to the said

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requesting them to transfer the said Flat and the said shares together with all deposits to the name of the Transferees.

The Transferors hereby agrees to execute and hand over to the Transferees a letter addressed to the Electric Company (MSEB) requesting them to transfer to the name of the Transferees electric meters, installations and deposits standing in the name of / to the credit of the Transferors.

10. The Transferors further hereby agrees and undertake that from time to time and at all times hereafter and at the request and cost of the Transferees herein or their successors, assigns or counsel in law, the Transferors shall do and execute and / or procure or cause to be done, executed or procured all documents and such deeds and writings whatsoever for the assurance in law and better and more perfectly transferring the right, title, interest and benefit in the said Flat and every part thereof and the said shares to the use and benefit of the Transferees as aforesaid.

11. On execution of this deed, Now the Transferees are entitled to have and hold the said Flat and the said shares, together with all deposits and amounts lying to the credit of the Transferors in the said Society's account, for, unto and to the use and benefit of the Transferees, their successors and assigns forever and without any lien, charge, interest, demand or claim of whatsoever nature from the Transferors or any person or person claiming through them.

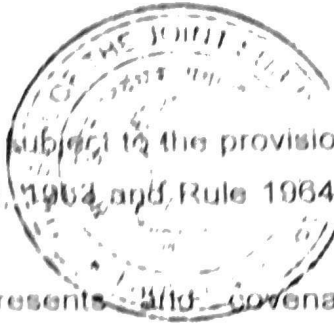
12. On execution of this deed and as the full and final payment is received, as aforesaid the Transferees are entitled to apply to the membership of the said Society and for the transfer of the said Flat and to get the shares transfer in their name. The Transferors hereby agrees to sign and execute all such forms, documents or writings as may be required for the said purpose as and when required.

13. The Transferees shall pay to the said Society and all concerned authorities the monthly out goings and all other dues in respect of the said Flat from the date of handing over the possession i.e. from today.

14. The Transferee hereby undertakes to become member of society and undertakes to sign all papers necessary for that purpose.

15. It is agreed by and between the parties that all the terms and conditions of the builder's agreement will be applicable to this agreement.

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16 This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1964 and Rule 1964 or any other provisions of law applicable hereto

17 The Transferors hereby represents and covenant with the Transferee as follows

(a) That the Transferors has duly paid and discharged in full all the dues and liabilities in respect of the said flat including the Municipal outgoings, taxes rates, maintenance charges, cable charges, electricity charges etc. payable to the said society up to the date hereof and the Transferors shall pay all the dues till the date the possession of the said flat is given to the Transferee

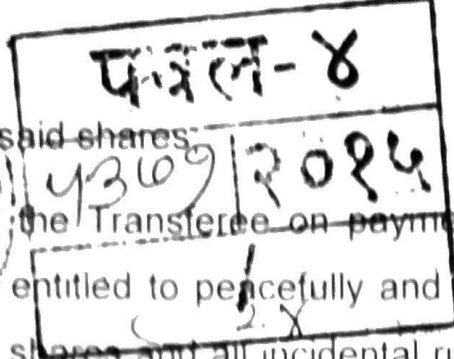
(b) That the Transferors are the sole and absolute owners of the said flat and the said shares duly standing in the names of the Transferors in the books and all other records of the said society and the Transferors are absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the said Flat and except the Transferors no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said premises;

(c) That neither the Transferors nor any one on their behalf has committed or omitted to do any act, deed, matter or thing whereby their holding of the said shares and incidental rights thereto including the right to the peaceful use, occupation, ownership and enjoyment of the said flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and their other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise;

(d) That the Transferors has not created or purported to create any tenancy, license, charge, lease, lien or any kind of third party rights over the said flat and the said shares and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust inheritance, lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever and further that the Transferors shall so long as this agreement is valid, not enter into any agreement/writing with any third party for creating any rights of whatsoever nature in respect of the said flat

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(e) That the Transferee on payment of the entire consideration amount shall be entitled to peacefully and quietly hold and own the said flat and the said shares and all incidental rights thereto including the right to enter upon and remain in sole occupation and enjoyment of the said flat and/or any part thereof in the Transferee own right without any interference disturbance, interruption, claim or demand whatsoever from the Transferors, their heirs and/or any person or persons lawfully and equitably claiming by from, through, under or in trust for the Transferors;

(f) That the Transferors has duly complied with observed performed with all the Rules, Regulations and Bye-Laws of the said Society and that the Transferors has neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Bye-laws of the said Society nor are there any actions or proceedings pending against the Transferors instituted by the said Society or by any member of the said society in respect of the said flat and the said shares including any notice or action for expulsion or termination of the Transferors as the member of the said society;

(g) That the Transferors has not received any notice for acquisition or requisition of the said flat and/or the said shares; and

(h) That the Transferors herein doth hereby indemnifies and keep indemnified the Transferee against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said flat and/or the said shares or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or bought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the Agreement, covenants and provisions by the Transferors.

18. The Transferee hereby covenant with the Transferors as follows:-

a) That the Transferee, as after receiving the possession regularly pay to the said Society and all concerned authorities the monthly out goings payable in respect of the said Flat and said shares.

b) That the Transferee shall observe and perform and abide by the bye-laws, rules and regulations of the said Society from time to time in force.

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महाराष्ट्र राज्य सरकार
अर्थ विभाग
मुंबई

STATE OF THE PROPERTY

महाराष्ट्र राज्य सरकार
अर्थ विभाग
मुंबई

IN WITNESS WHEREOF THE PARTIES

SIGNED AND DELIVERED BY

(1) MR. SANJAY NAVINCHANDRA SHAH



Sanjay N. Shah



(2) MRS. DIPSA SANJAY SHAH

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Mitab B. Tharwal

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Mitab B. Tharwal

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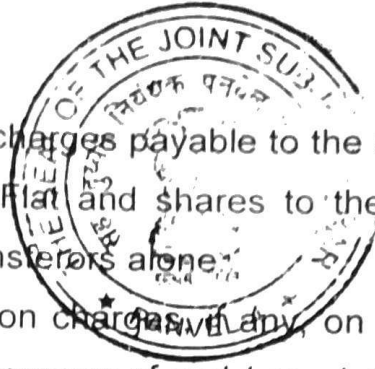
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Ajay S. Patil

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19. The donation and/or transfer charges payable to the said Society in respect of the transfer of the said Flat and shares to the name of the Transferees shall be paid by the Transferors alone.

20. The stamp duty and registration charges, if any, on all documents pertaining to the sale and all other expenses of and / or relating to the sale shall be borne and paid by the Transferees alone save and except that each party shall bear and pay the fees of their respective Advocates.

SCHEDULE OF THE PROPERTY

Flat No.704, on the Seventh Floor, admeasuring 719 Sq. Ft. Carpet area with attached terrace area admeasuring about 313 Sq. Ft. with stilt parking no.02, admeasuring 120 Sq. Ft., in the Building Known as "Riddhi Regency" constructed on Plot No.5, formed out of Survey No. 746/2B + 746B+1C and Survey No. 746/2A, situated at Panvel, Taluka – Panvel, District - Raigad and the shares to be allot to the Transferors by the said society.

IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

SIGNED AND DELIVERED by

The within named "Transferors"

(1) **MR. SANJAY NAVINCHANDRA SHAH**

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Sanjay N.M.



(2) **MRS. DIPSA SANJAY SHAH**

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In the presence of

1) ~~Anand~~ Mitesh B Thakur

Dipsa S. Shah.



2) ~~Abhinav~~ Ajay B. Patil

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SIGNED AND DELIVERED by
The within named "Transferees"



MRS. SAPNA UMESH PATIL	
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(2) MR. UMESH BABAN PATIL

In the presence of

1) ~~Mitlesh~~ Mitlesh B Thakkar

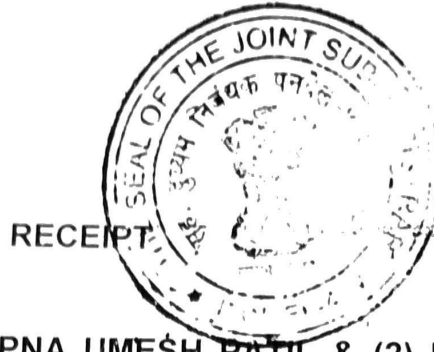
2) ~~Ajay~~ Ajay B Patil

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RECEIVED from (1) MRS. SAPNA UMESH PATIL & (2) MR. UMESH BABAN PATIL the Transferees above named, a sum of Rs.60,00,000/- (Rupees Sixty Lacs Only) paid by cheques as detailed given in clause no. 2 (i) to (iv) towards full and final payment against sale of our Flat No.704, on the Seventh Floor, admeasuring 719 Sq. Ft. Carpet area with attached terrace area admeasuring about 313 Sq. Ft. with stilt parking no.02, admeasuring 120 Sq. Ft., in the Building Known as "Riddhi Regency" constructed on Plot No.5, formed out of Survey No. 746/2B + 746B+1C and Survey No. 746/2A, situated at Panvel, Taluka – Panvel, District - Raigad along with the shares to be allot by the said society.

Witnesses:-

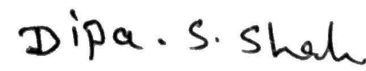
WE SAY RECEIVED

Rs.60,00,000/=

1) 

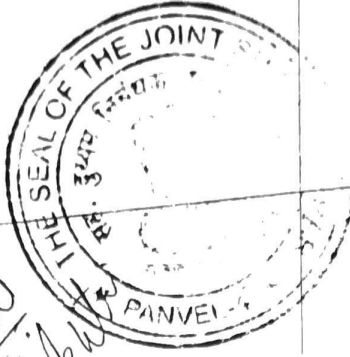

(1) MR. SANJAY NAVINCHANDRA SHAH

2) 

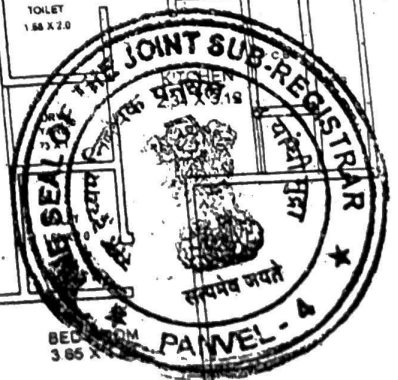
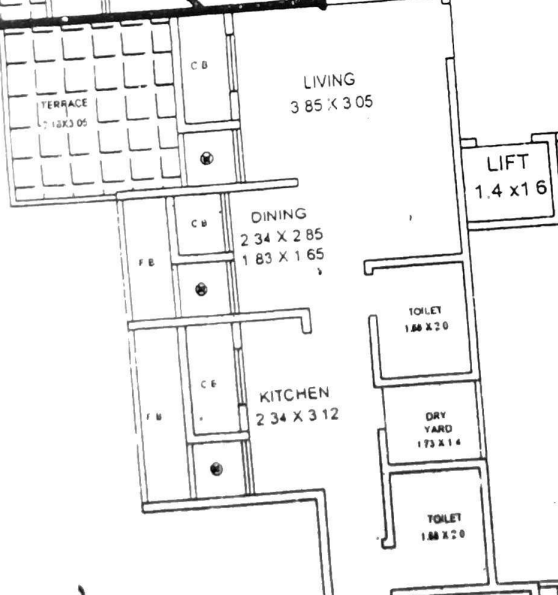
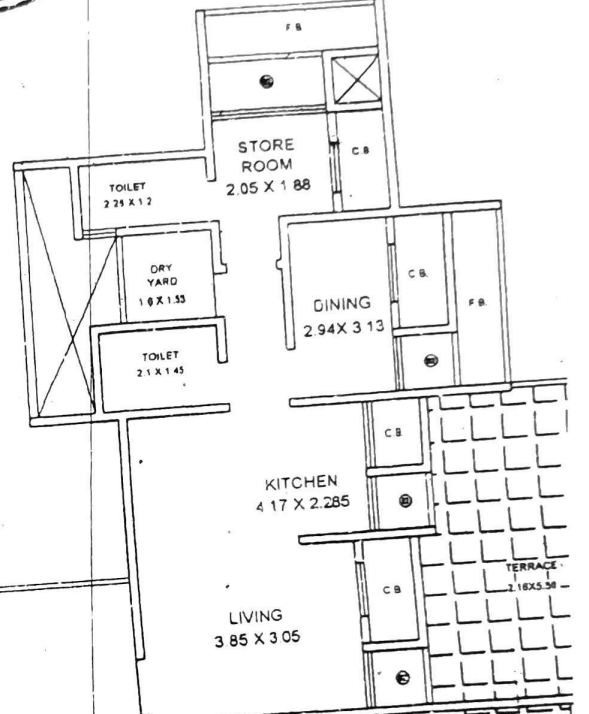
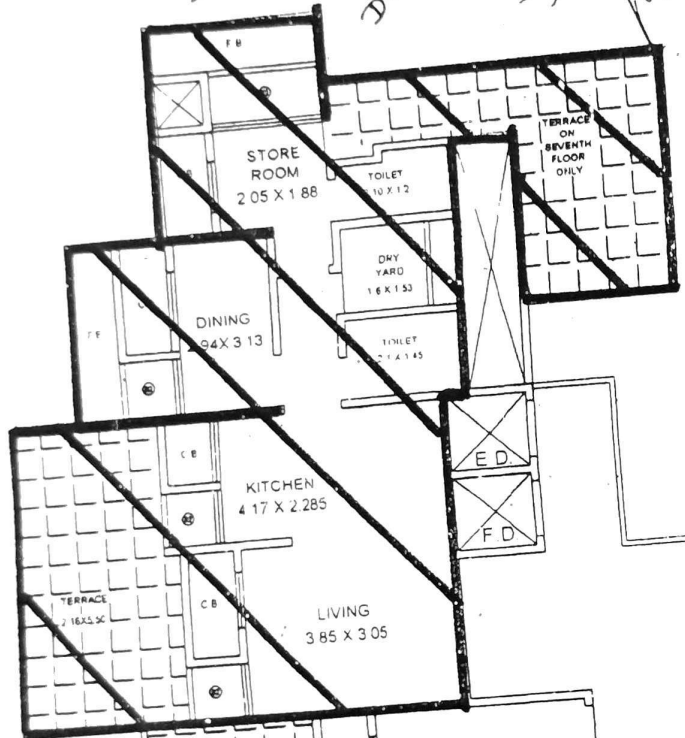

(2) MRS. DIPA SANJAY SHAH

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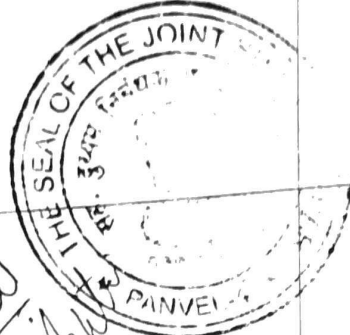


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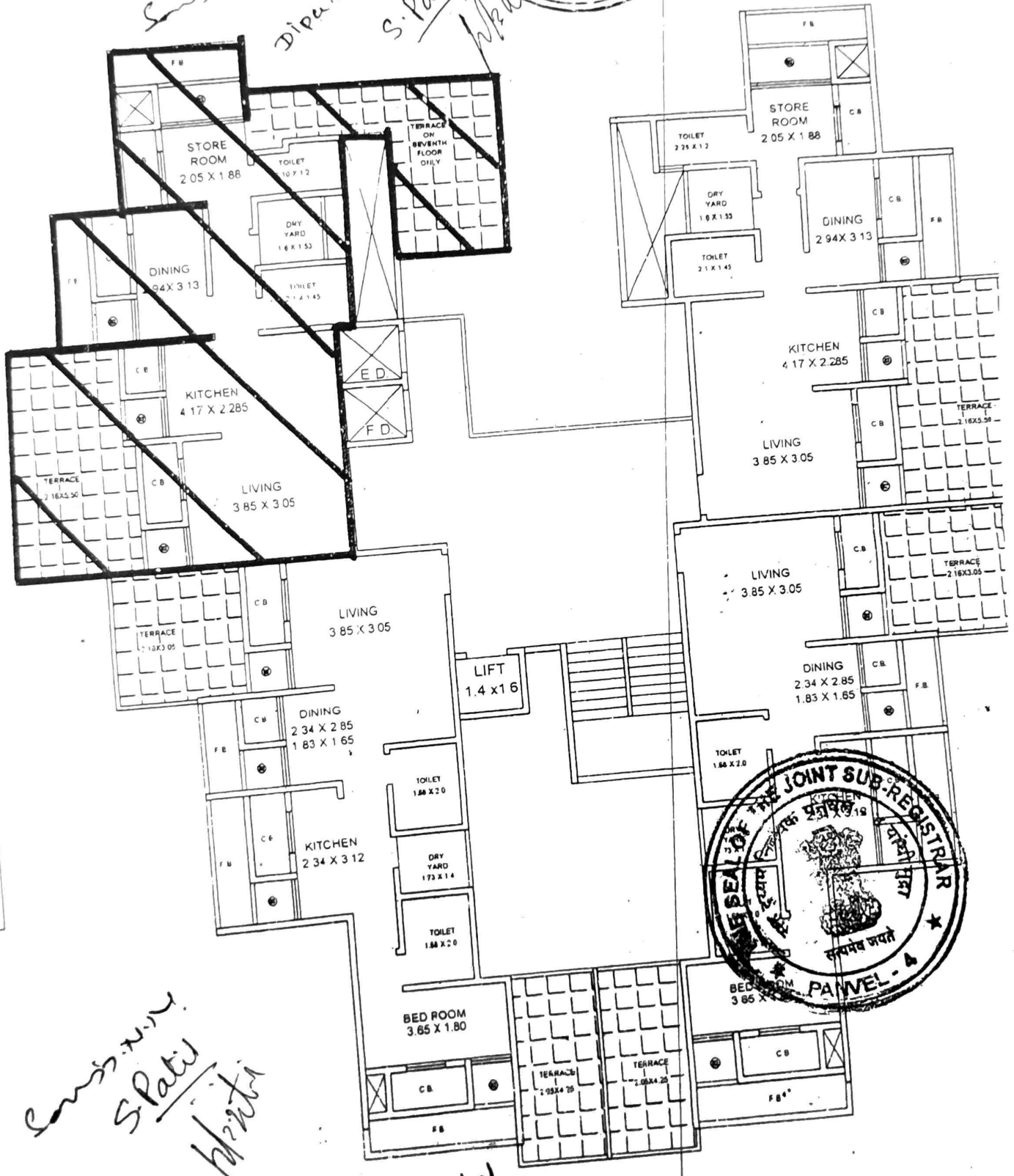
Dipa S. Shah

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Dipa S. Shah



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29/12/2014

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. पनवेल

दस्त क्रमांक : 13680/2014

नोंदणी :

Regn.63m

गावाचे नाव : 1) पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4212000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 1/4 दर 42,900/- प्र चौ.मी., सदनिका नं. 704, सातवा मजला, क्षेत्रफळ 719 चौ. फुट कारपेट, 313 चौ. फुट पार्किंग नं. 02, क्षेत्र 120 चौ. फुट, विल्डींगचे नांव रिध्दी रेजेन्सी, सोसायटीचे नांव रिध्दी को. ऑप. हौ. सो. लि., प्लॉट नं. 5, सर्व्हे नं. 746/2व+746व+1सी आणि सर्व्हे नं. 746/2ए पनवेल, ता. पनवेल, जि. रायगड ((Survey Number : 5746/2व+764व+1सी आणि Plot Number : 5 ;))

(5) क्षेत्रफळ	1) 719 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	

1): नाव:-श्री. संजय नवीनचंद्र शाह -- वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारती ब्लॉक नं. -, रोड नं. 604, आदर्श टॉवर, आदर्श विहार कॉम्प्लेक्स, मरवे रोड समोर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400064 फॅन नं:-AGLPS5569D
2): नाव:-सौ. दिपा संजय शाह -- वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारती ब्लॉक नं. -, रोड नं. 604, आदर्श टॉवर, आदर्श विहार कॉम्प्लेक्स, मरवे रोड समोर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400064 फॅन नं:-AAZPS9180N
1): नाव:-सौ. सपना उमेश पाटील -- वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारती ब्लॉक नं. -, रोड नं. सी-305, कनक सरोवर को.ऑप.हौ.सो.लि., प्लॉट नं. 17, जुना रोड, पनवेल, ता. पनवेल, जि.रायगड, महाराष्ट्र, रायगड. पिन कोड:-410206 AKYPP6703F
2): नाव:-श्री. उमेश ववन पाटील -- वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारती ब्लॉक नं. -, रोड नं. सी-305, कनक सरोवर को.ऑप.हौ.सो.लि., प्लॉट नं. 17, जुना रोड, पनवेल, ता. पनवेल, जि.रायगड, महाराष्ट्र, रायगड. पिन कोड:-410206 AUWPP9001A

(9) दस्तऐवज करून दिल्याचा दिनांक	29/12/2014
(10) दस्त नोंदणी केल्याचा दिनांक	29/12/2014
(11) अनुक्रमांक, खंड व पृष्ठ	13680/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	300000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुषंग :-

(i) within the limits of any Municipal Corporation or any Corporation or any other authority annexed to it.

पनवेल नगर
महाराष्ट्र प्रादेशिक नगर रचना अधिनियम
विकासाची प

श्री. असोसिएट्स,
श्री. प्राणेश चंद्र शाह,
श्री. मुल्जी पटेल,
श्री. राजगड
श्री. पायकर
विकासाचे काम पार पाडण्यासाठी महाराष्ट्र
स.नं. ७४६/२
विकासासाठी प्लॉट क्र. / सर्व्हे क्रमांक / नम

येथे स्थित असलेल्या प्रभाग क्र.

४० करून घेतल्या अर्ज क्रमांक ९७०९

बांधकाम परवानगी देण्यात येत आहे.

एक वर्ष पर्यंत वैध असेल.

अटी आपणांवर बंधनकारक राहतील

जमिन तुमच्यामध्ये विहित झालेली नाही

सोबतच्या मंजूर नकाशाप्रमाणे करणी

करावे.

चबुतन्याची प्रमाणपत्र घेतल्या

असल्यास त्याची परवानगी

घेतल्या बाबत इमारतीचा भौगोलिक

कार्यवाही करण्यात येईल.



मह. दुय्यम निबंधक पनवेल

श्री. पायकर
श्री. राजगड
श्री. मुल्जी पटेल
श्री. प्राणेश चंद्र शाह
श्री. असोसिएट्स

दुय्यम निबंधक : सह दुय्यम
दस्त क्रमांक : 13680/2014
नोदणी :
Regn:63m

नवेल

पनवेल नगर परिषद

(महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ कलम ४३ अन्वये)

विकासाची परवानगी



प. न. नं. ५९०९/२

पतप सि.नं. ७४६/२अ + ७४६/२ब + ७४६/२क
क्रमांक - ७४६/२अ पेंकी मु.क्र. ५
८६/५६०६

दिनांक : ३१/१२/२००७

रिद्धी अंसोसिएट्स,
राकेश प्रविणचंद्र शहा,
गोपाल मुलजी पटेल,
पनवेल : जि. रायगड
मार्कि अडिनाथ र्के. पायकर.

विकासाचे काम पार पाडण्यासाठी महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ याच्या
ख.नं. ७४६/२ब + ७४६/२क + ७४६/२अ पेंकी मु.क्र. ५
अन्वये निळण्यासाठी प्लॉट क्र./सर्वेक्षण क्रमांक/नगर भूमापन क्रमांक/अ.भू.क्र. _____

सहित ४० चेंबे स्थित असलेल्या प्रभाग क्र. ९ गाव पनवेल
परवानगी करिता केलेल्या अर्ज क्रमांक ९००९ दिनांक ३१/१२/०७ च्या संदर्भित पुढील

दिन राहून बांधकाम परवानगी देण्यात येत आहे.

हू बांधकाम परवानगी एक वर्ष पर्यंत वैध असेल.

शिष्ट 'अ' मधील सर्व अटी आपणांवर बंधनकारक राहतील.

परवानगीमुळे जी जमिन तुमच्यामध्ये विहित झालेली नाही. अशा जमिनीचा विकास करण्याचा हक्क असणार नाही.

बांधकाम/दुरुस्ती सोबतच्या मंजूर नकाशाप्रमाणे करणे / करावी. त्यामध्ये कोणत्याही तऱ्हेचा फेरबदल अगाऊ

री शिवाय करता कामा नये.

पत्राच्या पर्यंत बांधकाम करावे. चढुतऱ्याची प्रमाणपत्र घेतल्यानंतरच पुढील कामास सुरुवात करावी.

पत्राच्या वापर बदल करायचा असल्यास त्याची परवानगी घेणे आवश्यक राहिल.

पत्राच्या प्रमाणपत्र घेतल्या वाचून इमारतीचा भोणबटा काढू नये. केल्यास कायदेशिर कार्यवाही केली जाईल.

पत्र ऑफिसर, सिव्हील काम्प्लेक्स ऑफिस, पनवेल दि. २६/१२/०७ पत्र क्र ७८९ प्रमाणे उपाय योजना करणे घात जावी.

मंजूर बांधकाम परवानगी व्यतिरिक्त काम केल्यास महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ ची

नुसार कायदेशिर कार्यवाही करण्यात येईल.

Dipa S. Shah.



मुख्याधिकारी
पनवेल नगर परिषद



प न व ल



पत्र
५३७९
१७

गांवचा नमुना सात
(अधिकार अभिलेख पत्रक)

मिळण्याचे ठिकाण :
मोनिका ऑफसेट, पनवेल

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवस्था (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव		तालुका		पत्रक	
भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नांव		खाते क्रमांक
७४६।२७	७४६।२७	म.स.क.	३४८	३५६७	३५६९
७४६।२७	७४६।२७	म.स.क.	३५६२	६३५५	३७४५
शेताचे स्थानिक नांव	मिळविलेला क्रमांक		९४३३	९२०५	
लागवडी क्षेत्र	ए. गु. हे./आर/प्रति	९५३६-७०	शारदाबाई म. भुसळ मुळा		कुळाचे नांव
	एकूण	९५३६-७०	दाशिराम म. भुसळ मुळा		खंड
			मालिण म. भुसळ मुळा		रु. पसे
			मिनाबाई नवीय दिवाण		३०६३ ९९५७ ६७५२
			९५४३		२०२९ ८४९० ८८९५
					५३९७ ६६९७ ७५३०
					८८६८ ५८८० ९०७०
					८९९५ ८०५४ ८८३७
पोटखर्च (लागवडी क्षेत्र मल्लेले) -					इतर अधिकार -
व. अ)					
व. ब)					
एकूण					
आकारणी -	रुपये	पैसे			
बुडी किंवा विशेष आकारणी					सीमा आणि भूमापन चिन्हे -

Dipa. S. Shahi.

गावाचे नाव : 1) पनवेल

(1) विलंबाचा प्रकार	ट्रान्स्फर डीड
(2) मोबदला	6000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्ट्यावर आकारणी देतो की पट्टेदार ते नमुद करावे)	4212000
(4) भू मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका नं. 704, मानवा मजला, क्षेत्रफळ 719 चौ. फुट कारपेट, 313 चौ. फुट टेरेस, स्टिल पार्किंग नं. 02, क्षेत्र 120 चौ. फुट, विल्डींगचे नांव रिद्धी रेजेन्सी, सोसायटीचे नांव रिद्धी रेजेन्सी को. ऑप. हौ. सो. लि., प्लॉट नं. 5, मर्व्हे नं. 746/2ब+746ब+1सी आणि सव्हे नं. 746/2ए, मौजे पनवेल, ता. पनवेल, जि. दस्त क्र. पवल4-13680-2014, दि. 29/12/2014 अन्वये करारनामा दस्त नोंदणी करण्यात आला असून मुद्रांक शुल्क व नोंदणी फी भरलेली आहे. रायगड ((Survey Number : मर्व्हे नं. 746/2ब+764ब+1सी आणि सव्हे नं. 746/2ए, ; Plot Number : 5 ;))
(5) क्षेत्रफळ	1) 719 चौ.फुट पोटखराब क्षेत्र : 0 NA
(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:-श्री. संजय नवीनचंद्र शाह - - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 604, आदर्श टॉवर, आदर्श विहार कॉम्प्लेक्स, मरवे रोड समोर, मालाड वेस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AGLPS5569D 2): नाव:-सौ. दिपा संजय शाह - - वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 604, आदर्श टॉवर, आदर्श विहार कॉम्प्लेक्स, मरवे रोड समोर, मालाड वेस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AAZPS9180N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. उमेश ब्रवन पाटील - - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी-605, कनक सरोवर को.ऑप.हौ.सो.लि., प्लॉट न. 17, जुना ठाणा नाका रोड, पनवेल, ता. पनवेल, जि.रायगड, महाराष्ट्र, रायगड. पिन कोड:-410206 पॅन नं:-AUWPP9001A 2): नाव:-सौ. सपना उमेश पाटील - - वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी-605, कनक सरोवर को.ऑप.हौ.सो.लि., प्लॉट न. 17, जुना ठाणा नाका रोड, पनवेल, ता. पनवेल, जि.रायगड, महाराष्ट्र, रायगड. पिन कोड:-410206 पॅन नं:-AKYPP6703F
(9) दस्तऐवज करून दिल्याचा दिनांक	28/04/2015
(10) दस्त नोंदणी केल्याचा दिनांक	28/04/2015
(11) अनुक्रमांक, खंड व पृष्ठ	5371/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरग	



उ. दुय्यम निबंधन पनवेल क्र. 8

मुल्याकनामाठी विचागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

S. Patil

Please Tick

Saving A/C No.		Branch FILE No.:	
CIF NO.		Tie up no. (if applicable)	
LOS Reference No.:		PAL/Take Over/NEW/Resale/Top up	
Applicant Name: <u>SADANA Umesh Patil 750857362</u>			
Co-Applicant Name: <u>Umesh Baban Patil 751067788</u>		mai	
Contract (Resi.): <u>9619202299</u>		Mobile: <u>9819958385</u>	
Loan Amount: <u>45,00,000/-</u>		Tenure: <u>15 year</u>	
Interest Rate:		EMI:	
Loan Type: <u>Top up.</u>		SBI LIFE:	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location: <u>Sai Nagar Road, Pune.</u>			
Property Cost: <u>2cr</u>			
Name of Developer / Vendor:			
RBO - ZONE - II Branch: <u>Main Branch</u> (Code No) <u>00448</u>			
Contact Person: <u>Vijay Gupta</u>		Mobile No. <u>8237789072</u>	
Name of RACPC Co-ordinator along with Mob No:			
	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2			
VALUATION - 1		OFFICE VERIFICATION	
VALUATION - 2		SITE INSPECTION	
HLST / MPST / BM / FS / along with Mob No. :			

Please Tick

Branch FILE No.:
Tie up no. (if applicable)
PAL/Take Over/NEW/Resale/Top up

Name: SAPNA Umesh Patil 75085736249
Umesh Baban Patil 75106778831
email.

si.): 9619802299 Mobile: 9819958385

45,00,000/- Tenure: 15 years
EMI:
SBI LIFE:

Top up.

Maxgain _____
Home Top up _____

ation: Sai Nagar Road, Pune.

t: Sai
eloper / Vendor :

ONE - II Branch: Main Branch (Code No) 00448

son: Manoj Gupta Mobile No. 8237789072

CPC Co-ordinator along with Mob No:

DATE	DATE
	RESIDENCE VERIFICATION
	OFFICE VERIFICATION

Please Tick

Saving A/C No :		Branch FILE No.:	
CIF NO. : 35106 2785 31		Tie up no. (if applicable)	
LOS Reference No. :		PAL/Take Over/NEW/Resale/Top up	
Applicant Name : SAPNA Umesh Patil 75085 7362			
Co-Applicant Name : Umesh Baban Patil 75106 7783		email.	
Contract (Resi.): 9619802299		Mobile : 981995 8385	
Loan Amount : 45,00,000/-		Tenure : 15 years	
Interest Rate :		EMI :	
Loan Type : Top up.		SBI LIFE :	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location : Sai Nagar Road, Pune.			
Property Cost : Sai			
Name of Developer / Vendor :			
RBO - ZONE - II Branch : Main Branch (Code No) 00448			
Contact Person : Manoj Gupta		Mobile No. 8237789072	
Name of RACPC Co-ordinator along with Mob No:			
	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob No. :			