

529/13544

Saturday, August 17, 2024

4:46 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 14735

दिनांक: 17/08/2024

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-13544-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रविंद्र कुमार रघुवंशी --

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 35

रु. 30000.00

रु. 700.00

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:06 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 14691428.06 /-

मोबदला रु. 18600000/-

भरलेले मुद्रांक शुल्क : रु. 1302000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824176003244 दिनांक: 17/08/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006887014202425E दिनांक: 17/08/2024

बँकेचे नाव व पत्ता:

Manda  
सह दुय्यम निबंधक कार्यालय,  
(पनवेल-५)पक्षकाराची स्वाक्षरी  
Rohit  
मुळदस्तावेज परत मिळाला.लिपीक  
सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)

8/17/2024



17/08/2024

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 13544/2024

नोंदणी :

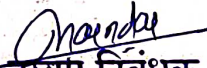
Regn:63m

## गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	18600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14691428.06
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन ; इतर माहिती: विभाग क्र- 19/6,दर-135400/-प्रती चौ.मी,सदनिका क्र 1502,पंधरावा मजला,बी विंग,हिल्स रेसिडेन्सी को ऑप होसिंग सोसायटी ली,प्लॉट न 6 बी,रोक्टर न 06,मौजे खारघर,नवी मुंबई,ता पनवेल,जी रायगड क्षेत्र 876 चौ फुट कारपेट(81.38 चौ .मी)+ 1 स्टील कार पार्किंग स्पेस न 42,( Plot Number : 6 बी ; SECTOR NUMBER : 06 ; ) )
(5) क्षेत्रफळ	1) 876 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:-संजय आकाराम पाटील - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा आय -११०४, वनराज हाईटस , एम.आय.टी कॉलेज रोड, रामबाग कॉलनी ,पौड रोड, ई एक्स सर्व्हिसमन कॉलनी,पुणे, महाराष्ट्र, PUNE. पिन कोड:-411038 पॅन नं:-AICPP9978N 2): नाव:-मिनाक्षी संजय पाटील - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा आय -११०४, वनराज हाईटस , एम.आय.टी कॉलेज रोड, रामबाग कॉलनी ,पौड रोड, ई एक्स सर्व्हिसमन कॉलनी,पुणे, महाराष्ट्र, PUNE. पिन कोड:-411038 पॅन नं:-AGQPP1146G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रविंद्र कुमार रघुवंशी - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए -२, बिल्डा कार्बन स्टाफ कॉम्प्लेक्स,मुर्धाव रेनुकुट,सोनभद्र,उत्तर प्रदेश, उत्तर प्रदेश, सोनभद्रा. पिन कोड:-231217 पॅन नं:-AEHPR8213F 2): नाव:-अंजलि सिंह - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए -२, बिल्डा कार्बन स्टाफ कॉम्प्लेक्स,मुर्धाव रेनुकुट,सोनभद्र,उत्तर प्रदेश, उत्तर प्रदेश, सोनभद्रा. पिन कोड:-231217 पॅन नं:-BOUPS9192C
(9) दस्तऐवज करून दिल्याचा दिनांक	17/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/08/2024
(11) अनुक्रमांक,खंड व पृष्ठ	13544/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1302000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) घेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

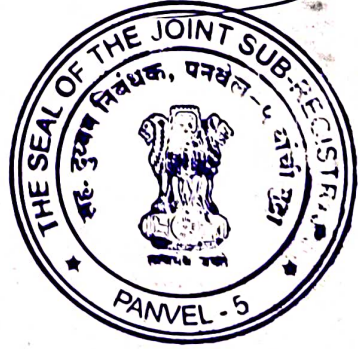
  
 सह दुय्यम निबंधक वर्ग-२,  
 (पनवेल-५)



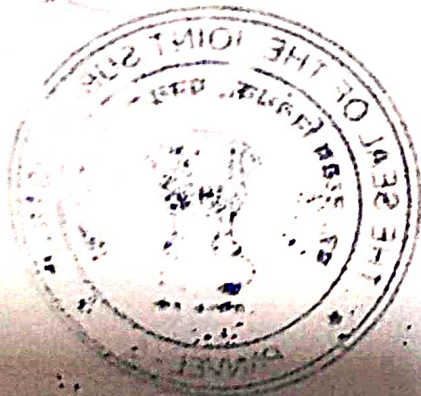
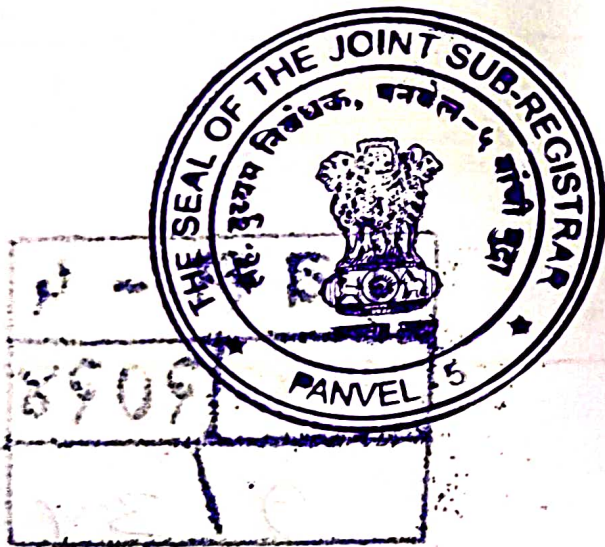
मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )	
Valuation ID	20240817741
17 August 2024, 04:11:24 PM	
पवल 5	
मूल्यांकनाचे वर्ष	2024
जिल्हा	रायगड
मूल्य विभाग	तालुका : पनवेल
उप मूल्य विभाग	19/6-खारघर सिडको से.क्र.6
क्षेत्राचे नांव	A Class Palika
सर्व्हे नंबर / न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
खुली जमीन	निवासी सदनिका
53900	135400
कार्यालय	दुकाने
154700	168500
औद्योगिक	मोजमानपानाचे एकक
154700	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>	
बांधकाम क्षेत्र(Built Up)-	97.692चौ. मीटर
बांधकामाचे वर्गीकरण-	1-आर सी सी
उद्दवाहन सुविधा -	आहे
मिळकतीचा वापर-	निवासी सदनिका
मिळकतीचे वय -	0 TO 2वर्षे
मजला -	11th to 20th Floor
मिळकतीचा प्रकार-	बांधकामाचा दर-
	बांधीव
	Rs.25289/-
Sale Type - Resale	First Sale Date - 20/01/2011
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.145555/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((145555-53900) * (100 / 100)) + 53900) = Rs.145555/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 145555 * 97.692 = Rs.14219559.06/-
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (135400 * 25/100) = Rs.471869/-
Applicable Rules	= 3, 9, 18, 19, 15
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाँकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाँकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 14219559.06 + 0 + 0 + 0 + 471869 + 0 + 0 + 0 + 0 + 0 = Rs.14691428/- = ₹ एक करोड सेहेचाळीस लाख एकव्याण्णव हजार चार शे अठ्ठावीस /-

Home Print

पवल - 5  
934882028  
9/34



वैल - ५	
१३५००	२०२४
२/३१	





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0824176003244	Date 17/08/2024
Received from RAVINDRA KUMAR RAGHUVANSHI AND ANJALI SINGH, Mobile number 9506032652, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 17/08/2024
Bank CIN 10004152024081703089	REF No. 2921705412
This is computer generated receipt, hence no signature is required.	

*Ref Patel*

*Ravindra Singh Anjali Singh*

पवल - ५  
१३४००२०२४  
३/३५



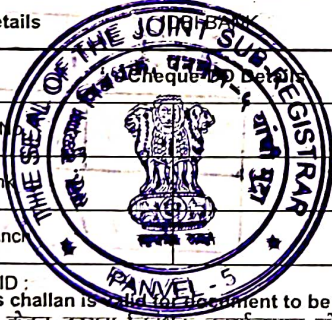


CHALLAN  
MTR Form Number-6



GRN	MH006887014202425E	BARCODE			Date	17/08/2024-13:56:56	Form ID	25.2
Department	Inspector General Of Registrallon			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)	AEHPR8213F			
Location	RAIGAD			Full Name	RAVINDRA KUMAR RAGHUVANSHI ANI ANJALI SINGH			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 1502, 15th FLOOR, B WING ,HILL:			
Account Head Details			Amount In Rs.	Premises/Building	RESIDENCY CHS LTD ,			
0030046401	Stamp Duty		1302000.00	Road/Street	PLOT NO 6B, SECTOR NO 06, VILLAGE KHARGHAR ,NAVI MUMBAI			
0030063301	Registration Fee		30000.00	Area/Locality	TAL PANVEL, DIST RAIGAD			
				Town/City/District				
				PIN	4 1 0 2 1 0			
				Remarks (If Any)	PAN2=AICPP9978N-SecondPartyName=SANJAY AKARAM PATIL ANI MEENAKSHI SANJAY PATIL-CA=18600000			
Total			13,32,000.00	Amount In	Thirteen Lakh Thirty Two Thousand Rupees Only			
				Words				
Payment Details	FOR USE IN RECEIVING BANK							
Cheque/DD No.				Bank CIN	Ref. No.	69103332024081712958	2884583618	
Name of Bank				Bank Date	RBI Date	17/08/2024-13:57:40	Not Verified with RBI	
Name of Branch				Bank-Branch	IDBI BANK			
				Scroll No. , Date	Not Verified with Scroll			

विल - 4  
73477/2024  
2/34



Department ID :  
NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9506032654  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Ref. Patil*

*Anjali Singh*





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0824176003244

Receipt Date 17/08/2024

Received from RAVINDRA KUMAR RAGHUVANSHI AND ANJALI SINGH, Mobile number 9506032652, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 13544 dated 17/08/2024 at the Sub Registrar office Joint S.R. Panvel 5 of the District Rainarh

DEFACED

₹ 700

DEFACED

**Payment Details**

Bank Name IBKL

Payment Date 17/08/2024

Bank CIN 10004152024081703089

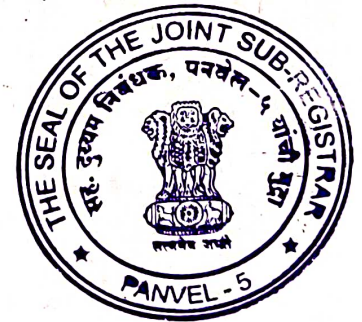
REF No. 2921705412

Deface No 0824176003244D

Deface Date 17/08/2024

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

पवल - ५  
१३५०० २०२४  
५/३५

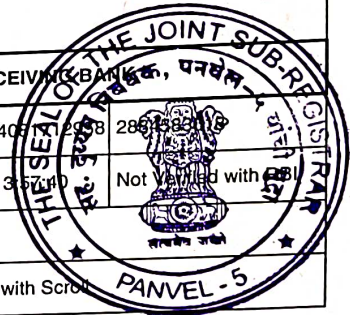
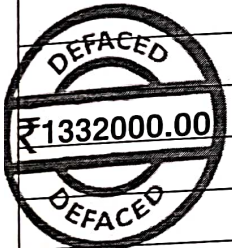




CHALLAN  
MTR Form Number-6



GRN	MH006887014202425E	BARCODE			Date	17/08/2024-13:56:56	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)	AEHPR8213F				
Location	RAIGAD		Full Name	RAVINDRA KUMAR RAGHUVANSHI AND ANJALI SINGH				
Year	2024-2025 One Time		Flat/Block No.	FLAT NO 1502, 15th FLOOR, B WING ,HILL'S RESIDENCY CHS LTD ,				
Account Head Details	Amount In Rs.		Premises/Building	PLOT NO 6B, SECTOR NO 06, VILLAGE KHARGHAR ,NAVI MUMBAI				
0030046401 Stamp Duty	1302000.00		Road/Street	TAL PANVEL, DIST RAIGAD				
0030063301 Registration Fee	30000.00		Area/Locality					
			Town/City/District					
			PIN	4 1 0 2 1 0				
			Remarks (If Any)	PAN2=AICPP9978N~SecondPartyName=SANJAY AKARAM PATIL AND MEENAKSHI SANJAY PATIL~CA=18600000 पवल - ५ १३५०० २०२४ ८/३५				
Total	13,32,000.00		Amount In Words	Thirteen Lakh Thirty Two Thousand Rupees Only				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	Ref. No.	69103332024032938 2881595115			
Cheque/DD No.			Bank Date	RBI Date	17/08/2024-13:57:40 Not Verified with RBI			
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll PANVEL - 5				



Mobile No. : 9506032652

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 निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-529-13544	0003800138202425	17/08/2024-16:46:39	IGR548	30000.00



## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE on Ownership basis made and entered into at PANVEL on this the 17<sup>th</sup> day of the month **AUGUST** in the Christian Year **TWO THOUSAND TWENTY FOUR**.

**BETWEEN**

**1) MR. SANJAY AKARAM PATIL**, (Permanent Account No. AICPP9978N), Age 58 Years, Indian Inhabitant, AND **2) MRS. MEENAKSHI SANJAY PATIL**, (Permanent Account No. AGQPP1146G), Age 49 Years, Indian Inhabitant, Both Residing at I-1104, VANRAJ HEIGHTS, MIT COLLEGE ROAD, RAMBAUG COLONY, PAUD ROAD, EX. SERVICEMAN COLONY, PUNE 411038, hereinafter called and referred to as '**THE SELLERS**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **FIRST PART**.

**AND**

**1) MR. RAVINDRA KUMAR RAGHUVANSHI**, (Permanent Account No. AEHPR8213F), Age 52 Years, Indian Inhabitant AND **2) MRS. ANJALI SINGH**, (Permanent Account No. BOUPS9192C), Age 48 Years, Indian Inhabitant, Both Present Residing At A-2, BIRLA CARBON STAFF COMPLEX, MURDOLI, ERNUKOOT, SONBHADRA, UTTAR PRADESH 231217, hereinafter called and referred to as '**THE PURCHASERS**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the Corporation is the New Town Development authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub - section (1) and (3-A) of Section 113, of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "MRTP Act").

AND WHEREAS the State Government in pursuant to Section 113 (A) of the said Act acquiring lands described therein and vesting such lands in corporation for development and disposal.

AND WHEREAS by its application No. 070, dated 25/10/2005, the Builder applied to CIDCO for allotment of suitable plot for Residential under Scheme MM-11/05/2005-06.

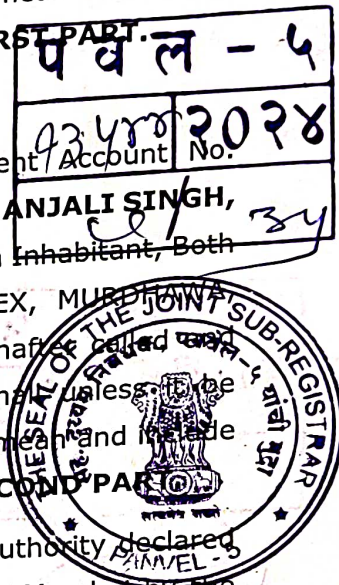
AND WHEREAS CIDCO by its letter dated 21/11/2005 was pleased to offer of suitable plot at Kharghar and called upon them to make payment of the balance installments as mentioned in the said letter. The said balance

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Patil

*[Signature]*

*[Signature]*  
Anjali Singh





Installments along with offer charges were paid by the said Builders to CIDCO by diverse payments.

AND WHEREAS the Promoters have obtained project finance from Abhyudaya Co-Op. Bank Ltd., through its Sector 17, Vashi branch. Accordingly at the request of the Promoters, CIDCO Ltd. has by its letter dated 15/06/2006 granted its no objection to the Promoters mortgaging the said plot to the Abhyudaya Co-Op. Bank Ltd.

AND WHEREAS by Deed of Mortgage dated 24<sup>th</sup> January, 2007, the Promoters have mortgaged the said plot to Abhyudaya Co.Op. Bank Ltd. upon such terms and conditions as mentioned in the said Deed of Mortgage. The said the Deed of Mortgage is registered with the Sub Registrar of Assurances under serial 949 of 2007 dated 24/01/2007.

AND WHEREAS by an Agreement to Lease dated 17<sup>th</sup> August, 2006 executed between CIDCO and the said Builder, the CIDCO Ltd. agreed to grant to the said Builders, license to enter upon Plot No. 6B, admeasuring 4030.92 Sq.Mtrs. or thereabouts in Sector 06, Kharghar, Navi Mumbai with permissible FSI 1.00 (One) for the Lease Premium and on such terms and conditions as contained in the said Agreement (hereinafter referred to as said plot).

AND WHEREAS in the circumstances, the Builders are entitled to develop the said plot by constructing a building as per the building plans that have been sanctioned may be revised by the concerned authority.

AND WHEREAS the Builders through their Architect 'SOYUZ T. TALIB' have prepared building plans by utilizing FSI One by proposing to construct building



of two wings on stilts (hereinafter referred to as the said Layout). The Builders have submitted to CIDCO and other authorities the said building plans, specifications and designs for the said plot. CIDCO has sanctioned the building plans, specifications and designs submitted by the Builders and granted the Commencement Certificate and Development permission vide Letter No. CIDCO/BP/ATPO/1269 dated 24/07/2007. A copy of the Commencement Certificate and Development permission is attached hereto and marked with Annexed. Subsequent to the said agreement to lease CIDCO Ltd. has by a modified agreement dated 12/04/2010 executed between the CIDCO Ltd. and the builders, permitted the builders to utilize additional FSI of 0.5 for the additional lease premium and upon the terms and conditions as contained in the said modified agreement. The said modified agreement is registered with the concerned Sub-Registrar of assurances under serial number 3699 of 2010 on 12<sup>th</sup> April, 2010. Accordingly the total FSI available to be utilized on the said plot aggregated to 1.5. Accordingly the builders reserve their right to

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*Handwritten signature of M. Patil*

*Handwritten signature of B. Shrinani*

*Handwritten signature of Anjali Singh*



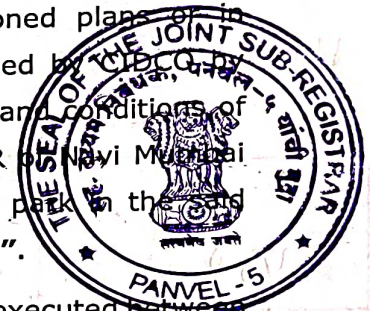
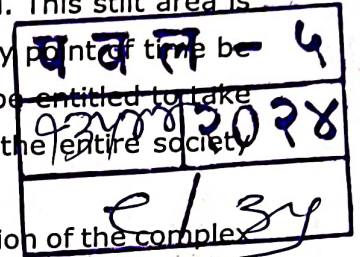
amend the existing sanctioned plans to utilize the additional FSI of 0.50 on the said plot. The Builders shall revise the said Layout and Propose to construct a residential cum commercial complex having Shops/Stilts on the ground floor and Hall/stilt car parking on the first floor and residential flats from third floor onwards in Wing A and Wing B. The said changes In the building plans shall be binding on the purchasers herein.

AND WHEREAS the Builders have provided a recreational space on the podium level along with stilt area. This stilt area accommodated the fitness center and the society office which has been approved by CIDCO Ltd. This fitness center and society office shall be handed over to the society at the time of Lease Deed free of cost to the Society. After accommodating the fitness center and the society office, there is a balance stilt area which is not used. This stilt area is meant for outdoor recreational activities and shall not at any point of time be encroached upon by the society, failing which CIDCO shall be entitled to take action against the society. This clause shall be binding on the entire society and its members.

AND WHEREAS the Builders have now commenced construction of the complex on the said Plot in accordance with the present sanctioned plans or in accordance with such revised plans that shall be sanctioned by CIDCO Ltd. permitting construction of such premises as per the terms and conditions of the said Agreement to Lease and in accordance with GDCR of Navi Mumbai and the Builders are desirous of selling flats/Premises/Car park in the said proposed Complex which is named as "HILL'S RESIDENCY".

AND WHEREAS Agreement for Sale dated 20<sup>th</sup> January 2011 executed between M/s. RAJ HOMES S. V. DEVELOPERS of the One Part had sold the Flat No. 1502, B - Wing, on the 15<sup>th</sup> Floor, in the said Building known as "HILL'S RESIDENCY", admeasuring 876 Sq. Fts. Carpet Area equivalent to 81.38 Sq.Mtrs., Constructed on Plot No. 6B, Sector No. 06, situated, lying and being at Village Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, (hereinafter referred to as "The Said Flat") to 1) MR. SANJAY AKARAM PATIL, AND 2) MRS. MEENAKSHI SANJAY PATIL, i.e. Original Sellers and the same was registered at Panvel, Sub - Registrar Office Panvel 1 on 20/01/2011 under the Receipt No. 1170 and Document Serial No. PVL - 1 /01057/2011.

AND WHEREAS the Stilt Car Parking Slot No. 42, dated 24<sup>th</sup> March, 2014 has been allotted by Developers/Builder at the time of Purchase of Flat No. 1502, B - Wing, on the 15<sup>th</sup> Floor of building Hill's Residency Constructed on Plot No. 6B, Sector No. 06, situated, lying and being at Village Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad.



*Patil*

*Patil*

*Sanjay Patil*

*Mujali Singh*



AND WHEREAS M/s. RAJ HOMES S. V. DEVELOPERS commenced the construction of the building thereon namely "HILL'S RESIDENCY" as per the Plans and specifications duly approved by the Town Planning authority of CIDCO and obtained Occupancy Certificate from the CIDCO LTD. vide Its Ref No. CIDCO/ATPO(BP)3038/3431, Dated 21<sup>st</sup> September 2018.

AND WHEREAS the 1) MR. SANJAY AKARAM PATIL, AND 2) MRS. MEENAKSHI SANJAY PATIL have paid the total amount of consideration to the M/s. RAJ HOMES S. V. DEVELOPERS and In view of the said fact the M/s. RAJ HOMES S. V. DEVELOPERS have handed over the vacant and peaceful possession of the said flat to the 1) MR. SANJAY AKARAM PATIL, AND 2) MRS. MEENAKSHI SANJAY PATIL.

AND WHEREAS the SELLERS are now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said flat as owner thereof.

AND WHEREAS "HILL'S RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED" a Society duly registered under the provisions of the Maharashtra Co-operative Societies Act 1960 bearing Registered No. NBOM/CIDCO/ HSG (TC)/8379/JTR/ 2019-2020, dated 16/01/2020 by all Purchasers of Flats owners under the provisions of Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

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AND WHEREAS the Sellers are seized and possessed of or otherwise well and sufficiently entitled to said **Flat No. 1502, B - Wing**, on the **15<sup>th</sup> Floor**, in the said Building known as "HILL'S RESIDENCY", belongs to **HILL'S RESIDENCY CO - OP. HOUSING SOCIETY LTD.**, admeasuring **876 Sq. Fts. Carpet Area** equivalent to **81.38 Sq.Mtrs.**, and **One Stilt Car Parking Space No. 42**, constructed on **Plot No. 6B, Sector No. 06**, situated, lying and being at **Village Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad.**



AND WHEREAS the Sellers are occupying as owner & holds the said flat constructed on the said plot more particularly described in the first schedule and the said Flat described in the second schedule hereunder written.

AND WHEREAS by virtue of the said Agreement for Sale the Sellers became lawful owner in possession of the said Flat.

AND WHEREAS the Sellers being in use and occupation of the said Flat, it is being assessed for payment of property tax and other Taxes, rates, and charges in the name of the Sellers and the Sellers have been paying those dues to concerned authorities and bearing all other outgoing with regard to the said Flat.

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Patil

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Anjali Singh



AND WHEREAS the Sellers not being interested in retaining the said flat and being desirous of disposing off the same and the Purchasers being interested in purchasing the said Flat, the Purchasers have offered to purchase the same and the Sellers have agreed to assign all their rights, title, interest and benefits to the Purchasers for the consideration of **RS. 1,86,00,000/- (RUPEES ONE CORE EIGHTY SIX LAKHS ONLY)** on the terms and conditions hereinafter mentioned and agreed to between the parties.

**NOW THIS AGREEMENT FOR SALE WITNESSES AS FOLLOWING AND IT IS AGREED & DECLARED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That the Sellers hereby agrees to sell, transfer, convey and assign their right, title and interest in the said **Flat No. 1502, B - Wing, on the 15<sup>th</sup> Floor**, in the said Building known as "**HILL'S RESIDENCY**", belongs to **HILL'S RESIDENCY CO - OP. HOUSING SOCIETY LTD.**, admeasuring **876 Sq. Fts. Carpet Area** equivalent to **81.38 Sq. Mtrs.** and **One Stilt Car Parking Space No. 42**, Constructed on **Plot No. 68, Sector No. 06**, situated, lying and being at **Village Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad**, together with all their rights, title and beneficial interest in the said flat to the Purchasers as also all the benefits directly and/or indirectly attached to the said flat, free from all encumbrances and reasonable doubts along with **RS. 1,86,00,000/- (RUPEES ONE CORE EIGHTY SIX LAKHS ONLY)** to be paid in the following manner:—

Sr. No.	Bank Name	RTGS/NEFT/CHEQUE REF. No.	Date	Amount in Rupees
1.	HDFC	0290536622(NEFT)	25/05/2023	Rs. 1,50,000/-
2.	SBI	072562(Cheque)	13/07/2024	Rs. 5,00,000/-
3.	HDFC	000150117711	13/08/2024	Rs.10,00,000/-
4.	HDFC	000251525632	14/08/2024	Rs.10,00,000/-
5.	HDFC	000273659235	15/08/2024	Rs.5,50,000/-
			<b>TOTAL</b>	<b>Rs. 32,00,000/-</b>

(the payment and receipt whereof the Sellers hereby admits and acknowledges)

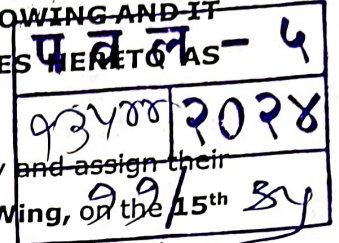
2. The remaining balance consideration amount of **RS. 1,54,00,000/- (RUPEES ONE CORE FIFTY FOUR LAKHS ONLY)** shall be paid to the Sellers by obtaining loan from any Nationalized Bank, Institute or Company within 30 (Thirty) working days from the date of registration of this Agreement for Sale and after receiving the remaining consideration amount of **RS. 1,54,00,000/- (RUPEES ONE CORE FIFTY FOUR LAKHS ONLY)** by the Sellers, the parties to these

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*Dehnavar*

*Arijali Singh*





Presents shall execute the Deed of Sale and Transfer. It is the duty of the Sellers to obtain necessary permission from Society and the expenses for the same shall be bear by the Sellers and Purchasers equally.

3. The said Agreement between the Parties to the contract is executed according to the terms and conditions mutually agreed by both the parties to the Agreement and hence it is binding on both the parties to help each other for proper execution of this Agreement.

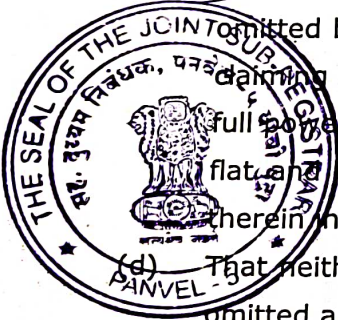
**The Sellers do hereby covenant with the Purchasers as follows:—**

- (a) That the Sellers has duly paid and discharged in full all the dues and liabilities in respect of the said flat including the CIDCO's service charges, property taxes, rates, maintenance charges etc. payable to the said society / builder upto the date hereof and shall pay all the dues till the completion of sale. All the outstanding dues of Maintenance, Major repair work Municipal corporation work will be paid by the Seller till the completion of sale.

- (b) That the Sellers are sole and absolute owners and beneficiaries of the said Flat duly standing in the name of the Sellers in the books and all other records and 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 Sellers no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said flat;

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- (c) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Sellers or any person or persons lawfully and equitably claiming by, from, through, or in trust for the Sellers, the Sellers have full power and absolute authority in their own right to transfer the said flat and to relinquish and transfer all their rights, title and interest therein in favour of the Purchasers;



- (d) That neither the Sellers nor any one on their behalf has committed or omitted any act, deed, matter or thing whereby their holding incidental rights thereto including the right to 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 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;
- (e) The Sellers represent that if any person claims rights, title, interest and objects said Agreement then in such circumstances it will be a liability

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*Arijali Singh*



of the Sellers to solve the same out of their own pocket and make the said flat Marketable and free from all encumbrances.

(f) The Sellers further represent that they shall repay the whole outstanding loan amount to the respective financial Institution from where they availed loan for the purchase of the said flat. The Sellers further represents that they shall obtain No Dues certificate from the concerned financial institution or bank and they shall handover the original documents of the said flat to the Purchasers. No dues certificate of Union Bank was shared by the Seller to the Purchaser.

(g) That the Purchasers shall on payment of full & final consideration in respect of said Flat and upon registration of these presents shall be entitled to hold and own the said flat and all incidental 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 Purchasers own right without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by, through, under or in trust for the Seller;

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(h) That the Sellers have not received any notice for requisition or requisition of the said flat; and

(i) That the Sellers herein do hereby indemnify and keep indemnified the Purchasers against any defect in title, omission, or mischievous 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 deed and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the deed, covenants and provisions.



4. The Sellers shall bear and pay all outgoing in respect of the said Flat including all service charges of CIDCO, rates, taxes and charges for consumption of electricity, water etc. and all dues and charges payable to the said society/builder till the date of execution and registration of these presents and the Purchasers shall bear and pay all such outgoing, dues and charges to the said society from the date of registration of these presents and receiving possession of the said Flat. The Purchaser is staying on rent in the Sellers flat, so Purchaser will pay the outstanding dues for electricity and Gas.

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Patel

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5. The Sellers shall also transfer in favour of the Purchasers the amounts standing to their credit in the deposits, if any, or the sinking fund maintained by the said society and for that purpose, the Sellers shall sign and execute all necessary applications and other assurances as may be necessary or as may be determined or required by the said society. No sinking funds were present, so nothing to transfer.
6. The Sellers shall sign and execute in favour of the Purchasers necessary applications, forms, deeds and other documents or writings as may be reasonably required for transfer of the said Flat and right to possess, use, occupy and enjoy the said flat in favour of the Purchasers and for implementing the terms of this deed.
7. The Sellers shall sign and execute in favour of the Purchasers necessary applications, forms, deeds and other documents or writings as may be reasonably required by the Municipal Corporation / CIDCO or any other Government body for transfer of the names in the said Flat in the book of records of CIDCO or any other government body.
8. The Sellers hereby declare and confirm that, the said Flat shall vest in the name of the Purchasers as the absolute owners thereof with all rights and occupation thereto as member of the said Co-op. Hsg. Society and the Sellers hereafter shall have no right, title or interest of whatsoever nature in the said flat.

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१४/३४		

That the Sellers shall keep the Purchasers saved, defended and harmless from and against all estate charges, encumbrances whatsoever in respect of the said flat.



9. The Sellers shall handover to the Purchasers (i) all original copy of the Registered Agreement For Sale, (ii) all original copy of Registration Receipt in respect of the said registered Agreement for sale (iii) a original copy of last Property Tax paid Receipt (v) a original copy of "No Dues Certificate" with regard to maintenance charges and any other charges from said Society and all other documents relating to the title of the said flat if any, in the possession of the Sellers.

11. The Parties hereto agree and understood that, as per section 194 IA of Income Tax Act, w. e. f. 01/06/2013, TDS on transaction of immovable property is to be deducted @ 1% where the consideration payable to the owner exceed Rs.50,00,000/-. In view of compliance to above said provision, the TRANSFEREE/PURCHASER shall deduct the TDS @ 1% on total price consideration and deposit the same through form 26QB as prescribed by the Income Tax Authority and furnish the

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*[Signature]*

*Arijali Singh*



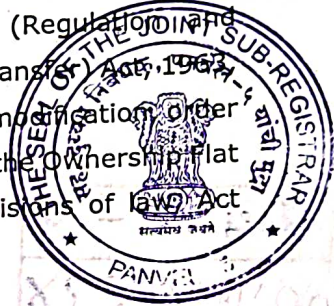
TDS Certificate to the TRANSFEROR/SELLER without committing any default in respect thereof. It is hereby clarified that the amount deducted as TDS shall be deemed as forming part of total price consideration of the said Premises.

12. Save as herein otherwise provided all costs and charges of stamp duty registration fees, typing and xerox charges, Advocates fees whatsoever shall be borne and paid exclusively by the Purchasers alone & the Sellers shall not be called upon to pay the same or contribute to the same or any part thereof.

13. Save and except as aforesaid, all the terms and conditions of the said deed shall be binding on the both parties and their respective heirs, executors, administrators and assigns.

14. This Agreement for Sale shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation and Promotion of Construction, Sale Management, and Transfer) Act, 1963 and the Maharashtra Ownership Flats Act, 1964 and modification order notification issued by the competent authority under the Ownership Flat Act, for the time being in force or any other provisions of law Act applicable thereto.

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#### FIRST SCHEDULE (Description of the Plot)

ALL THE PIECE OF LAND bearing Plot Number 6B at Sector No. 06, in Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, containing by admeasuring about 4030.92 Sq. Mtrs. and bounded by:-

- ON OR TOWARDS THE NORTH BY :- 15.0 MTRS. WIDE ROAD.  
ON OR TOWARDS THE SOUTH BY :- PLOT NO. 3.  
ON OR TOWARDS THE EAST BY :- PLOT NO. 6 & PLOT NO. 6A.  
ON OR TOWARDS THE NORTH BY :- H. T. LINE.

#### SECOND SCHEDULE (Description of Flat)

Flat No. 1502, B - Wing, on the 15<sup>th</sup> Floor, in the said Building known as "HILL'S RESIDENCY", belongs to HILL'S RESIDENCY CO - OP. HOUSING SOCIETY LTD., admeasuring 876 Sq. Fts. Carpet Area equivalent to 81.38 Sq.Mtrs., and One Stilt Car Parking Space No. 42, Constructed on Plot No. 6B, Sector No. 06, situated, lying and being at Village Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, Sub Division of Panvel and the District and Division of Raigad and within the Jurisdiction of Sub - Registrar of Panvel.

*Signature*

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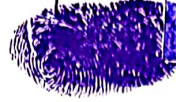
*Ajayali Singh*

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands the day and year first hereinabove mentioned.

SIGNED AND DELIVERED BY  
THE WITHINNAMED SELLERS

1) MR. SANJAY AKARAM PATIL.

*Sanjay Patil*



2) MRS. MEENAKSHI SANJAY PATIL.

In the presence of .....



*Meenakshi Patil*



1) Mr. Swapnil Sontakke.

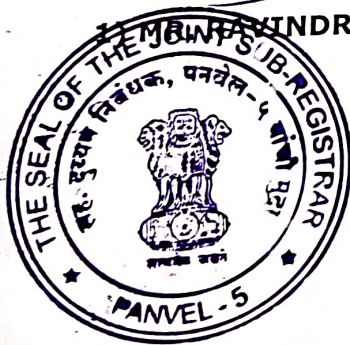
*Swapnil Sontakke*

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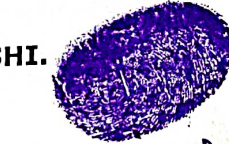
Mr. Ashwani Kumar Singh.

*Ashwani Singh*

SIGNED AND DELIVERED BY  
THE WITHINNAMED PURCHASERS



1) MR. HINDRA KUMAR RAGHUVANSHI.



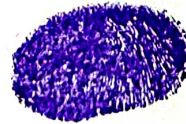
*Hindra Raghuvanshi*



2) MRS. ANJALI SINGH.

In the presence of .....

*Anjali Singh*



1) Mr. Swapnil Sontakke.

*Swapnil Sontakke*

2) Mr. Ashwani Kumar Singh.

*Ashwani Singh*



**RECEIPT**

RECEIVED from Purchasers a sum of **RS. 32,00,000/- (RUPEES THIRTY TWO LAKHS ONLY)** as earnest money paid by RTGS/NEFT/CHEQUES, towards Part payment of the said **Flat No. 1502, B – Wing**, on the **15<sup>th</sup> Floor**, in the said Building known as **"HILL'S RESIDENCY"**, belongs to **HILL'S RESIDENCY CO – OP. HOUSING SOCIETY LTD.**, admeasuring **876 Sq. Fts. Carpet Area**, and **One Stilt Car Parking Space No. 42**, equivalent to **81.38 Sq.Mtrs.** Constructed on **Plot No. 6B, Sector No. 06**, situated, lying and being at **Village Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad**, Sub Division of Panvel and the District and Division of Raigad and within the Jurisdiction of Sub – Registrar of Panvel. Payment Schedule as under :-

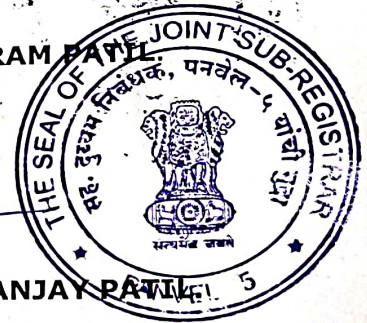
Sr. No.	Bank Name	RTGS/NEFT/CHEQUE REF. No.	Date	Amount in Rupees
1.	HDFC	0290536622(NEFT)	25/05/2023	Rs. 1,50,000/-
2.	SBI	072562(Cheque)	13/07/2024	Rs. 5,00,000/-
3.	HDFC	000150117711	13/08/2024	Rs.10,00,000/-
4.	HDFC	000251525632	14/08/2024	Rs.10,00,000/-
5.	HDFC	000273659235	15/08/2024	Rs.5,50,000/-
			<b>TOTAL</b>	<b>Rs. 32,00,000/-</b>

WE SAY RECEIVED  
Rs. 32,00,000/-

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1) MR. SANJAY AKARAM PATEL

Patil



2) MRS. MEENAKSHI SANJAY PATEL

SELLERS

WITNESS :

1) Mr. Swapnil Sontakke.

Sontakke

2) Mr. Ashwani Kumar Singh.

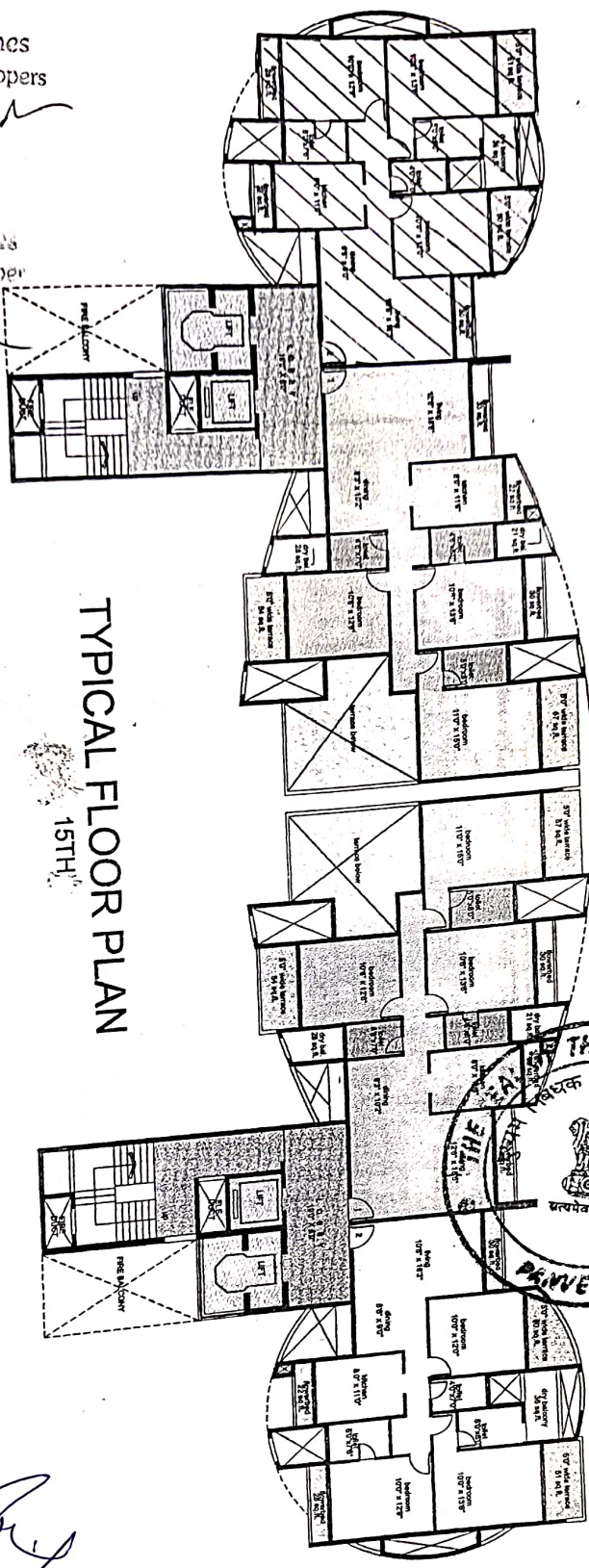
Ashwani

Raj Homes  
S. V. Developers

*S. V. S.*  
Partner

Raj Homes  
S. V. Developer

*S. V. S.*  
Partner



TYPICAL FLOOR PLAN  
15TH

*S. V. S.*  
*Partner*

*S. V. S.*

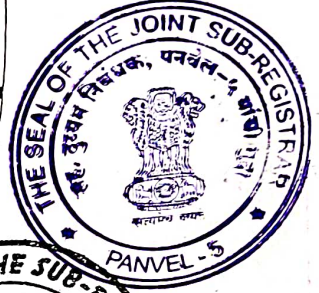
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*Registered*

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*Anjali Singh*

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Thursday, January 20, 2011

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Regn. 39 M

# पावती

पावती क्र. : 1170

गावाचे नाव खारघर

दिनांक 20/01/2011

दस्तऐवजाचा अनुक्रमांक पवेल 1 - 01057 - 2011

दस्ता ऐवजाचा प्रकार करारनामा



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सादर करणाराचे नाव: संजय आकाराम पाटील - -

नोंदणी फी :-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42) :-

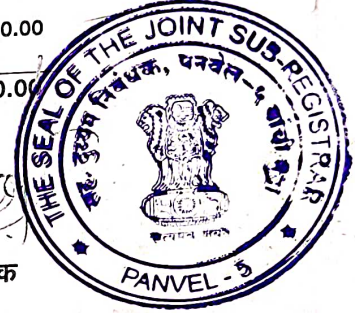
840.00

एकूण रु.

30840.00

आपणास हा दस्त अंदाजे 12:25PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
पनवेल 1



बाजार मुल्य: 4834000 रु. मोबदला: 4500000रु.

भरलेले मुद्रांक शुल्क: 276300 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

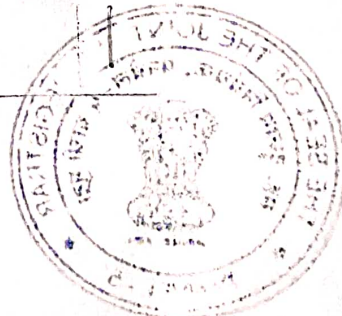
बँकेचे नाव व पत्ता: -;

डीडी/धनाकर्ष क्रमांक: -; रक्कम: 30000 रु.; दिनांक: 28/12/2010

मूळ दस्त भरत मिळाला

पवेल-१ची सही  
मूळ दस्त भरत दिला

खरिद लिपीक  
सह दुय्यम निबंधक, पनवेल-१



गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,500,000.00  
बा.भा. रु. 4,834,000.00

- (2) भू-मापन, फोटोहिस्ता व घरक्रमांक (असल्यास)

(1) वर्णन: सदनिका क्र. वी/1502, पंधरावा मजला, हिल्स रेसिडेन्सी, प्लॉट नं. 6बी, सेक्टर 6, खारघर \*\*\* 81.38 चौमी कारपेट

- (3) क्षेत्रफळ

(1)

- (4) आकारणी किंवा जुडी देण्यात आलेले तेव्हा

(1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) राज होम्स एस व्ही डेव्ह तर्फे भागीदार शंकरलाल व्ही ठक्कर - -; घर/प्लॉट नं: वाशी ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(2) राज होम्स एस व्ही डेव्ह तर्फे भागीदार गिरीष जी शहा - -; घर/प्लॉट नं: -//-; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) संजय आकाराम पाटील - -; घर/प्लॉट नं: अनंत सागर , पुणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(2) मिनाक्षी संजय पाटील - -; घर/प्लॉट नं: -//-; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (7) दिनांक करून दिल्याचा 31/12/2010

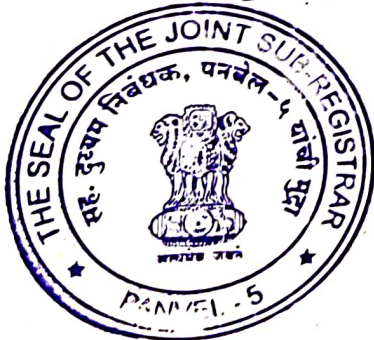
- (8) नोंदणीचा 20/01/2011

- (9) अनुक्रमांक, खंड व पृष्ठ 1057 /2011

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 272640.00

- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

प	व	र
934	20	26
20 / 34		



सहदुव्यय निबंधक, वर्ग २  
(पनवेल-२)





**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**CIDCO**  
WE MAKE CITIES

REGD. OFFICE :  
"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :  
CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.  
PHONE : 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/BP/ATPOI/1269  
To,  
M/s Raj Homes S.V. Developers,  
425, Arenja Corner, Plot No.71, Sector-17, Vashi,  
NAVI MUMBAI.

Date: 24/02/2007

Sub:-Development permission for Residential Building on  
Plot no. 6 B, Sector -06 at Kharghar.

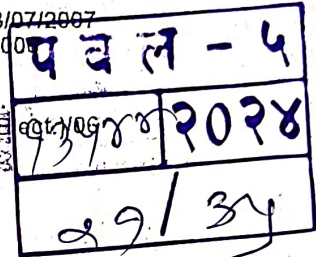
Ref:-1) Your architects application dated.29/09/2006 & 23/07/2007

2) MSEB NOC Issued by EE, Panvel (U), dtd. 30/12/2006

3) Fire NOC issued by Fire Officer, vide letter

No.CIDCO/FIRE/KLM/711/2007, dtd. 07/05/2007

4) PSIDC NOC issued by EE(Elect.)/vide CIDCO/EE(Elect.)/1280/2524, dtd. 05/10/2006



Sir,

Please refer to your application for development permission for Residential Building on Plot no.6 B, Sector -06 at Kharghar, Navi Mumbai.

The development permission 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 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 commencement of the construction Work.

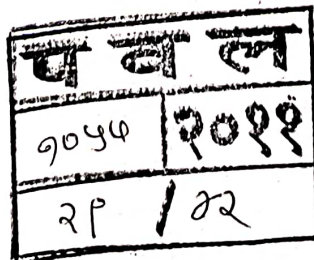
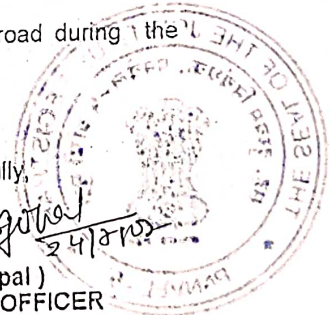
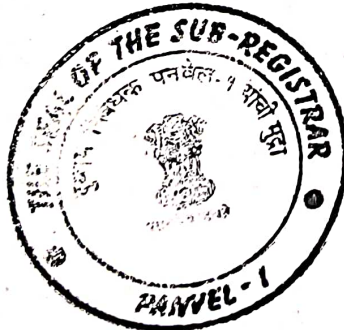
You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours faithfully,

*V. Venu Gopal*  
24/02/07

(V. Venu Gopal)  
ADDL.TOWN PLANNING OFFICER  
Navi Mumbai & Khopta



REF. NO. UDC/04/100 / 1209

24/2/72

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. Raj Homes S. V. Developers

Plot No. 6B Road No. --- Sector 06 Node Kharghar of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (A wing G+15<sup>th</sup> & B wing G+16<sup>th</sup> floor); Total Resi. B.U.A. = 4026.246 sq. mtrs

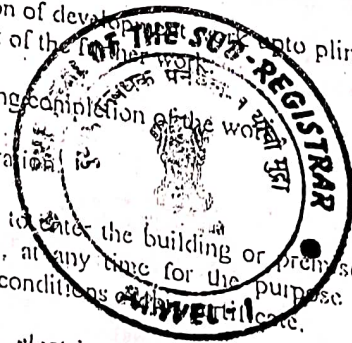
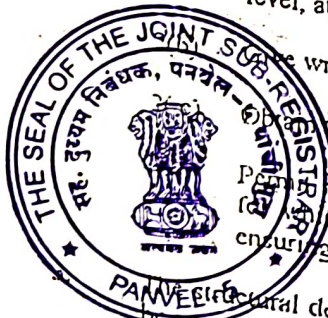
(Nos. of Residential Units 54 Nos. of Commercial units ---)

8909	1(a)
12/1	1(b)
पवल	1(c)
93488	2
20/2	3

- 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.

The applicant shall:

- (a) Give a notice to the Corporation for completion of development upto plinth level, atleast 7 days before the commencement of the work.
- (b) Give a written notice to the Corporation regarding completion of the work.
- (c) Obtain an Occupancy Certificate from the Corporation.
- (d) Permit the authorised officers of the Corporation to enter the building or premises, whenever the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of the certificate.
- (e) Comply with 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.



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 regulation no.16.1(2) of the GDCRs - 1975.

पवल	
9044	2099
30	1/72



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. 2,06,000/- 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 under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground 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 fighting purpose".

9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

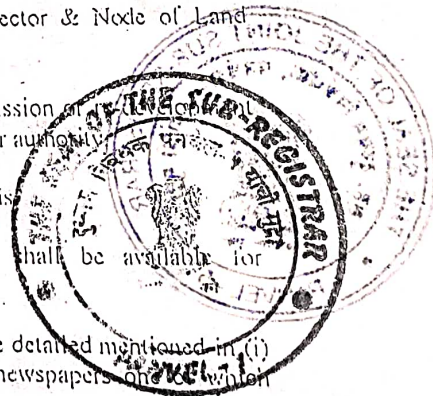
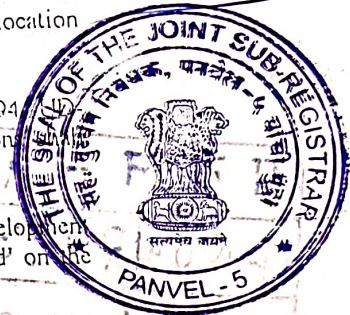
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94 11/RDP, Dated 19<sup>th</sup> July,1994 for all buildings following additional conditions apply.

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 a conspicuous place on site indicating following details :-

- Name and address of the owner/developer, Architect and Contractor.
- Survey Number/City survey Number, Plot, Number/Sector & Noxle of Land under reference alongwith description of its boundaries.
- Order Number and date of grant of development permission or permission issued by the Planning Authority or any other authority.
- Number of Residential Flats/Commercial Units with areas.
- Address where copies of detailed approved plans shall be available for inspection.

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

प व ल - ५	
१५४४	२०२४
२३/३५	



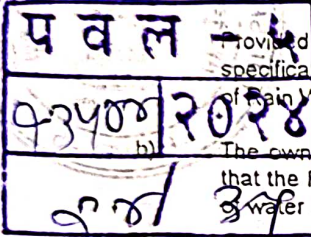
प व ल	
१०५५	२०२२
२१ / ४२	

- 11 As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> 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/102004/160/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, blocks & 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 300 Sq.m. of built up area for the failure of the owner of any building mentioned in (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

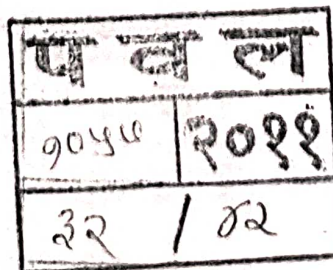
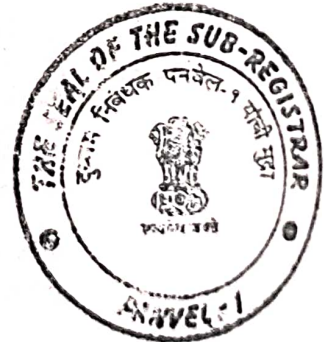


C.C. POWER SUBJECT  
 Mr. Sohu Talib.  
 Vashi

C.C. TO: Separately to :

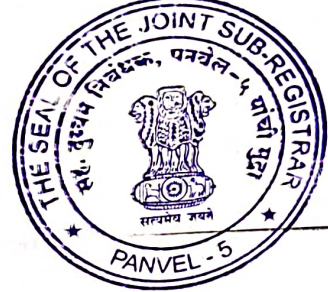
1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(VS)

*Ugale*  
 24/7/07  
 ADDL. TOWN PLANNING OFFICER  
 Navi Mumbai & Khopta





प व ल - ५	
१३५००	२०२४
२५/३५	



Date : 21 September,  
2018

BP-3038/2431

Unique Code :

### OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Resl\_Commercial [ Resl+Comm ] Building G + 20 ( A & B Wing ) [ Total BUA = 6043.4Sq.mtrs , Residential BUA = 5391.66 Sq.mtrs , Commercial BUA = 651.74 Sq.mtrs , Any Other BUA = 9 Sq.mtrs Number of units = 85No. , No. of Residential Units = 72No. , No.of Commercial Units = 13No. , Any Other Units = ( fitness center + Soc. Office + Changing Rooms ) = 127.44No. Ground+No. Of Floors = G + 20 ( A & B Wing ) ] Plot No. 6-B , ] , Sector - 06 at Kharghar (New) of Navl Mumbai completed under the supervision of Soyuz Tallb Architect has been inspected on 11 September, 2018 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 14 November, 2013 and that the development is fit for the use for which it has been carried out.



भारतीय जनता

## -: नोंदणी प्रमाणपत्र :-

नोंदणी क्रमांक : एन.वी.ओ.एम/सिडको/एच एस जी/(टी.सी)/८३७९/जेटीआर/रान २०१९-२०२०.

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, हिल्स रेसिडेन्सी सहकारी

गृहनिर्माण संस्था मर्यादित, भूखंड क्र. ०६/बी, सेक्टर ०६, खारघर, नवी मुंबई हि संस्था

महाराष्ट्र सहकारी संस्थेचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक

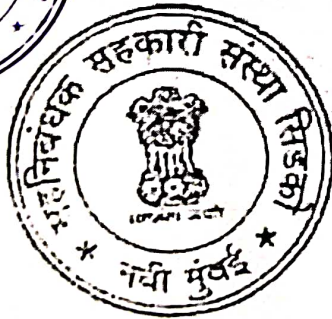
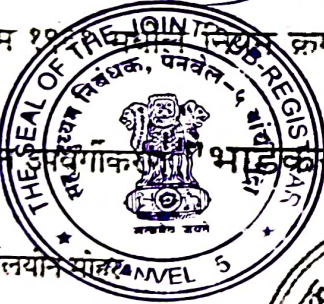
प व ल - ५  
२४) कलम १५(४) अन्वये नोंदण्यात आलेली आहे.  
२४/१०/२०२०

उपरनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थेचे

नियम १२(१) अन्वये क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था

अनुसूचित वर्गीकरण "भाडकरू-सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन सादर



*W. Jadhav*

( डॉ. केदारी जाधव )

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक : १६/१०/२०२०



  
**Hill's Residency**  
*Life in Nature's Cradle*

**RAJ HOMES**

Plot No 6B, Sector - 6, Kharghar,  
Navi Mumbai - 410 210. Tel : 6417 3089  
Email : hills\_residehcy@rediffmail.com

Date: 24<sup>th</sup> March, 2014

To,  
Mr. Sanjay Aakaram Patil,  
Mrs. Meenakshi Sanjay Patil,  
A/6, Ideal Colony,  
Anant Nagar, Pound Road,  
Pune - 38.

**SUB: LETTER OF ALLOTMENT OF PARKING SPACE**

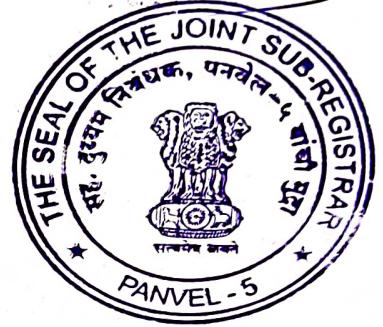
Sir,

This is with reference to the Agreement for Sale dated 31<sup>st</sup> December, 2010 executed between you and us wherein you have purchased Flat No. 1502 on the 15<sup>th</sup> floor in 'B' Wing of our building 'Hill's Residency' being constructed on Plot No. 6B, Sector 6, Kharghar, Navi Mumbai for a consideration and upon the terms and conditions mentioned therein.

AND WHEREAS keeping in view the orderly parking of vehicles in the space available in the said building, we have made on site marking of such parking spaces with an intention to earmark such parking space for use of specified users for vehicle parking only.

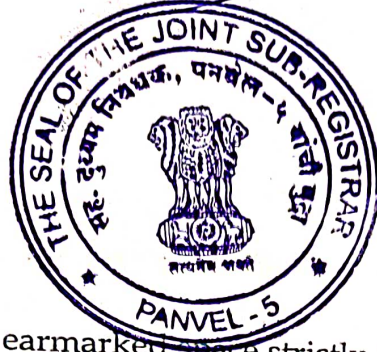
AND WHEREAS you have requested us to allow you to use and occupy one of such earmarked parking for the specific purpose of car parking only which you have agreed to do on following terms and conditions which are agreed between us as follows:

प व ल - ५	
१३४४४	२०२४
२२/३५	



Hill's Residency  
Life in Nature's Cradle

प व ल - ५	
१३५४४	२०२४
२८ / ३५	



RAJ HOMES

Plot No.6B, Sector - 6, Kharghar,  
Navi Mumbai - 410 210. Tel : 6417 3089  
Email : hills\_residency@rediffmail.com

2. You shall use the said earmarked space strictly for specific purpose of parking your own vehicle and shall not use the said parking for any other purposes whatsoever.
3. You shall use the said parking space without causing any nuisance or annoyance to the other flat/premises purchasers in the said building.
4. You have satisfied that considering the intended use of the said space for car parking, we have strengthened and improved the construction of the said area.
5. It is expressly agreed between us that we have simply permitted you to park your own vehicle in the parking space and no right, title or interest of whatsoever nature has been created or intended to be created in your favour in respect of the said parking space. Save and except the right to park your own vehicle in the parking space, you shall have no other rights whatsoever in the said parking space.
6. It is expressly agreed by you that it will be your sole responsibility to deal with and/or to solve the "On Site Problems" - if any, regarding parking and that we shall not be responsible for the same for whatsoever reason. You have to deal with and/or to solve such "On Site Problems" entirely at your risk as to costs and expenses.
7. If there is any inconsistency between our rights and obligations under any law and our rights and obligations under this allotment, the terms of this allotment shall be deemed modified so that our rights and obligations under this allotment are consistent with our rights and obligations under such law. In the event of such modifications, if the entire allotment becomes illegal



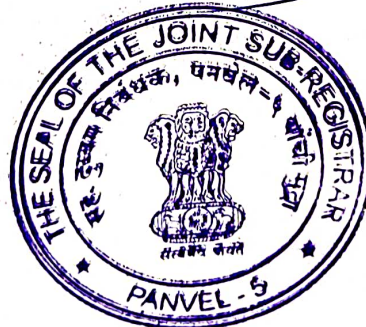
purchasers or co-operative premises Society or the occupants of the said building claim any right over the said parking space allotment to him under this allotment by virtue of any of the provisions of law or challenges the legality of this allotment, then you shall resolve such dispute entirely at your risks as to your cost and consequences.

8. You shall maintain and if required shall carry out necessary repairs of the said parking space entirely at your costs and expenses.
9. The expenses for stamp duty and registration charge for this allotment, if any, shall exclusively be borne and paid by you.
10. You shall enjoy the right to park your own vehicle in the parking space as long as you hold the said flat.
11. This allotment is not transferrable.

  
Flat Purchaser

प व ल - ५  
१३५०२२०२४  
२९/३५

Developer



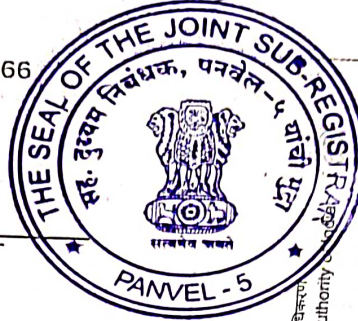


भारत सरकार  
Government of India



संजय आकाराम पाटील  
Sanjay Akaram Patil  
जन्म तारीख/DOB: 25/03/1966  
पुरुष/MALE

प व ल - ५  
७३५४४ २०२४  
३०/३५



5436 2936 5971

माझे आधार, माझी ओळख



भारत सरकार  
GOVERNMENT OF INDIA



मीनाक्षी संजय पाटील  
Minakshi Sanjay Patil  
जन्म वर्ष / Year of Birth : 1975  
स्त्री / Female



8858 6114 0900

आधार - सामान्य माणसाचा अधिकार

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER  
AICPP9978N



नाम /NAME  
SANJAY AKARAM PATIL

पिता का नाम /FATHER'S NAME  
AKARAM ISHWARA PATIL

जन्म तिथि /DATE OF BIRTH  
25-03-1966

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, कोल्हापूर  
COMMISSIONER OF INCOME-TAX, KOLHAPUR

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER  
AGQPP1146G



नाम /NAME  
MEENAKSHI SANJAY PATIL

पिता का नाम /FATHER'S NAME  
VISHNU BHIMRAO PATIL

जन्म तिथि /DATE OF BIRTH  
19-06-1975

हस्ताक्षर /SIGNATURE

आयकर आयुक्त-1, पुणे  
Commissioner of Income-tax I, Pune

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता: अकाराम पाटील, अई - 1104, वर्राज हाइट्स, एमआयटी कॉलेज रोड, पुणे, महाराष्ट्र - 411038

Address: C/O. Akaram Patil, I-1104 Varraj Heights, MIT College Road, Chambaug Colony paud road, Pune, Pune City, PO: Ex. Serviceman Colony, DIST: Pune, Maharashtra - 411038

5436 2936 5971  
VID : 9125 7875 9384 3017

भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता W/O संजय पाटील, फ्लॉट नं.९/६, अंतर् माण सागर सोसायटी, आयडीएम कॉलोनी, पॉड रोड, आयडीएम भैमानाबाबा कॉम्प्लेक्स, पुणे सिटी, एम. महाराष्ट्र, 411038

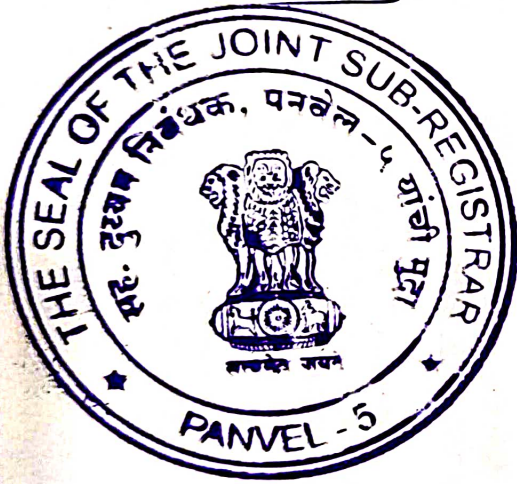
Address: W/O Sanjay Patil, FLAT NO.9/6, ANANT SAGAR SOCIETY, IDEAL COLONY, PAUD ROAD, NER IDEAL GROUND, KOTHRUD, Pune City, Ex. Serviceman Colony, Pune, Maharashtra, 411038

1947 1947 1800 180 1847  
http://uidai.gov.in

Patil



पं. सं. ल - ५	
१३५४४	२०२४
३१ / ३१	




कर विभाग  
TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RA KUMAR RAGHUVANSHI  
NATH SINGH

972  
Account Number  
8213F

*Raghuwanshi*



30082011

भारत सरकार  
Government of India

Ravindra Kumar Raghuvanshi  
DOB : 01/02/1972  
Male




8822 0890 9654

*Raghuwanshi* मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANJALI SINGH  
WADHESH PRASAD SINGH

10/05/1976  
Permanent Account Number  
30URS9192C

*Anjali Singh*



17-02-2007

भारत सरकार  
Government of India

Anjali Singh  
DOB : 10/05/1976  
Female



Issue Date : 23/03/2012

6283 2251 6952

मेरा आधार, मेरी पहचान

*Anjali Singh*

पवल - 5  
73400 2028  
32/20




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

APNIL YUVRAJ SONTAKKE  
YUVAJ KRUSHNA SONTAKKE

05/1991  
Permanent Account Number  
KPS6161C

*Sontakke*



भारत सरकार  
Government of India

Ashwani Kumar Singh  
जन्म तारीख/DOB: 30/12/1979  
पुरुष/ MALE



Issue Date: 18/10/2013

9699 1401 2929  
VID : 9145 0519 4308 9374



*Sontakke*

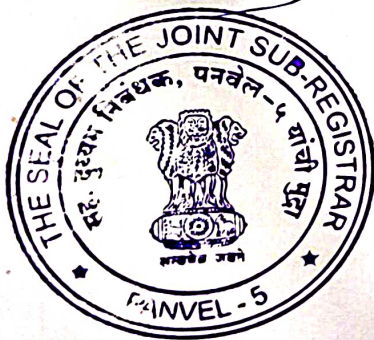
*A Singh*



म - ल ७ ४  
 ४९०९  
 १४/१२

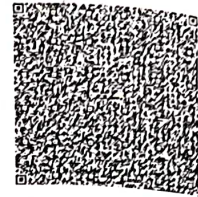


म ल - ५  
 ९३५४४२०२४  
 ३३/३५



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

Address: C/O Paras Nath Singh, Flat No. 102, Tulp Chaitali, Plot No. 13, Sector 04, Near Bal Bharti School, Navi Mumbai, Kharghar, Kharghar, Raigarh, Maharashtra, 410210



8822 0890 9654



1947



help@uidai.gov.in



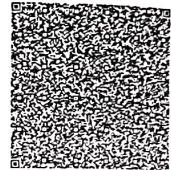
www.uidai.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India



Address: A 2, BIRLA CARBON STAFF COMPLEX, RENUKOOT, MURDHAWA, RENUKOOT, Renukoot, Sonbhadra, Uttar Pradesh, 231217



Print Date : 22/07/2023

6283 2251 6952



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help@uidai.gov.in



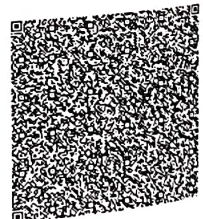
www.uidai.gov.in



भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India



पत्ता: माफत: रामाश्रे सिंह, फ्लॉट नो 403 मंगला रेसीडेन्सी, प्लॉट नो 03 सेक्टर नो 24, तलोजा फेज 2, तलोजा, रायगड, महाराष्ट्र - 410208



Address: C/O: Ramashre Singh, Flat No 403 Mangala Residency, Plot No 03 Sector No 24, Talaja PHase 2, Talaja, Raigarh, Maharashtra - 410208

Download Date: 06/10/2022

9699 1401 2929

VID : 9145 0519 4308 9374

529/13544  
शनिवार, 17 ऑगस्ट 2024 4:47 म.नं.

दस्त गोपवारा भाग-1

पवल5 30/3/24  
दस्त क्रमांक: 13544/2024

दस्त क्रमांक: पवल5 /13544/2024

बाजार मुल्य: रु. 1,46,91,428/-

मोबदला: रु. 1,86,00,000/-

भरलेले मुद्रांक शुल्क: रु.13,02,000/-

ड. नि. सह. दु. नि. पवल5 यांचे कार्यालयात  
अ. क्रं. 13544 वर दि.17-08-2024  
रोजी 4:45 म.नं. वा. हजर केला.

पावती:14735

पावती दिनांक: 17/08/2024

सादरकरणाराचे नाव: रविंद्र कुमार रघुवंशी - -

नोंदणी फी

रु.  
30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकुण: 30700.00

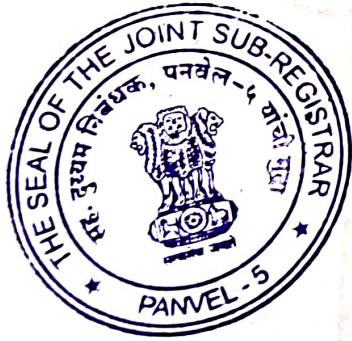
Rghuranshi  
दस्त हजर करणाऱ्याची सही:Murali  
Joint Sub Registrar Panvel 5Murali  
Joint Sub Registrar Panvel 5

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

शिक्का क्रं. 1 17/08/2024 04:45:38 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 17/08/2024 04:46:26 PM ची वेळ: (फी)

दस्त एवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्र  
व्यक्ती इत्यादि बनावट आढळून आल्यास याची  
संपूर्ण जबाबदारी नियमावलीची राहिल

निहून देणार

Murali

Rghuranshi  
निहून घेणार

Anjali Singh





सत क्रमांक : पवल5/13544/2024  
स्ताचा प्रकार :- करारनामा

दस्त गोषवारा भाग-2

पवल5 39/39  
दस्त क्रमांक: 13544/2024

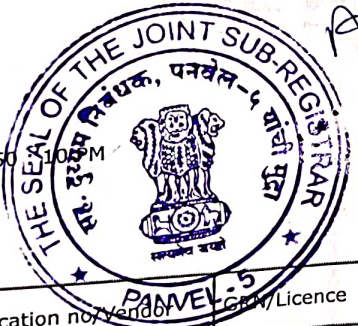
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: संजय आकाराम पाटील - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - आय -११०४, वनराज हाईटस, एम.आय.टी कॉलेज रोड, रामबाग कॉलनी, पौड रोड, ई एक्स सर्व्हिसमन कॉलनी, पुणे, महाराष्ट्र, PUNE. पॅन नंबर: AICPP9978N	लिहून देणार वय :- 58 स्वाक्षरी:-		
2	नाव: मिनाक्षी संजय पाटील - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - आय -११०४, वनराज हाईटस, एम.आय.टी कॉलेज रोड, रामबाग कॉलनी, पौड रोड, ई एक्स सर्व्हिसमन कॉलनी, पुणे, महाराष्ट्र, PUNE. पॅन नंबर: AGQPP1146G	लिहून देणार वय :- 49 स्वाक्षरी:-		
3	नाव: रविंद्र कुमार रघुवंशी - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - -२, बिल्डा कार्बन स्टाफ कॉम्प्लेक्स, मुर्धाव रेनुकुट, सोनभद्र, उत्तर प्रदेश, उत्तर प्रदेश, सोनभद्रा. पॅन नंबर: AEHPR8213F	लिहून घेणार वय :- 52 स्वाक्षरी:-		
4	नाव: अंजलि सिंह - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - -२, बिल्डा कार्बन स्टाफ कॉम्प्लेक्स, मुर्धाव रेनुकुट, सोनभद्र, उत्तर प्रदेश, उत्तर प्रदेश, सोनभद्रा. पॅन नंबर: BOUPS9192C	लिहून घेणार वय :- 48 स्वाक्षरी:-		

रीत दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
क्र. 3 ची वेळ: 17 / 08 / 2024 04 : 49 : 33 PM

टिळख:-  
गालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: स्वप्नील युवराज सोनतवके - वय: 33 पत्ता: चौक ता खातापूर जी रायगड पिन कोड: 410206		
2	नाव: अश्वनी कुमार सिंह - वय: 44 पत्ता: तळोजा फेज-2 ता. पनवेल जि. रायगड पिन कोड: 410208		

क्र. 4 ची वेळ: 17 / 08 / 2024 04 : 50



प्रमाणित करणेत येते की, सदर दस्तास एकूण 39  
पाने आहेत, पुस्तक क्र. 9  
क्रमांक 93988/2024 वर नोंदला.

Joint Sub-Registrar Panvel 5

Sr.	Purchaser	Type	Verification no./Vendor	Amount	Used At	Deface Date
1	RAVINDRA KUMAR RAGHUVANSHI AND ANJALI SINGH	eChallan	69103332024081712958	1302000.00	SD	17/08/2024
2		DHC		700	RF	17/08/2024
3	RAVINDRA KUMAR RAGHUVANSHI AND ANJALI SINGH	eChallan		30000	RF	17/08/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] 13544 /2024

Doc. No. 13544  
Time 4.40 PM  
Date 20/8/24