

3

353/11981

Monday June 10, 2024

6:32 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल2-11981-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: शशी महेश चौधरी -

पावती क्र.: 13757 दिनांक: 10/06/2024

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

एकूण:

रु. 30960.00

अपणान मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:52 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु. 13724339.7 /-

मोवदला रु. 19000000/-

भरलेले मुद्रांक शुल्क : रु. 1140000/-

Shashi
Justice Panvel 2

सह दृश्यम निबंधक वर्ग-२
(पनवेल -२)

1) देयकाचा प्रकार: DHC रकम: रु.960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624100519805 दिनांक: 10/06/2024

बँकेचे नाव व पत्ता: **मुळ दस्तऐवज परत दिला.**

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003311381202425E दिनांक: 10/06/2024

बँकेचे नाव व पत्ता: **दृश्यम निबंधक पनवेल-२**

मुळ दस्तऐवज परत मिळाला.

Shashi choudhary

पक्षकाराची सही

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID	202406108954
10 June 2024, 06:18:46 PM पवल 2	
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे गांव	2024 रायगड तालुका : पनवेल 19/19-खारघर सिडको से.क्र.19 A Class Palika
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 44900	निवासी सदनिका 111900 कार्यालय 127800 दुकाने 140200
वांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा -	110.85चौ. मीटर 1-आर सी सी आहे मिळकतीचा वापर- मिळकतीचे वय - मजला - निवासी सदनिका 0 TO 2वर्षे 11th to 20th Floor
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018	औद्योगिक 127800 मोजमापनाचे एकक चौ मीटर
मजला निहाय घट/वाढ घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= 107.5 / 100 Apply to Rate= Rs. 120292/- घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((120292-44900) * (100 / 100) + 44900) = Rs 120292/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 120292 * 110.85 = Rs 13334368 2/-
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94चौ. मीटर = 13.94 * (111900 * 25/100) = Rs 389971 5/-
Applicable Rules	= 3, 9, 18, 19, 15
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गॅरज/मजला क्षेत्र मूल्य + लगेच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती गच्चीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 13334368 2 + 0 + 0 + 0 + 389971 5 + 0 + 0 + 0 + 0 + 0 = Rs. 13724340/- = २ एक करोड सदतीस लाख चोवीस हजार तीन शे चाळीस

Home Print

[Signature]
सह मुख्य निबंधक वर्ग-२
(पनवेल -२)

पवल - २
११६५/२०२४
१ / ४५





CHALLAN
MTR Form Number-6



GRN	MH003311331202425E	BARCODE			Date	10/06/2024-16:48:32	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	AEEPC2565G					
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	SHASHI MAHESH CHOUDHARY					
Location	RAIGAD	Flat/Block No.	FLAT NO 1803 18TH FLOOR A WING REGENCY					
Year	2024-2025 One Time	Premises/Building	CREST 99EL9 2028					
Account Head Details		Amount In Rs.						
0030046401	Stamp Duty	1140000.00	Road/Street	REGENCY CREST CHSL PLOT NO 40 SECTOR NO 9 KHARGHAR,NAVI MUMBAI				
0030063301	Registration Fee	30000.00	Area/Locality	TAL-PANVEL DIST-RAIGAD				
			Town/City/District					
			PIN	1 0				
<p>रु. मुद्रांक-2021 / अली स. क. 12/ प्र. क्र. 107/म-1 (धारण) दिनांक 31 मार्च 2021 च शासन आदेशानुसार या दस्तऐवजास 'महिला' हरेदीदासस मुद्रांक शुल्काची सवलत देण्यात आली आहे.</p> <p><i>Signature</i> सा. दुय्यम निबंधक, वज-2, पनवेल क्र. 2</p>			Remarks (If Any)	<p>PAN2=BLCPP4987K~SecondPartyName=SUVARNA VAIBHAV</p> <p>PATIL-CA#19000000</p>				
Total		11,70,000.00	Amount In Words	Eleven Lakh Seventy Thousand Rupees Only				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024061017734	2873266794		
Cheque/DD No.		Bank Date	RBI Date	10/06/2024-16:49:05	Not Verified with RBI			
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Department ID :

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

Mobile No. : 0000000000

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

SKIN

Shashi choudhary



CHALLAN
MTR Form Number-6



GRN	MH003311331202425E	BARCODE	[Barcode]		Date	10/06/2024-16:48:32	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	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AEEPC2565G					
Location	RAIGAD	Full Name	SHASHI MAHESH CHOUDHARY					
Year	2024-2025 One Time	Flat/Block No.	FLAT NO 1003 10TH FLOOR A WING REGENCY					
Account Head Details		Amount In Rs.	Premises/Building		CREST			
0030046401	Stamp Duty	1140000.00	Road/Street		REGENCY CREST CHSL PLOT NO 40 SECTOR			
0030063301	Registration Fee	30000.00	Area/Locality		NO 19 KHARGHAR NAVI MUMBAI			
			Town/City/District		TAL-PANVEL DIST-RAIGAD			
			PIN		1 0			
			Remarks (If Any)		PAN2=3LCP4987K-SecondPartyName=SUJ/V			
					PATIL-CA=19000000			
			Amount In		Eleven Lakh Seventy Thousand Rupees Only			
Total		11,70,000.00	Words					
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ret. No.	69103332024061017734	2873266794		
Cheque/DD No.			Bank Date	RBI Date	10/06/2024-16:49:05	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चतान केवल दुर्यम निबंधक कार्यालयात जोदणी करावयाच्या दस्तांसाठी लागू आहे. जोदणी न करावयाच्या दस्तांसाठी सदर चतान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-353-11981	0001827558202425	10/06/2024-18:32:15	IGR147	30000.00

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624100519805	Date 10/06/2024
Received from ., Mobile number 8169374662, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 10/06/2024
Bank CIN 10004152024061018789	REF No. 452832610544
This is computer generated receipt, hence no signature is required.	

प व ल - २	
११६५	२०२४
७ / ४८	





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

Receipt of Document Handling Charges

PRN 0624100519805

Receipt Date 10/06/2024

Received from , Mobile number 8169374662, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 11981 dated 10/06/2024 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.

DEFACED

₹ 960

DEFACED

Payment Details

Bank Name SBIN

Payment Date 10/06/2024

Bank CIN 10004152C24061018789

REF No. 452832610544

Deface No 0624100519805D

Deface Date 10/06/2024

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

पवल - ३
११८९/२०२४
८/४८

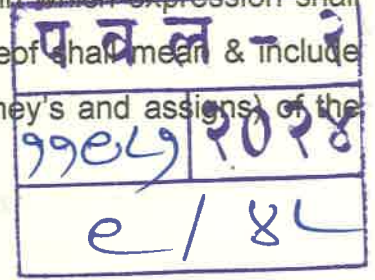


AGREEMENT TO SELL

This **AGREEMENT TO SELL** of Flat is made and entered at **Kharghar**, on this 10th day of **JUNE, 2024** BETWEEN, **Mrs. SUVARNA VAIBHAV PATIL**, having **PAN- BLCPP 4987 K**, aged about- **41** years, an adult, Indian Inhabitant, residing at- **B 303, KASHINATH SETH VILLA, OPP. MARATHI SCHOOL, MURBI GAON SECTOR NO- 19, KHARGHAR, TAL. PANVEL, DIST. RAIGAD- 410 210**, hereinafter called the **TRANSFEROR/ VENDOR** (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include her heirs, executors, administrators, successors, attorney's and assigns) of the **ONE PART**.

AND

Mrs. SHASHI MAHESH CHOUDHARY, having **PAN- AEEPC 2565 G**, aged about- **54** years, an adult, Indian Inhabitant(s), residing at - **507-525/24, ISCON MEGA CITY, NEAR ISCON CLUB, OPP. VICTORIYA PARK, BHAVNAGAR, GUJARAT- 364 001**, hereinafter called the **TRANSFeree/ PURCHASER** (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include her heirs, executors, administrator, successors, attorney's and assigns) of the **OTHER PART**.



DESCRIPTION OF PROPERTY

FLAT NO:	FLOOR:	WING/ BUILDING	PLOT NO:	SECTOR NO:
1803	18 th	A	40	19

BUILDING KNOWN AS	: "REGENCY CREST".
SOCIETY KNOWN AS	: M/s. REGENCY CREST CHS LTD.
NODE	: KHARGHAR, NAVI MUMBAI, TAL- PANVEL, DIST. RAIGAD.

AREA IN SQ. MTRS	: 92.38 SQ. MTRS. CARPET, along with transfer of allotted Car Parking Space No. SP-75.
------------------	----------------------------------------------------------------------------------------------

SALE PRICE	: Rs. 1,90,00,000/- (Rupees. One Crore Ninety Lakhs Only).
------------	---------------------------------------------------------------

Hereinafter collectively referred to as "the said Flat".

TRANSFEROR/ VENDOR

TRANSFeree/ PURCHASER

1) WHEREAS THE NODE **KHARGHAR** falls within the working limit of CIDCO Ltd., (CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED) and under the Panvel Municipal Corporation.

2) AND WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED is a Company incorporated under the Companies Act 1956, hereinafter referred to as "THE CORPORATION" and having its Registered office at, **पवेल - ३** 2nd Floor, Nariman Point, Mumbai-400 021.

3) AND 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 MRTP Act 1966 [Maharashtra Regional Town Planning Act 1966, hereinafter referred to as "the said Act".

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

5) AND WHEREAS BY Virtue of being Development Authority The Corporation has been empowered under Section 118 of the Said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the Said Act.

6) AND WHEREAS The Corporation has laid down at Sector 19, Kharghar several plots on one of the pieces of lands so acquired and vested by the State Govt. in the Corporation for development and disposal.

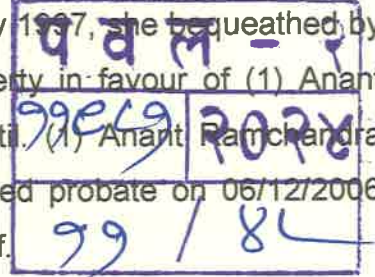
7) AND WHEREAS the Land/s belonging and in possession of (1) Kashinath Vitthal Patil, (2) Ramchandra Vitthal Patil, (3) Gotiram Vitthal Patil, (4) Rajaram Atmaram Patil, (5) Dharma Atmaram Patil, (6) Krishnabai Baburao Patil, (7) Bhimabai Sakharam Patil and (8) Pushpabai Prabhakar Patil All resident of Village Murbi-Kharghar, Navi Mumbai were acquired by the State Govt. for orderly development of new town of Navi Mumbai and vested in the Corporation for disposal.

8) AND WHEREAS By or under its letter of Allotment No. CIDCO/ LANDS/ 18/ SATYO/ MURBI-KHARGHAR/ 2002/ 209, dated- 03/01/2003. The Corporation allotted to (1) Kashinath Vitthal Patil, (2) Ramchandra Vitthal Patil, (3) Gotiram Vitthal Patil, (4) Rajaram Atmaram Patil, (5) Dharma Atmaram Patil, (6) Krishnabai Baburao Patil, (7) Bhimabai Sukharam Patil and (8) Pushpabai Prabhakar Patil bearing Plot No. 40, admeasuring 7000.01 square meters situated, being and lying at Sector 19, Kharghar, Navi Mumbai under 12.5% scheme and more particularly described in the Schedule hereunder written (hereinafter referred to as the said Plot).


TRANSFEROR/ VENDOR


TRANSFeree/ PURCHASER

9) AND WHEREAS Kashinath Vitthal Patil expired on 26/03/1996 leaving behind his widow Anandibai Kashinath Patil and she succeeded the property held by her deceased husband in the ancestral property being agricultural lands which were acquired by the State Govt. and vested in the Corporation for orderly development of new town of Navi Mumbai on 23rd July 1997, she bequeathed by a Will all the interest, share in such ancestral property in favour of (1) Anant Ramchandra Patil and (2) Vaibhav Ramchandra Patil. (1) Anant Ramchandra Patil and (2) Vaibhav Ramchandra Patil have obtained probate on 06/12/2006 from the Civil Judge Senior Dn. Panvel probate thereof.



10) AND WHEREAS (1) Krishnabai Baburao Patil expired on 27/06/2005 and (2) Bhimabai Sakharam Patil expired on 02/12/1988 and the Civil Court J. Dn. Panvel issued heirship certificate in favour of (1) Pushpabai Prabhakar Patil, (2) Arun Sakharam Patil, (3) Manilal Sakharam Patil and (4) Anil Sakharam Patil declaring them as their legal heirs in the Civil Matter being Civil Misc. Application No. 296/06, dated 07/10/2006.



11) AND WHEREAS By or under Release Deed made on the 2nd day of November, 2006 duly registered in the office of the Sub Registrar of Assurances, Panvel 1 under document registration No. PVL 1-08288-2006 on 02/11/2006 (Registration Receipt No. 8287), (1) Arun Sakharam Patil, (2) Manilal Sakharam Patil and (3) Anil Sakharam Patil released or relinquished in favour of (1) Raghunath Rajaram Patil and (2) Dharma Atmaram Patil all their rights, claims, title in the said plot.

12) AND WHEREAS By or under release Deed made on the 2nd day of November 2006 duly registered in the office of the sub registrar of Assurances, Panvel under document No. PVL 1-08290-2006 on 02/11/2006 (registration Receipt No. 8289) Pushpabai Prabhakar Patil released or relinquished in favour of (1) Raghunath Rajaram Patil, (2) Dharma Atmaram Patil all her rights, claims, title in the said plot.

13) AND WHEREAS Ramchandra Vitthal Patil expired leaving behind (1) Anant Ramchandra Patil, (2) Vaibhav Ramchandra Patil, (3) Janabai Ramchandra Patil and (4) Manisha Ramchandra Patil as his heirs as per the Heir ship Certificate granted by the Civil Judge Senior Division, Panvel in the Civil Misc. Application No. 264/1996.

S. Patil

TRANSFEROR/ VENDOR

Shashi Choudhary

TRANSFeree/ PURCHASER

14) AND WHEREAS Rajaram Atmaram Patil expired leaving behind (1) Shewantibai Rajaram Patil, (2) Raghunath Rajaram Patil, (3) Balkrishna Rajaram Patil, (4) Vijay Rajaram Patil, (5) Kamlakar Rajaram Patil, (6) Rukmini Baburao Mhatre and (7) Asha Ashok Mhatre as his heirs as per the Heirship Certificate granted by the Civil Judge Senior Division, Panvel in the Civil Misc. Application No. 187/2000

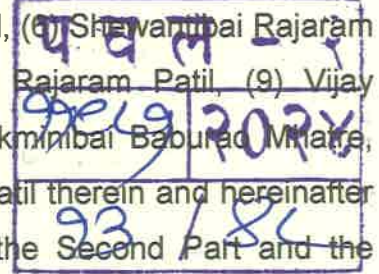
15) AND WHEREAS in the nutshell, (1) Anant Ramchandra Patil, (2) Vaibhav Ramchandra Patil, (3) Janabai Ramchandra Patil, (4) Manisha Ramchandra Patil, (5) Gotiram Vitthal Patil, (6) Shewantibai Rajaram Patil, (7) Raghunath Rajaram Patil, (8) Balkrishna Rajaram Patil, (9) Vijay Rajaram Patil, (10) Kamlakar Rajaram Patil, (11) Rukminibai Baburao Mhatre, (12) Asha Ashok Mhatre and (13) Dharma Atmaram Patil hold interest in the said plot.

16) AND WHEREAS By an Agreement To Lease made at CBD Belapur, Navi Mumbai on the 14th day of June in the Christian Year Two Thousand Seven BETWEEN the Corporation therein referred to as the Corporation of the One Part and (1) Anant Ramchandra Patil, (2) Vaibhav Ramchandra Patil, (3) Janabai Ramchandra Patil, (4) Manisha Ramchandra Patil, (5) Gotiram Vitthal Patil, (6) Shewantibai Rajaram Patil, (7) Raghunath Rajaram Patil, (8) Balkrishna Rajaram Patil, (9) Vijay Rajaram Patil, (10) Kamlakar Rajaram Patil, (11) Rukminibai Baburao Mhatre, (12) Asha Ashok Mhatre and (13) Dharma Atmaram Patil therein collectively referred to as the Licensee of the Other Part, which was registered in the office of the sub Registrar of Assurances, Panvel 3 under document No. PVL3-06403-2007 on 15/06/2007 (hereinafter referred to as the said Agreement To Lease), the Corporation had agreed to grant to them a piece or parcel of the land being Plot No. 40, admeasuring 7000.01 square meters situate being and lying at Sector 19, Kharghar, Navi Mumbai and more particularly described in the Schedule hereto for a period of 60 years computed from the date of execution of the Agreement To Lease upon performance and observance by them of the obligations and the terms and conditions contained in the said Agreement and permitted them to enter upon on the said Plot for the purpose of erecting an intending building.


TRANSFEROR/ VENDOR


TRANSFeree/ PURCHASER

17) AND WHEREAS By a Tripartite Agreement made at C.B.D. Belapur, Navi Mumbai on the 4th day of June in the Year Two Thousand Ten between the Corporation therein also referred to as the Corporation of the First Part (1) Anant Ramchandra Patil, (2) Vaibhav Ramchandra Patil, (3) Janabai Ramchandra Patil, (4) Manisha Ramchandra Patil, (5) Gotiram Vitthal Patil, (6) Shriwanibai Rajaram Patil, (7) Raghunath Rajaram Patil, (8) Balkrishna Rajaram Patil, (9) Vijay Rajaram Patil, (10) Kamlakar Rajaram Patil, (11) Rukminibai Baburao Mhatre, (12) Asha Ashok Mhatre and (13) Dharma Atmaram Patil therein and hereinafter collectively referred to as the Original Licensee of the Second Part and the Promoters (M/s. Regency Nirman Limited, a Company incorporated under the provisions of Indian Companies Act (I of 1956), 1956, having its registered office at Regency House, Opp. Vishnu Darshan Apartment, Aman Talkies Road, Ulhasnagar- 421 002), therein referred to as the New Licensee of the Third Part which was registered in the office of the sub Registrar of Assurances, Panvel-3 under document No. PVL3 -05551-2010 on 04/06/2010, the Corporation, having permitted under its Letter No. CIDCO/ Estate/ Satyo/ Kharghar/ 209/ 2010, dated 17-05-2010, the Original Licensee, to transfer and assign to the Promoters their rights interests in or benefits under the said Agreement To Lease, agreed to grant to the Promoters a lease of the said Plot upon performance and observance by the Promoters of the obligations and the terms, conditions and stipulations contained in the said Agreement To Lease.



18) AND WHEREAS By or under its letter No. CIDCO/ Estate/ Satyo/ Kharghar/ 209/ 2010, dated 08/06/2010, the Corporation has informed the Promoters to have entered into its record their names being the holder of the said Plot.

19) AND WHEREAS In pursuance of the said Agreement To Lease the Promoters prepared the building plans and specification and submitted by the Promoters, by its letter bearing No. CIDCO/ ATPO/ BP/ 856/ 2010, dated 09/07/2010 has approved such plans and specifications and issued to the Promoters the development permission and commencement certificate as required under the Maharashtra Regional & Town Planning Act, 1966.

20) AND WHEREAS by virtue of Title Certificate dated 13/09/2010 is issued by Advocate, **EDATE & SUNIL ASSOCIATES**, in respect of the said plot of land the title of the said plot is adjudged as clear & marketable.

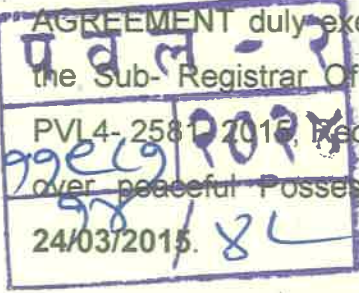
21) AND WHEREAS the said Corporation (CIDCO) had issued the Occupancy Certificate to the said building vide its Letter bearing Ref. No. CIDCO/ BP-6814/ TPO (NM & K)/ 2014/ 1223, dated- 10/12/2014.


TRANSFEROR/ VENDOR

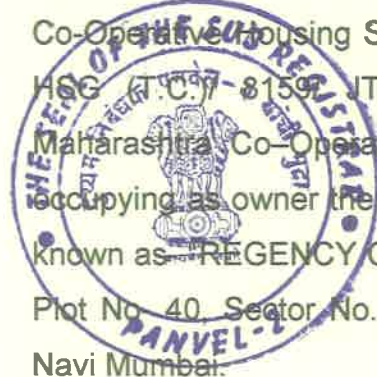

TRANSFeree/ PURCHASER

22) AND WHEREAS

(i) **Mr. VAIBHAV RAMCHANDRA PATIL (The First Purchaser)**, purchased the said Flat from **The Promoters M/s. REGENCY NIRMAN LIMITED, (herein referred to as the Promoters)** for Without Consideration vide **AGREEMENT** duly executed on 27/02/2015 and the same was registered with the Sub- Registrar Of Assurance office Panvel-4 vide Document bearing no- PVL4- 2581- 2015, Receipt No. 2883, dated- 27/02/2015 and accordingly handed over peaceful Possession of the said Flat vide Possession Letter, dated- 24/03/2015.



(ii) The TRANSFEROR/ VENDOR is member of M/s. REGENCY CREST Co-Operative Housing Society Ltd.; duly registered under no. N.B.O.M/ CIDCO/ HSG (T.C.)- 8159 JTR/ YEAR 2019-2020, dated- 26/08/2019 under the Maharashtra Co-Operative Societies Act 1960 and as such member he is occupying as owner the Flat No. 1803 on 18th Floor, Wing/ Building- A, building known as "REGENCY CREST", M/s. REGENCY CREST CHS. Ltd., standing on Plot No. 40, Sector No. 19, belonging to the said Society in Kharghar node of Navi Mumbai.



(iii) AND WHEREAS the said **Mr. VAIBHAV RAMCHANDRA PATIL**, transferred the said Flat by way of Gift to her Wife **Mrs. SUVARNA VAIBHAV PATIL**, without consideration vide GIFT DEED duly executed on 05/10/2020 and registered with the Sub- Registrar Of Assurance Office PANVEL-4 vide Document bearing no- PVL4- 4929- 2020, Receipt No. 5366, dated- 05/10/2020.

(iv) The area of the said Flat is **admeasuring about 92.38 SQ. MTRS. CARPET.**

23) AND WHEREAS the TRANSFEROR/ VENDOR is the lawful owner of the said Flat and well sufficiently seized and possessed and is entitled to sell and transfer the said Flat to the TRANSFEREE/ PURCHASER.

24) AND WHEREAS the TRANSFEROR/ VENDOR has applied to the said Society for the grant of permission to sell and transfer the said Flat to the TRANSFEREE/ PURCHASER.

25) AND WHEREAS the TRANSFEROR/ VENDOR has agreed to sell the above described Flat together with all her rights, title & interest therein along with the undivided interest appurtenant to the said Flat **along with transfer of allotted Car Parking Space No. SP-75** and to the common areas and facilities as specified in the aforesaid declaration and together with electricity meter for a total price of **Rs.1,90,00,000/- (Rupees. One Crore Ninety Lakhs Only).**

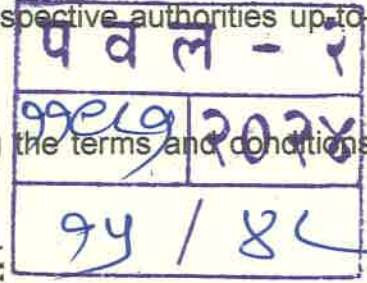
Svetik
TRANSFEROR/ VENDOR

Shashi Choudhary
TRANSFEREE/ PURCHASER

26) AND WHEREAS the TRANSFEROR/ VENDOR has paid service charges, maintenance and repair charges, water and electricity charges, subscription of the said Flat owners association/ society etc to the respective authorities up-to date.

AND WHEREAS the parties are desirous of recording the terms and conditions as follows:

NOW THIS INDENTURE WITNESSTH AS FOLLOWS:



1. AND WHEREAS the TRANSFEROR/ VENDOR has agreed to transfer/ sell and the TRANSFEREE/ PURCHASER has agreed to purchase the FLAT NO- 1803, 18th FLOOR, Wing/ Building- A, building known as- "REGENCY CREST", M/s. REGENCY CREST, PLOT NO- 40, SECTOR NO- 19, KHARGHAR, NAVI MUMBAI- 410 210, TALUKA PANVEL, DISTRICT- RAIGAD, admeasuring area of about 92.38 SQ. MTRS. CARPET, (i.e. The said Flat) for valuable consideration of Rs.1,90,00,000/- (Rupees. One Crore Ninety Lakhs Only) together with all rights, title, interests and membership, along with transfer of allotted Car Parking Space No. SP-75.



2. The TRANSFEREE/ PURCHASER has agreed to acquire all rights, title & interests of the TRANSFEROR/ VENDOR in respect of the said Flat with all its assets and deposits. The TRANSFEROR/ VENDOR shall transfer and assign to the TRANSFEREE/ PURCHASER all her rights, title, interests, benefit and membership in respect of the said Flat.

3. The TRANSFEREE/ PURCHASER has agreed to pay a sum of Rs.1,90,00,000/- (Rupees. One Crore Ninety Lakhs Only) as follows:

a. MODE OF PAYMENT:

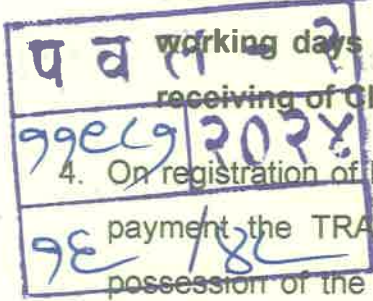
Sr. no	Bank Name & Branch	Cheque/ D.D. / RTGS/ NEFT No.	Dated	Amount (Rs.)
1	HDFC BANK	000094	07/06/2024	Rs.5,00,000/-

b. T.D.S. at the rate of 1% amounting to Rs.1,90,000/- (Rupees. One Lakh Ninety Thousand Only) as defined in the Income Tax Act, 1961 shall be deducted from the total sale consideration & will be deposited/ paid to the Bank/ Tax Authority by the TRANSFEREE/ PURCHASER on account of TRANSFEROR/ VENDOR and the Original challan shall be handed over to the TRANSFEROR/ VENDOR. Further the said T.D.S. amount shall be adjusted against the total sale consideration.

Svati
TRANSFEROR/ VENDOR

Shashi Choudhary
TRANSFEREE/ PURCHASER

c. The balance sum of Rs.1,83,10,000/- (Rupees. One Crore Eighty Three Lakhs Ten Thousand Only) shall be paid on availing the loan from any Bank/ Financial Institutions or/ and from Own Contribution. The transaction shall be completed within 90 working days from the date of registration of this Agreement or receiving of CIDCO Mortgage NOC whichever is later.



4. On registration of Deed Of Assignment and on receiving the full and final payment the TRANSFEROR/ VENDOR has agreed to hand over the possession of the Said Flat along with the original keys and documents relating to the said Flat (if any) in possession of the TRANSFEROR/ VENDOR to the TRANSFEREE/ PURCHASER.



The TRANSFEROR/ VENDOR shall execute all papers, forms, declaration and documents as required by the law in favour of the TRANSFEREE/ PURCHASER for effectual transfer of her interest in respect of the said Flat.

6. The TRANSFEREE/ PURCHASER has agreed to pay the entire expenses incidental towards the payments of Stamp Duty and registration charges, CIDCO Transfer to the relevant lawful authority.
7. The Parties hereto further declare and agree that the TRANSFEROR/ VENDOR shall be liable for the payment to the lawful authority of all outgoing including Municipal Taxes, Property Taxes, Society Maintenance Charges, Water Charges, etc., (whichever is applicable in the node) in respect of the said Flat till the end of the deal i.e. upto the date of delivery of possession of the said Flat and thereafter the TRANSFEREE/ PURCHASER shall be liable to pay all such outgoing i.e. after the possession.
8. The TRANSFEROR/ VENDOR doth hereby covenant with the TRANSFEREE/ PURCHASER that notwithstanding any act, deed, matter of things whatsoever by the TRANSFEROR/ VENDOR or any person or persons lawfully or equitably claiming by, from, through, under or in trust for her made (if any), done, committed, omitted or willingly suffered to the contrary and TRANSFEROR/ VENDOR now and have in herself good right, title and absolute authority to agree to sell, transfer and assign the benefits of the said Flat to the TRANSFEREE/ PURCHASER in manner aforesaid.

Smit
TRANSFEROR/ VENDOR

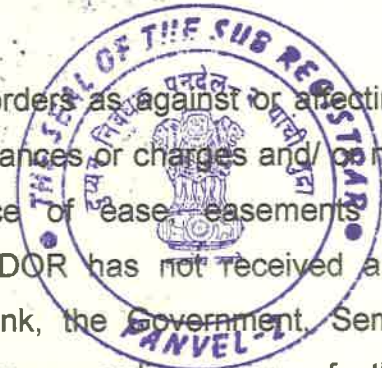
Shashi Choudhary
TRANSFEREE/ PURCHASER

9. The TRANSFEROR/ VENDOR doth hereby covenant with the TRANSFEREE/ PURCHASER that the TRANSFEROR/ VENDOR shall from time to time and all times hereafter at the request and cost of the TRANSFEREE/ PURCHASER do and execute or caused to be done or execute all acts, deeds, matter things, conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said shares and the said Flat and every part thereof vested in the TRANSFEREE/ PURCHASER.

बदल - 2
9929 2028
910/82

10. It is further agreed and declared by the TRANSFEROR/ VENDOR that:

- a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the said Flat.
- b. There are no attachment or prohibitory orders as against or affecting the said Flat and is free from all encumbrances or charges and/ or not the subject matter to any lispence of ease easements or attachments. The TRANSFEROR/ VENDOR has not received any notice either from the said society, Bank, the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- c. The TRANSFEROR/ VENDOR has paid all the necessary charges of any nature whatsoever in respect of the said Flat and the TRANSFEROR/ VENDOR has not received any notice from any statutory body or authorities or Promoters/Builders/Developers/Society/ Association asking for the payment of any nature whatsoever in respect of the said Flat.
- d. The TRANSFEROR/ VENDOR in past has neither entered into any agreement either in the form of sale, lease, exchange, assignment or in any other way whatsoever in respect of the said Flat and nor has created any tenancy or any other rights of the like nature in respect of the said Flat in whatsoever manner.
- e. The TRANSFEROR/ VENDOR has not received any notice either from the said Society and/or from any other statutory body or authorities regarding the acquisition and/or requisition of the said Flat.
- f. The TRANSFEROR/ VENDOR has good and clear title free from encumbrances of any nature whatsoever in respect of the said Flat and every part thereof and there are no outstanding estate or effects by way of lease, lien, charge, inheritance, sale, gift, trust or otherwise however outstanding against the TRANSFEROR/ VENDOR and against the said Flat or any part thereof.



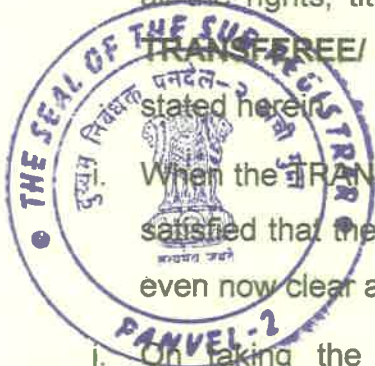
S. Patil
TRANSFEROR/ VENDOR

Shashi Choudhary
TRANSFEREE/ PURCHASER

g. The TRANSFEROR/ VENDOR hereby indemnify and keep indemnified the TRANSFEREE/ PURCHASER against any loss, claim, damage caused by any person(s) claiming through or under him and against all unpaid taxes, conveyance charges through society and dues for all such period during which she or her predecessors held the said Flat.

प व ११-१
११९६१/३०३
१६/१८

ii. The TRANSFEROR/ VENDOR has not done any act, deed, matter or thing whereby she is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the TRANSFEREE/ PURCHASER and the TRANSFEROR/ VENDOR has all the rights, title and interest to enter into this Agreement with the TRANSFEREE/ PURCHASER on the various terms and conditions as stated herein.



When the TRANSFEROR/ VENDOR purchased the said Flat she was satisfied that the title of the said Flat was clear and marketable and is even now clear and marketable.

j. On taking the possession of the said Flat the TRANSFEREE/ PURCHASER will be entitled to occupy the same without any claim or interruption from the TRANSFEROR/ VENDOR or any person claiming under her.

k. The TRANSFEROR/ VENDOR is aware that relying on the said representation the TRANSFEREE/ PURCHASER has agreed to purchase the said Flat.

11. The said Flat will be delivered to the TRANSFEREE/ PURCHASER in the condition as it is and the TRANSFEROR/ VENDOR will not be liable to make any addition or alteration therein.

12. On the delivery of vacant possession of the said Flat the TRANSFEREE/ PURCHASER will be the absolute owner thereof with all the rights of occupation thereto and thereafter the TRANSFEROR/ VENDOR will have no right, title or interest therein.

13. Maharashtra Stamp Act No. Mudrank- 2021/ UOR. 12/CR. 1071M-1 (Policy)- The Government of Maharashtra in the public interest has decided to reduce the stamp duty by One per cent, (1%) as otherwise chargeable under clause (b) of Article 25 of Schedule-I appended to the Maharashtra Stamp Act (LX of 1958) (hereinafter referred to as the said Act) on the document or instrument of Conveyance or Agreement To Sell of any type of residential unit, executed or being executed between the Woman/ Women Purchasers and any VENDOR or other executants of the said document or instrument.

TRANSFEROR/ VENDOR

Smita

Shashi Choudhary
TRANSFEREE/ PURCHASER

14. The **TRANSFeree/ PURCHASER** will hold the said Flat and the said Shares as the member of the said Society on and subject to the bye-laws of the said Society and the resolutions passed by such Society and the Managing Committee from time to time and also subject to the clauses of the Agreement to Lease.
15. Both the parties reserve the right of Specific Performance of this Agreement as agreed herein above.
16. This transaction/deal has taken place in **Kharghar**, the property is situated at **Kharghar** and the payment is made at **Kharghar** hence it comes under the **Panvel** Jurisdiction.

S. S. S.

TRANSFEROR/ VENDOR

Shashi Choudhary

TRANSFeree/ PURCHASER

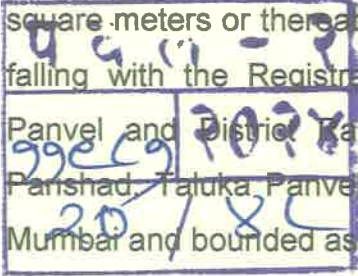
प व ल - २	
११९७	२०२४
१९ / ४५	



SCHEDULE OF THE PROPERTY

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land known as Plot No. 40, admeasuring 7000.01 square meters or thereabout situate, being and lying at Sector No. 19, Kharghar, falling with the Registration Sub District Panvel and District Raigad, Taluka Panvel and District Raigad and also within the jurisdiction of Raigad Zilla Parishad, Taluka Panvel and District Raigad and within the jurisdiction of Navi Mumbai and bounded as follows:



- On or towards the North by - 15.00 & 9.00 Mtrs. Wide Road.
On or towards the South by - Garden/Shop
On or towards the East by - Plot No. 26.
On or towards the West by - Plot No. 42 & 41.



SECOND SCHEDULE ABOVE REFERRED TO:

All that FLAT NO- 1803, 18th FLOOR, Wing/ Building-A, building known as- "REGENCY CREST", M/s. REGENCY CREST, PLOT NO- 40, SECTOR NO- 19, KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- PANVEL, DISTRICT- RAIGAD, admeasuring area of about 92.38 SQ. MTRS. CARPET, along with transfer of allotted Car Parking Space No. SP-75.

ANNEXURES

<u>Sr. no</u>	<u>COPY OF DOCUMENTS</u>	<u>MARKED AS</u>
1.	FLOOR PLAN	ANNEXURE-1
2.	COMMENCEMENT CERTIFICATE	ANNEXURE-2
3.	TITLE REPORT OF PLOT	ANNEXURE-3
4.	OCCUPANCY CERTIFICATE	ANNEXURE-4
5.	POSSESSION LETTER	ANNEXURE-5
5	SOCIETY REGISTRATION CERTIFICATE	ANNEXURE-5
6	CAR PARKING LETTER	ANNEXURE-6

S. Patil

TRANSFEROR/ VENDOR

Shashi choudhary

TRANSFEEEE/ PURCHASER

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first here in above written.

Singed and Delivered by the within named TRANSFEROR/ VENDOR

Mrs. SUVARNA VAIBHAV PATIL

PAN- BLCPP 4987 K.

Suvarna



प व ल - २	
११२५	२०२४
२९ / ४५	

In presence of

1. *M.S.*
Sujjan
- 2.

Singed and Delivered by the within named

TRANSFEEEE/ PURCHASER



Mrs. SHASHI MAHESH CHOUDHARY

PAN- AEEPC 2565 G.

Shashi choudhary



In presence of

1. *M.S.*
2. *Sujjan*

RECEIPT

Received a sum of Rs.5,00,000/- (Rupees. Five Lakhs Only) being the First Part Payment as per the following mode from and of the TRANSFEREE/ PURCHASER Mrs. SHASHI MAHESH CHOUDHARY, adjustable out of the total consideration amount of Rs.1,90,00,000/- (Rupees. One Crore Ninety Lakhs Only) in respect of sale of the FLAT NO- 1803, 18th FLOOR, Wing/ Building-A, building known as- "REGENCY CREST", M/s. REGENCY CREST, PLOT NO- 40, SECTOR NO- 19, KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- PANVEL, DISTRICT- RAIGAD, admeasuring area of about 92.38 SQ. MTRS. CARPET, along with transfer of allotted Car Parking Space No. SP-75, as agreed under this presents.

MODE OF PAYMENT:

Sr. no	Bank Name & Branch	Cheque/ D.D. No.	Dated	Amount (Rs.)
१	HDFC BANK	000094	07/06/2024	Rs.5,00,000/-

पवल - २
११९७२०३४
२२/४८



I SAY RECEIVED

Rs.5,00,000/-

(Rupees. Five Lakhs Only)



Mrs. SUVARNA VAIBHAV PATIL.
TRANSFEROR/ VENDOR

Witness-

1. *[Signature]*
2. *[Signature]*

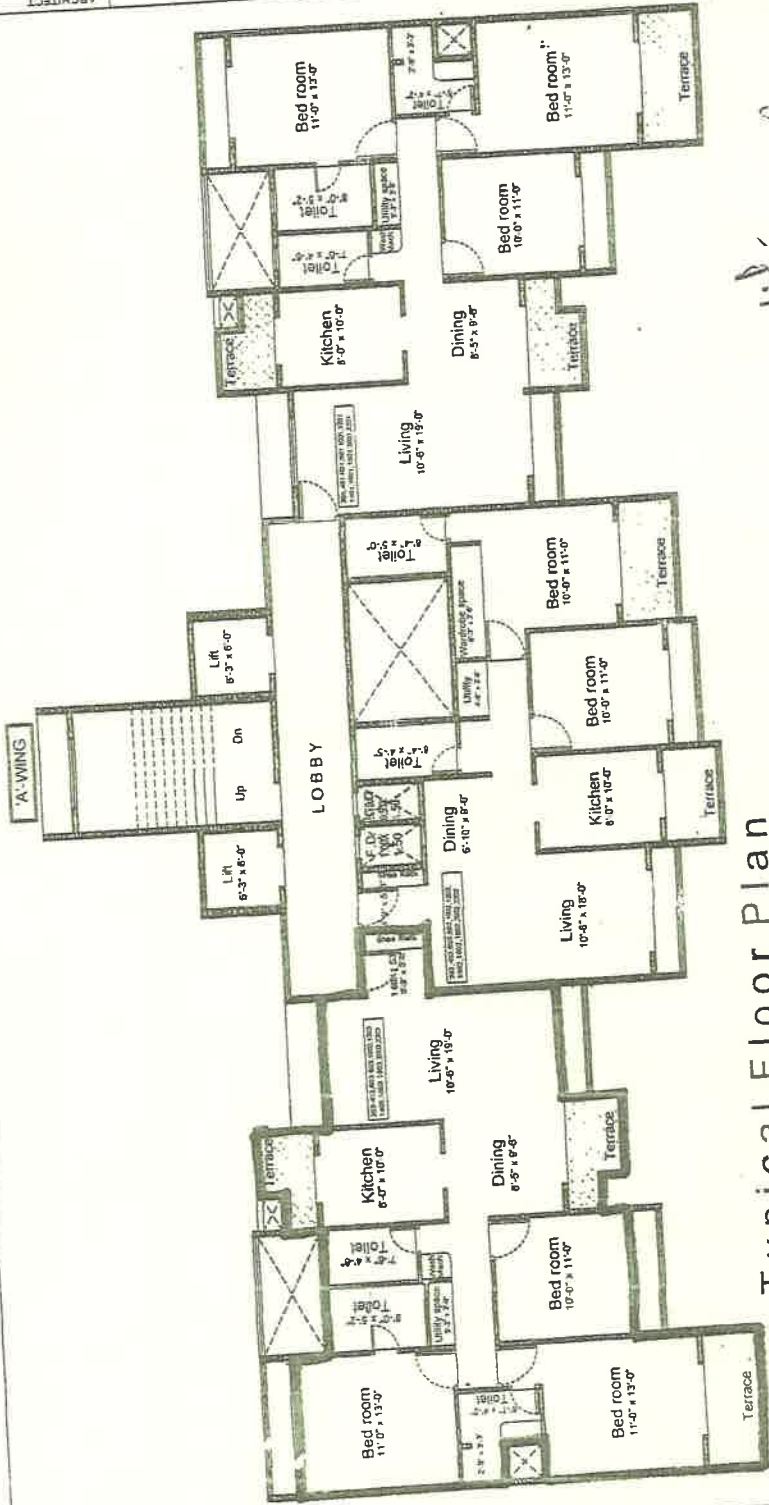
"ANNEXURE - A"

23/3
25/2
2024

RAJESH R.C. ARCHITECT
 RAJESH R.C. ARCHITECTS
 1-13, SHAMBAWATI CENTRE, SECTOR-11,
 Khar West, Navi Mumbai
 TEL. - 27092821 / 27092822

REGENCY CRESCENT
 PLOT NO. - 40, SECTOR - 19,
 Khar West, Navi Mumbai

CONTRACTOR'S DETAILS
 BUILDERS & DEVELOPERS
 REGENCY NIMMAN LTD.
 OFFICE - 11TH FLOOR, COURTEX
 CENTRAL ROAD, Khar West,
 Navi Mumbai



Typical Floor Plan

{ 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th & 22nd }

FLAT NO. : 1803
CARPET AREA : 92.38 sq mtrs

Swamy BUILDERS

PURCHASERS

Skri

Shashi chowdhary

पवल - २
११९९/२०२४
२३/४८



प व ल - २
११९९ २०२४
२४ / ४८



पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2883 दिनांक: 27/02/2015

दस्तावेजाचा क्रमांक: पवना4-2581-2015

दस्तावेजाचा प्रकार: करारनामा

सादर करणारा: वैभव रामचंद्र पाटील - -

नोंदणी फी

रु. 20000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

एकूण:

रु. 21240.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 8:18 रोजी हस्तान्तरित केलेले मिळेल.

Joint Sub Registrar Panvel 4

बाजार मूल्य: रु.1996000/-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क : रु. 20000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.20000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006096666201415R दिनांक: 27/02/2015
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1240/-

नोंदणी फी माफी असल्यास तपशिल :-

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

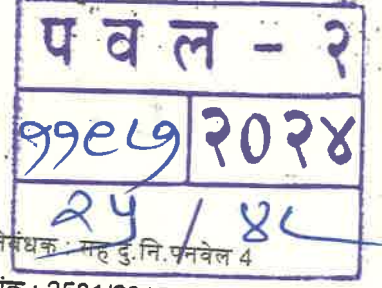
(Handwritten signature)

Index-2(सूची - २)



27/02/2015

सूची क्र.2



दुय्यम निबंधक - मह. दु. नि. पनवेल ४

दस्त क्रमांक : 2581/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) खारघर



(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1996000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: विभाग क्र. 19/19, दर 18000/- **सदनिका क्र. ए/1803, अठरावा मजला, "रेजन्सी क्रिस्ट", प्लॉट 40, सेक्टर 19, खारघर, ता. पनवेल, जि. रायगड, क्षेत्र 92.38 चौ. मी. कारपेट ((Plot Number : 40 ;))
(5) क्षेत्रफळ	1) 92 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. रेजन्सी निर्माण लि. तर्फे अॅथो. हस्ताक्षर संदीप तुलसियान यांचे कुमु रमेश पानाचंद मजेठीया - वय:- 50; पत्ता:- प्लॉट नं: रेजन्सी हाउस, अमन टॉकीज जवळ,, माळा नं: उल्हासनगर, इमारतीचे नाव:- ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे, पिन कोड:- 421002 पॅन नं:- AADCR5058B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- वैभव रामचंद्र पाटील -- वय:- 44; पत्ता:- प्लॉट नं: बी/303, काशिनाथ शेठ विला,, माळा नं: सेक्टर 19, मुरबी, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर (एमएच). पिन कोड:- 410206 पॅन नं:- ABYPP1078L
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2015
(10) दस्त नोंदणी केल्याचा दिनांक	27/02/2015
(11) अनुक्रमांक, खंड व पृष्ठ	2581/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	20000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14) शेर	



मह. दुय्यम निबंधक पनवेल क्र. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

५

528/4929

Monday, October 05, 2020

11:59 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5366 दिनांक: 05/10/2020

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल4-4929-2020

दस्तऐवजाचा प्रकार: बळीसपत्र

सादरकरण दिनाचे तारीख: सुवर्णा वैश्व माटील --

११९९	२०२४
२६ / ४८	

नोंदणी फी

₹. 200.00

दस्त हाताळणी फी

₹. 500.00

पृष्ठांची संख्या: 25

एकूण:

₹. 700.00

आपणाम मूळ दस्तऐवज प्रिण्ट सूची-२ अंदाजे
12:12 PM ह्यावेळीस मिळविले:

Joint Sub Registrar Panvel 4

बाजपूर मूल्य: ₹. 1/-

मिळविले ₹. 0/-

परलेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रक्कम: ₹. 500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0310202000953 दिनांक: 03/10/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹. 200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005107626202021E दिनांक: 03/10/2020

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज भरत मळाला

S.V. Panu

पक्षकाराची सही

(Signature)

लिपीक

मह. दुय्यम निबंधक पनवेल ४

2



05/10/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 4929/2020

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

प. व. ल. - २
१९९९/२०२४
२५/४८

(1) विलेखाचा प्रकार	बशीसपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र. 1803, अठरावा मजला, ए बिल्डींग, रेजन्सी क्रेस्ट को. ऑप. ही. सो. लि., प्लॉट नं. 40, सेक्टर नं. 19, खारघर, ता. पनवेल, जि. रायगड, क्षेत्र- 92.38 चौ. मी. कारपेट (बालकनी व टॉयलेट ब्लॉक्स सहीत) या मिळकतीचे. पती पत्नी ((Plot Number: 40, SECTOR NUMBER: 19;))
(5) क्षेत्रफळ	1) 92.38 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- वैभव रामचंद्र पाटील -- वय:-50; पत्ता:- प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - रोड नं: सदनिका क्र. बी-303, काशिनाथ शेठ विला, मराठी स्कूल समोर, सुर्भी गाव, सेक्टर नं. 19, खारघर नवी मुंबई, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-ABYPP1078L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुवर्णा वैभव पाटील -- वय:-37; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. बी-303, काशिनाथ शेठ विला, मराठी स्कूल समोर, सुर्भी गाव, सेक्टर नं. 19, खारघर नवी मुंबई, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-BLCPP4987K
(9) दस्तऐवज करून दिल्याचा दिनांक	05/10/2020
(10) दस्त नोंदणी केल्याचा दिनांक	05/10/2020
(11) अनुक्रमांक, खंड व पृष्ठ	4929/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेरा	



सह दुय्यम निबंधक पनवेल ४
05 OCT 2020

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

प व ल - २
 ११९९ २०२४
 २८ / ८८



प व ल - ४
 ३३६० २०२५
 ३८ / ८५



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, North
 Mumbai - 400 614
 PHONE (Reception) : +91-22-6791 8100, 6530 0928
 +91-22-6791 8101, 6530 0929

HEAD OFFICE:

CIDCO Bhovan, CED Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

Date: 9 JUL 2010



REGD. OFFICE:
 W/s. Registrar Illman Ltd.,
 Office at 100/171, Anil Complex,
 Regency Hall, New Link Road, Vashi Nagar.

Sub-Development permission for Residential Building on Plot No. 40, Sector -19 at
 Kharghar (12.5% scheme), Navi Mumbai

- REF: 1) Your archt. app. application dated.04/04/2008 & 17/06/2010
 2) Delay in connection NOC issued by M(TS-II) VIDE LETTER DTD.09/07/2010
 3) Transfer order issued by M(TS-II) vide letter dtd.06/06/2010
 4) PSIDC NOC issued by EE(Elect) vide letter dtd.02/07/2010
 5) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.03/07/2010
 6) Approval of sub-station location issued by EE/PNL-U/T ect. vide letter
 dtd.03/07/2008
 7) 50% IDC paid of Rs.35,00,005/- vide Chaitan No.121788, dtd.30/06/2010

Sir,

Please refer to your application for development permission for Residential Building on Plot
 No.40, Sector -19 at Kharghar (12.5% scheme), 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 1986 is also enclosed herewith for the structures referred above.

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

The approval for plumbing services i.e. drainage and water supply shall be separately
 obtained by the applicant from the Executive Engineer, Kharghar (12.5% scheme), CIDCO, prior to
 the commencement of the construction work.

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

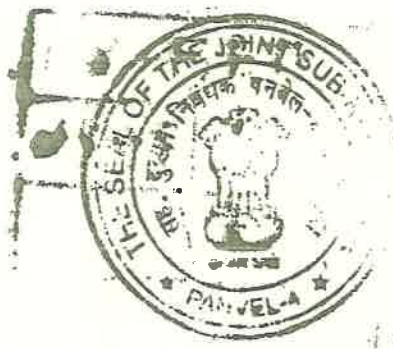
You will ensure that the building materials will not be stacked on the road during the
 construction period.

Since, you have paid 50% IDC paid of Rs.35,00,005/- vide Chaitan No.121788,
 dtd.30/06/2010, you may approach to the Office of Executive Engineer (Kharghar) to get the
 sewerage connection to your plot.

Thanking you

Yours faithfully,
 9/7

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



पवल-४
 33E0 2024
 3/1/14 "ANNEXURE-D"

पवल-२
 99E9 2028
 2E/18
 9 JUL 2018

REFERENCE NO: (10) 856
 CITY & DISTRICT DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

permission is hereby granted under section 43 of the Maharashtra Regional and Town Planning Act, 1962 (Maharashtra XXVII of 1962)



Plot No. 40 Road No. - Sector 14 Mode Khairatpur of
 New Mumbai. As per the approved plan and subject to the following conditions for the
 development work of the proposed Residential Building (R.B.) at
 Residential BUA = 9626.994 m² (approx) PANVEL-2
 Total BUA = 9920.152 m²

(Nos. of Residential Units 132 Nos. of Commercial units 01)

1. This Certificate is liable to be revoked by the Corporation if:-
 - (i) The development work in respect of which permission is granted under this certificate is not carried out or use thereof is not in accordance with the sanctioned plans
 - (ii) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
 - (iii) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person working under him, in such or even 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, 1962.
2. The applicant shall:
 - (i) Give notice to the Corporation for completion of development work upto plan/level street 7 days before the commencement of the further work.
 - (ii) Give written notice to the Corporation in regarding completion of the work.
 - (iii) Obtain Occupancy Certificate from the Corporation.
 - (iv) Permit authorised officers of the Corporation to enter the building or premises at any time for the purpose of carrying out the building code. Also to ensure compliance of this certificate.
3. The structural design, building bye-laws, fire safety, electrical installations etc. shall be in accordance with the provisions (where the provisions in respect of their area) as prescribed in the National Building Code of India / or GDCAs - 1975 in force.
4. This certificate shall remain valid for period of 1 year from the date of its issue. Thereafter re-validation of the same shall be done in accordance with provision of Section-48 of MR P Act - 1962 and as per regulation 10 (2) of the GDCAs - 1975.

प व ल - २
११२९ / २०२४
३० / ८८



पवल-४
३३६० / २०१६
३१ / ८५

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and on any person deriving title through or under him.



A certified copy of the above plan shall be exhibited on site.

The amount of Rs. 20,000/- deposited with CIDCO as security deposit shall be forfeited in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions stated in the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

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/4395/1504/C4-287/84, UD-11/RDP, Dated 19th July, 1979 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owner/Developer, he shall install a "Display Board" on the conspicuous place on site indicating following details:-
- ii) Name and address of the owner/developer, Architect and Contractor
- iii) Survey Number/City Survey Number, Plot Number/Sector & Mode of Land under reference along with a description of its boundaries
- iv) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- v) Number of Residential/Commercial Units with areas
- vi) Address where copies of approved approval plans shall be available for inspection.
- vii) A notice in the form of advertisement, giving all the details mentioned in (i) above, shall be published in two widely-circulated newspapers one of which should be in regional language.



प व ल - ४
 33EL 2026
 20 / 1cy

प व ल - २
 99EL 2028
 39 / 8L

11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India, and the 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 any other 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.

12. As directed by the Urban Development Deptt., Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TDR 432601/2133/CR-230/UD-11, dated 10/03/2005, for all buildings greater than 300 Sq.m. following additional condition of Rain Water Harvesting shall apply.

a) At the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300 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 condition or storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy, of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



[Signature]
 ADDL. TOWN PLANNING OFFICER
 Navi Mumbai & Khopda
[Signature]

C.C. TO: ARCHITECT
[Signature]

C.C. TO: Separately to:

1. M(TS)
2. CUC
3. E (BRT/NA/KLMD/DRON)
4. EE, WS

पचल - २
 ११९५ २०२४
 ३२ / ४८



पचल - ४
 ३३९६ २०१५
 २९ / ५

Edate & Sunil

ASSOCIATES

Advocates & Consultants in Property



204, 2nd Flr.,
 Vardhaman Market, Plot No. 75,
 Sector 17, Vashi,
 Navi Mumbai 400 703.
 Tel : 67912959 / 32580341
 e-mail : edate9sunil@hotmail.com

Date :

13-9-2010

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Reference: -, M/S REGENCY NIRMAN LIMITED a Company incorporated under the provisions of the Indian Companies Act (1 of 1956) 1956 having its Registered Office at 110/111, Anil Complex; Regency Hall, New Link Road, Ulhasnagar 421 002 hereinafter referred to as "the Promoters".

We have investigated the title of M/S REGENCY NIRMAN LIMITED a Company incorporated under the provisions of the Indian Companies Act (1 of 1955) 1956 having its Registered Office at 110/111, Anil Complex, Regency Hall, New Link Road, Ulhasnagar 421 002 hereinafter referred to as "the Promoters" in respect of land being Plot No 40, admeasuring 7000.01 square meters situate, being and lying at Sector 19, Kharghar, Navi Mumbai and more particularly described in the Schedule hereto (hereinafter referred to as the said Plot.)

1. The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (hereinafter referred to as the Corporation) is a Govt. Company wholly owned by the State Govt. of Maharashtra and incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nimal, 2nd floor, Neriman Point, Mumbai, 400 021.
2. The Corporation is also the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the State Govt. Of

Edate



पवल-४	
33	2024
30/4	

पवल-२	
११६९	२०२४
33	Continuation Sheet

EDATE & SGNIL ASSOCIATES

Maharashtra in exercise of its powers under the Sub-section (1) and (3A) of the Maharashtra Regional and Town Planning Act 1966 (hereinafter referred to as the said Act).

- The State Govt. of Maharashtra has, pursuant to Section 113(A) of the said Act, acquired lands described therein and vested such lands along with the other lands in the Corporation for orderly development of Navi Mumbai.
- The Corporation has laid down at Sector 19, Kharghar several plots on one of the pieces of lands so acquired and vested by the State Govt. in the Corporation for development and disposal.
- Lands belonging and in possession of [1] Kashinath Vitthal Patil, [2] Ramchandra Vitthal Patil, [3] Gotiram Vitthal Patil, [4] Rajaram Atmaram Patil, [5] Dharma Atmaram Patil, [6] Krishnaai Baburao Patil, [7] Bhimabai Sakharam Patil and [8] Pushpabai Prabhakar Patil, All resident of Village Muroi-Khartghar, Navi Mumbai were acquired by the State Govt. for orderly development of new town of Navi Mumbai and vested in the Corporation for disposal.
- By or under its letter of Allotment No CIDCO/LANDS/ 18/ SATYO/ TURBHI-KHARCHAR/2002/209 dated 3-1-2003, the Corporation allotted to [1] Kashinath Vitthal Patil, [2] Ramchandra Vitthal Patil, [3] Gotiram Vitthal Patil, [4] Rajaram Atmaram Patil, [5] Dharma Atmaram Patil, [6] Krishnabai Baburao Patil, [7] Bhimabai Sukharam Patil and [8] Pushpabai Prabhakar Patil bearing Plot No 40, admeasuring 7000.01 square meters situate, being and lying at Sector 19, Kharghar, Navi Mumbai under 12.5 % scheme and more particularly described in the Schedule hereunder written (hereinafter referred to as the said Plot.).
- Kashinath Vitthal Patil expired on 26-3-1996 leaving behind his widow Anandibai Kashinath Patil and she succeeded the property held by her deceased husband in the ancestral property being agricultural lands which were acquired by the State Govt. and vested in the Corporation for orderly development of new town of Navi Mumbai. On 23rd July 1997, she bequeathed by a Will all the interest, share in such ancestral property in favour of [1] Anant Ramchandra Patil and [2] Vaibhav



M. Edate



पानवेल-४	
३३५०	२०१५
३१/८५	

पानवेल - २	
EDATE & SUNIL ASSOCIATES	११०५१२०१४
Ranchandra Patil, [1] Anant Ranchandra Patil and [2] Vaibhav Ranchandra Patil have obtained on 6-12-2006 from the Civil Judge Senior Dn. Panvel probate thereof.	
३०/१८	

Continuation Sheet



8. [1] Krishnabai Baburao Patil expired on 27-6-2005 and [2] Bhimabai Sakharam Patil expired on 2-12-1988 and the Civil Court J. Dn. Panvel issued heirship certificate in favour of [1] Pushpabai Prabhakar Patil, [2] Arun Sakharam Patil, [3] Manilal Sakharam Patil and [4] Anil Sakharam Patil declaring them as their legal heirs in Civil Matter being Civil Misc. Application No 296/06 dated 7-10-06. By or under Release Deed made on the 2nd day of November 2006 duly registered in the office of the Sub Registrar of Assurances, Panvel under document registration No PVL-08288-2006 on 2-11-2006 (Registration Receipt No 8287), [1] Arun Sakharam Patil, [2] Manilal Sakharam Patil and [3] Anil Sakharam Patil released or relinquished in favour of [1] Raghunath Rajaram Patil and [2] Dharma Atmaram Patil all their rights, claims, title in the said plot.
10. By or under Release Deed made on the 2nd day of November 2006 duly registered in the office of the Sub Registrar of Assurances, Panvel under document registration No PVL-08290-2006 on 2-11-2006 (Registration Receipt No 8289), Pushpabai Prabhakar Patil released or relinquished in favour of [1] Raghunath Rajaram Patil and [2] Dharma Atmaram Patil all her rights, claims, title in the said plot.
11. Ranchandra Viththal Patil expired leaving behind [1] Anant Ranchandra Patil, [2] Vaibhav Ranchandra Patil, [3] Janabai Ranchandra Patil and [4] Manisha Ranchandra Patil as his heirs as per the Heirship Certificate granted by the Civil Judge Senior Division, Panvel in the Civil Misc. Application No 264/1996.
12. Rajaram Atmaram Patil expired leaving behind [1] Shewantibai Rajaram Patil, [2] Raghunath Rajaram Patil, [3] Baikrishna Rajaram Patil, [4] Vijay Rajaram Patil, [5] Kamthakar Rajaram Patil, [6] Rukmini Baburao Mhatre and [8]

M. S. Dade



पवल-४
 ३३एल २०१८
 ३२/८५

पवल - २
 ३३एल २०२४
 Continuation Sheet
 ३३/४८

EDATE & SUNIL ASSOCIATES

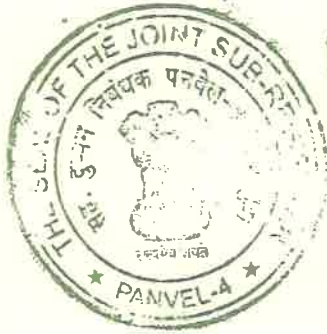
Asha Ashok Mhatre as his heirs as per the heirship certificate granted by the Civil Judge Senior Division, Panvel in the Civil Miscellaneous Application No 127/2007

13. In the nutshell, [1] Anant Ramchandra Patil, [2] Vaibhav Ramchandra Patil, [3] Janabai Ramchandra Patil, [4] Manisha Ramchandra Patil, [5] Gotiram Vitthal Patil, [6] Shewantibai Rajaram Patil, [7] Raghunath Rajaram Patil, [8] Balkrishna Rajaram Patil, [9] Vijay Rajaram Patil, [10] Kamalakar Rajaram Patil, [11] Rukminibai Baburao Mhatre, [12] Ashok Ashok Mhatre and [13] Dharmam Atmaram Patil hold the interest in the said plot.

14. By an Agreement to Lease made at CBD Belapur, Navi Mumbai on the 14th day of June in the Christian Year Two Thousand Seven BETWEEN the Corporation therein referred to as the Corporation of the One Part and [1] Anant Ramchandra Patil, [2] Vaibhav Ramchandra Patil, [3] Janabai Ramchandra Patil, [4] Manisha Ramchandra Patil, [5] Gotiram Vitthal Patil, [6] Shewantibai Rajaram Patil, [7] Raghunath Rajaram Patil, [8] Balkrishna Rajaram Patil, [9] Vijay Rajaram Patil, [10] Kamalakar Rajaram Patil, [11] Rukminibai Baburao Mhatre, [12] Ashok Ashok Mhatre and [13] Dharmam Atmaram Patil therein collectively referred to as the Licensee of the Other Part, which was registered in the office of the Sub Registrar of Assurances, Panvel under document No PVL3-06403-2007 on 15-6-2007 (hereinafter referred to as the said Agreement to Lease), the Corporation had agreed to grant to them a piece or parcel of the said plot being Plot No 40, admeasuring 7000.01 square meters situate, being and lying at Sector 19, Kharghar, Navi Mumbai and more particularly described in the First Schedule hereto for a period of 60 years computed from the date of execution of the said Agreement to Lease upon performance and observance by them of the obligations and the terms and conditions contained in the said Agreement and permitted them to enter upon on the said plot for the purpose of erecting an intending building.

15. By Development Agreement made at Panvel on the 17th day of March in the Year Two thousand eight between [1] Anant Ramchandra Patil, [2] Vaibhav Ramchandra Patil, [3] Janabai Ramchandra Patil, [4] Manisha Ramchandra Patil, [5]

Handwritten signature



पवेल-४	
33E	२०१५
33	/५

पवेल - २	
३३	२०१५
EDATE & SUNIL ASSOCIATES	

Continuation Sheet



Gotiram Viththal Patil [6] Shewantibai Rajaram Patil, [7] Raghunath Rajaram Patil [8] Balakrishna Rajaram Patil, [9] Vijay Rajaram Patil, [10] Kamlakar Rajaram Patil [11]Rukminibai Baburao Mhatre, [12]Asha Ashok Mhatre and [13]Dharma Atmaram Patil herein collectively referred to as the Party of the One Part of the First Part, M/S Regency Niiman Limited, the Promoters herein and therein referred to as the Party of the Other Part of the Second Part and M/S Regency Constructions herein referred to as the Confirming Party of the Third Part, which was registered in the office of the Registrar of Assurances, Panvel2 under document No Uran-12312301 on 27/1/2008 (hereinafter referred to as the said Development Agreement), [1] Anant Ramchandra Patil, [2] Vaibhav Ramchandra Patil, [3] Janabai Ramchandra Patil, [4] Manisha Ramchandra Patil [5] Gotiram Viththal Patil [6] Shewantibai Rajaram Patil, [7] Raghunath Rajaram Patil, [8] Balakrishna Rajaram Patil, [9] Vijay Rajaram Patil, [10] Kamlakar Rajaram Patil [11]Rukminibai Baburao Mhatre, [12]Asha Ashok Mhatre and [13]Dharma Atmaram Patil granted to the Promoters development rights for development of the said plot for or at consideration and upon the terms and conditions contained therein. In the said Development Agreement it was agreed between them and the Promoters that as a part of agreed consideration for granting development rights by them to the Promoters, the Promoters have agreed to allot to them 47% built up area of the total built up area admeasuring built up area of 940 square feet approximately as commercial area and further built up area of 65964 square feet approximately as residential flats more particularly described in the Schedules 1(A) and 1(B) to the said Development Agreement and that in such consideration, they agreed to transfer to the Promoters the said plot with prior permission of the C/DCO by executing the Tripartite Agreement.

16. By a Tripartite Agreement made at C.B.D. Belapur, Navi Mumbai on the 4th day of June in the Year Two thousand ten between the Corporation therein also referred to as the Corporation of the First Part, [1] Anant Ramchandra Patil, [2] Vaibhav Ramchandra Patil, [3] Janabai Ramchandra Patil, [4] Manisha Ramchandra Patil [5]

Handwritten signature



प व ल - ४
 33EED 2021
 31/4

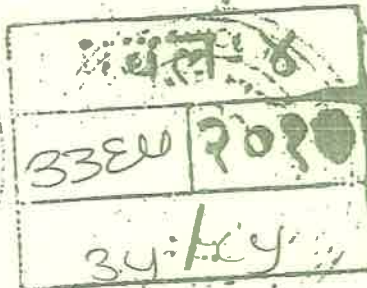
प व ल - २
 99E9 2028
 31/8

EDATE & SUNIL ASSOCIATES

Gotiram Vitthal Patil [6] Shewantilal Rajaram Patil, [7] Ragnunath Rajaram Patil, [8] Balkrishna Rajaram Patil, [9] Vijay Rajaram Patil, [10] Sankar Rajaram Patil [11] Pankminibai Baburao Mhatre, [12] Asita Ashok Mhatre and [13] Dharma Anuram Patil therein and hereinafter collectively referred to as the Original Licensee of the Second Part and the Promoters therein referred to as the New Licensee of the Third Part which was registered in the Office of the Sub-Registrar of Assurances, Panvel-3 under document No. PV03-05251-2010 on 04-06-2010, the Corporation has, having under its letter No. CIDCO/Estate/Satyo/Knarghar/ 209/2010 dated 07-5-2010, the Original Licensee, to transfer and assign to the Promoters their rights interests in or benefits under the said Agreement to Lease, agreed to grant to the Promoters a lease of the said plot upon performance and observance by the Promoters of the obligations and the terms, conditions and stipulations contained in the said Agreement to Lease.

- 17. By or under its letter No CIDCO/Estate/Satyo/Knarghar/ 209/2010 dated 08-06-2010, the Corporation has informed the Promoters to have entered into its record their names being the holder of the said plot.
- 18. In pursuance of the said Agreement to Lease read with the Tripartite Agreement, the Promoters prepared the building plans and specification and submitted to the Corporation for approval and the Corporation having considered the plans and specifications submitted by the Promoters, by its letter bearing No. CIDCO/ATPO/BP/856/ 2010 dated 9-7-2010 has approved such plans and specifications and issued to the Promoters the development permission and commencement certificate as required under the Maharashtra Regional & Town Planning Act, 1965.
- 19. By virtue of the said Agreement to Lease read with the Tripartite Agreement, the Promoters are entitled in law to erect the building's consisting Flats/Commercial Unit and sell such Flats to its intending buyers.

[Handwritten signature]



पंचली - ४	
EDATE & SUNIL ASSOCIATES	
११९९९	२०२४
३८	१२

Continuation Sheet

20. By or under its letter No. CIDCO/Estate/Saiyo/Knarghar/ 209/2010 dated 08-06-2010, the Corporation has informed the Promoters to have entered into its record their name as being the holder of the said plot.



21. In pursuance of the said Agreement to Lease read with the Tripartite Agreement the Promoters prepared the building plans and specification and submitted to the Corporation for approval and the Corporation having considered the plans and specifications submitted by the Promoters, by its letter bearing No. CIDCO/ATP/OP/135/2010 dated 09-07-2010 has approved such plans and specifications and issued to the Promoters the development permission and commencement certificate required under the Maharashtra Regional & Town Planning Act, 1956.

22. By virtue of provisions contained in the said Agreement to Lease read with the said schedule herein before referred to, the Promoters shall be entitled to erect the building or buildings on the said land and with prior permission of the CIDCO in writing sell flats to its intending buyers and thereafter form and register a Co-operative Housing Society of such buyers of flats. The Licensee is entitled with the previous permission of the CIDCO to transfer and assign to such Co-operative Housing Society their rights, interest in the benefit under the said Agreement to Lease requiring the CIDCO to grant in favour of such Society a lease of the said land.

23. We have caused Sunil More, Search Clerk to carry out search in the offices of the Sub Registrar of Assurances Panvel located in Navi Mumbai. Search report has separately been issued. Search fee receipt bears No 3909

24. Subject to what is stated above, the title of the Promoters to the said land described below is clear, marketable and free from encumbrances.

THE SCHEDULE ABOVE REFERRED TO

THE DESCRIPTION OF THE PROPERTY

Signature



पवल-४
३३६०/२०२६
३६/८५

पवल-२
११६५/२०२४
३६/४८

Continuation Sheet

EDATE & SUNIL ASSOCIATES

All the piece and parcel of land known as Plot No 40, admeasuring 7000.01 square meters or thereabout situate, being and lying at Sector 19, Kharghade falling within the jurisdiction of Sub District Panvel and District Raigad and also within the jurisdiction of Raigad Taluka Parishad, Taluka Panvel and District Raigad and within the jurisdiction of Navri Grampanchayat and bounded as follows:

On or towards the NORTH by : 15.00 & 3.00 meter wide road
 On or towards the SOUTH by : Garden/Shop
 On or towards the EAST by : Plot No 26
 On or towards the WEST by : Plot No 42 and 41



For Edate & Sunil Associates

Edate
(PARTNER)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REG. OFFICE:
2nd Floor, Nariman Point
Mumbai - 400 021.
PHONE (Reception) 00-91-22-6650 0900
00-91-22-6650 0920
00-91-22-6650 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.

पदल-२
११६९/२०२४
४०/४८



Date: 18 DEC 2014
पदल-४
३३६९/२०२४
१०/६५

CIDCO/BP-6814/TPO(NM & K)/2014/223

Unique Code No. 2 0 1 3 0 3 2 2 1 0 2 2 6 9 4 0 1



OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [(Gr.+25 floors),
Res. BUA=10255.283 Sq.mtrs., Comm. BUA=204.258 Sq.mtrs., Total BUA=10489.541
Sq.mtrs. (No. of Units R-142 Nos. & Comm. 07 Nos.)) on Plot No.40, Sector-19 at
Kharghar (12.5% Scheme) of Navi Mumbai completed under the supervision of Architect
Mr. Rajesh R. C. has been inspected on 27/08/2014 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 25/07/2013 and
that the development is fit for the use for which it has been carried out.

Manjula
18/12/14
(Manjula Nayak)
Town Planning Officer(BP)
(Navi Mumbai & Khopta)

प व ल - ३
 १८३३६ २०२२
 ३८/५०



नोंदणी प्रमाणपत्र



नोंदणी क्रमांक : एन.वॉ.ओ.एम/सिद्धार्थ/एस एस जी/(टी.सी)/८१५९/जेटीआर/सन २०२२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, रेजिस्ट्री क्रेडिट सहकारी

गृहनिर्माण संस्था मर्यादित, भूखंड क्र. ४०, सेक्टर १९, खारघर, नवी मुंबई हि संस्था महाराष्ट्र

सहकारी संस्थेचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २८)

कलम १५४ (घ)(२) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व

नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे चर्चाकरण

असून उपवर्गीकरण "भाडेकरू-सहभागीदारी गृहनिर्माण"

वर्गीकरण प्राप्त आहे.

दिनांक : २६/०८/२०२२



(Signature)

प व ल - २
 ११८०९ २०२४
 ४९/४८





Kharghar

Regency Nirman Limited

Regency House, Opp. Vishnu Darshan Apt
Near Aman Cinema, Ulhasnagar-421 002

Tel. : 91-251-2540006, 256003 / 4 Fax : 91-251-2560004

Email : regency@regencyindia.in / info@regencyispat.com

प व ल - ३	
११९८१	२०२४
४२ / ४८	

24.03.2015

POSSESSION LETTER

In pursuance of the Agreement for Sale executed on 27.02.2015 between the Regency Nirman Ltd. (therein referred to as the Builder of the One Part) and Mr. Vaibhav Ramchandra Patil (therein and herein after referred to as the Purchaser of the Other Part), Regency Nirman Ltd. hereby hands over to the Purchaser quiet, vacant and peaceful physical possession of the flat bearing No 1803 situated on 18th Floor in Building at Regency Crest, Plot no 40, Sector 19, Kharghar, Navi Mumbai 410210 of the year 2013.

The Purchaser hereby declares and confirms having received the possession of the above mentioned flat after having examined the said flat. The Purchaser hereby confirms that he/she is fully satisfied with the item of work, quality of work and the materials used for construction of the said flat after having checked each and every fittings, fixtures and amenities provided in the Flat as per the list annexed to the Agreement for sale and further states that they are of standard quality and that he/she has no grievance and/or complaint regarding the same.

Any internal renovation therefore done by you thereafter is at your own responsibility. You shall not make any changes in the said flat which will damage the external walls and the Elevation of the Building and you will not erect any weather shed on the Balconies / Terraces.

You will not keep any Plants / Pots and dry clothes in the Balconies/ Terraces of the said flat.

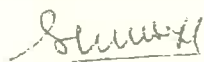
You shall indemnify us and other flat owners if any damages / leakage or any other problem arise because of the changes / modifications made by you in your flat. You shall rectify the same and make finishing at your own costs.

You will take care not to damage entrance lobby, Staircase and passage of the Floor of the Building.

All future outgoings of Municipal / Water taxes from taxes from the date of completion certificate shall be borne by the Purchaser/s only.

The Purchaser states that he/she has received key bearing No 621961 to the said flat.

HANDED OVER BY:
For Regency Nirman Ltd A/c Regency Crest


Authorised Signatory

TAKEN OVER BY:


Mr. Vaibhav Ramchandra Patil

Site Address : Regency Crest, Plot No. 40, Sector 19, Kharghar, Navi Mumbai.
Tel : 022-27744127, 27744128

Date- 30/05/24

Ref. Sujjanmuk Jain

Plot



Kharghar

Regency Nirman Limited

Regency House, Opp. Vishnu Darshan Apt.,
Near Aman Cinema, Ulhasnagar-421 002.

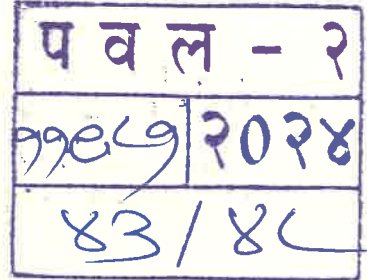
Tel. : 91-251-2540006, 256003 / 4 Fax : 91-251-2560004

Email : regency@regencyindia.in / info@regencyispal.com

DATE: 24.03.2015

To.

Mr. Vaibhav Ramchandra Patil
at 303 (B), Kashinath Seth Villa,
Near Zilla Parishad School, Sector-19,
Murbi, Kharghar, Navi Mumbai - 410 210



Dear Sir / Madam,

Earmarking of **SP-75** Parking space at project **REGENCY CREST** situated at Plot No 40, Sector- 19, Kharghar, Navi Mumbai 410210 in your favour.

A At your request, as prospective purchasers of Flat No 1803 on 18th Floor of "A" Bldg (hereinafter referred to as " THE SAID FLAT ") in project **REGENCY CREST** situated at Plot No 40, Sector-19, Kharghar, Navi Mumbai 410 210, we are agreed to earmark for your exclusive use 1 (One) reserved Car Parking Space (hereinafter referred to as "THE SAID CAR PARKING SPACE")

B The above earmarking has been made by us on the project premises of **REGENCY CREST** on your accepting the following conditions:

1. We are agreed to earmark for your exclusive use of the said PARKING SPACE.
2. You shall use the SAID CAR PARKING SPACE only for parking of 1 (one) car.
3. You will not entitled to transfer the SAID CAR PARKING SPACE or the benefit thereof in any manner whatsoever except in the circumstances of your transferring the SAID FLAT. While transferring the SAID FLAT, you shall be under obligation to transfer the said PARKING SPACE together with the SAID FLAT, to the TRANSFEREES.

Site Address : Regency Crest, Plot No. 40, Sector 19, Kharghar, Navi Mumbai.
Tel.: 022-27744127, 27744128



Kharghar

Regency Nirman Limited

Regency House, Opp. Vishnu Darshan Apt.,
Near Arjan Cinema, Ulhasnagar-421 002.

Tel. : 91-251-2540006, 2560003 / 4 Fax : 91-251-2560004

Email : regency@regencyindia.in / info@regencyispat.com

4. You will not use the SAID CAR PARKING SPACE for parking of Heavy / commercial Vehicle or store goods or put the SAID CAR PARKING SPACE to any residential/commercial use or any other use other than for parking of vehicle.

5. You shall ensure that the height of the CAR PARKING SPACE is kept open. You will not enclose the said CAR PARKING SPACE by erecting shutters, rolling / sliding / collapsible gate, grills or partitions or otherwise in any manner whatsoever save and except as provided by us. You will not provide / use communication lines, electric or water connections therein. In case of breach hereof, we and / or the corporate bodies formed for managing aforesaid complex are entitled to demolish the same without recourse.

6. You will comply with the terms, conditions and regulations for use of the SAID CAR PARKING SPACE, which may be made by us or by the corporate body, formed for managing aforesaid complex.

7. You will be liable to pay Stamp Duty, Registration Charges, if any as well as such Corporate Body formed may determine monthly charges as from time to time for managing aforesaid complex.

8. In the said Flat being revoked for any reason whatsoever, then in that event, earmarking of the SAID CAR PARKING SPACE shall also be revoked.

9. We reserve the right to alter or vary the layout, plans, specifications or features of the Complex without prior notice or obligation subject to approval of the Authorities or in the interest of the continuing improvement.

Please confirm your unconditional acceptance of the aforesaid terms and conditions by signing and returning to us duplicate copy of this writing.

Yours faithfully

For Regency Nirman Ltd A/c Regency Crest

Authorised Signatory

I/ WE ACCEPT AND CONFIRM
WHAT IS STATED ABOVE:

Mr. Vaibhav Ramchandra Patil

Site Address : Regency Crest, Plot No 40 Sector 19, Kharghar, Navi Mumbai.
Tel.: 022-27744127, 27744128

माझे आधार, माझी ओळख



भारत सरकार
Government of India

Issue Date: 23/04/2013



सुवर्णा वैभव पाटील
Suvarna Vaibhav Patil
जन्म तारीख / DOB: 21/06/1983
स्त्री / Female

7246 0659 5324

माझे आधार, माझी ओळख

S Patil

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BLCPP4987K

नाम / Name
SUVARNA VAIBHAV PATIL

पिता का नाम / Father's Name
KUNDALIK SAKHARAM PATIL

जन्म की तारीख / Date of Birth
21/06/1983

S.V Patil
हस्ताक्षर / Signature



S Patil



भारत सरकार
GOVERNMENT OF INDIA



शोभा शशी चौधरी
Choudhary Shashi Maheshkumar
जन्म तारीख / DOB: 01/01/1970
स्त्री / FEMALE

7639 4380 5364

माझे आधार, माझी ओळख

Shashi Choudhary

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHASHI MAHESH CHOUDHARY

SREELAL AGARWAL

01/01/1970

Permanent Account Number

AEEPC2565G

Shashi Choudhary



Shashi Choudhary

प व ल - २
११९९२०२४
४५ / ४५

पुनर्जन्म मेहरा
Sujanma Mehta
जन्म तारीख / Date of Birth: 1988
पुरुष / Male

9485 7

साधारण



भारत सरकार
GOVERNMENT OF INDIA



मेहुल एस मेहता
Mehul S Mehta
जन्म तारीख / DOB: 12/03/1998
पुरुष / MALE
Mobile No.: 7666429545

3750 4418 4748

माझे आधार, माझी ओळख

Mehul

प व ल - २	
११९८१	२०२४
४६ / ४८	



353/11981

सोमवार, 10 जून 2024 6:34 म.नं.

दस्त गोपवारा भाग-1

पवल2

80/80

दस्त क्रमांक: 11981/2024

दस्त क्रमांक: पवल2 /11981/2024

वाजार मुल्य: रु. 1,37,24,340/-

मोबदला: रु. 1,90,00,000/-

भरलेले मुद्रांक शुल्क: रु.11,40,000/-

दु. नि. सह. दु. नि. पवल2 यांचे कार्यालयात

पावती:13757

पावती दिनांक: 10/06/2024

अ. क्रं. 11981 वर दि.10-06-2024

सादरकरणाराचे नाव: शशी महेश चौधरी -

वेळी 6:31 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

Shashi Choudhary

दस्त हजर करणाऱ्याची सही:

एकुण: 30960.00

Parvel 2

Joint Sr Parvel 2

Parvel 2

Joint Sr Parvel 2

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 10 / 06 / 2024 06 : 31 : 12 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 10 / 06 / 2024 06 : 32 : 09 PM ची वेळ: (फी)



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

S. K. K.

लिहून देणार

Shashi Choudhary

लिहून घेणार



10/06/2024 6 40:25 PM

दस्त गोषवारा भाग-2

पवेल 2

दस्त क्रमांक:11981/2024

दस्त क्रमांक :पवेल2/11981/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सुवर्णा वैभव पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी-२०२, काशिनाथ सेठ विना, जिल्हा परिषद शाळेजवळ, मे.१९, मुरवी खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार: (ं). पिन नंबर:BLCPP4987K	लिहून देणार वय :-41 स्वाक्षरी:-		
2	नाव:शशी महेश चौधरी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र.५०३/५२८/२८, ईस्कॉन मेगामिटी, ईस्कॉन क्लब जवळ, ऑप.विकटोरीया पार्क, भावनगर, तकेश्वर, गुजरात., ब्लॉक नं: -, रोड नं: -, गुजरात, भावनगर. पिन नंबर:AEPC2565G	लिहून घेणार वय :-54 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्रा क्र.3 ची वेळ:10 / 06 / 2024 06 : 39 : 28 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सुजन महता - - वय:55 पत्ता:से 18, खारघर पिन कोड:410210	स्वाक्षरी		
2	नाव:महल महता - - वय:26 पत्ता:से 18, खारघर, पिन कोड:410210	स्वाक्षरी		

प्रमाणित करणेत येते की, सदर दस्तास एकूण ४८

पाने आहेत. पुस्तक क्र. 9

क्रमांक 99९९९ वर नोंदला.

शिक्रा क्र.4 ची वेळ:10 / 06 / 2024 06 : 40 : 10 PM

Joint of Panel 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	दिनांक At	सह दुय्यम निबंधक वर्ग-२, पनवेल-२, Deface Number	समजात Date
1	SHASHI MAHESH CHOUDHARY	eChallan	69103332024061017734	MH003311331202425E	1140000.00	SD	0001827558202425	10/06/2024
2		DHC		0624100519805	960	RF	0624100519805D	10/06/2024
3	SHASHI MAHESH CHOUDHARY	eChallan		MH003311331202425E	30000	RF	0001827558202425	10/06/2024

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

11981 /2024

Know Your Rights as Registrants

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

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



11/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 11981/2024

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	19000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13724339.7
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र.1803, अठरावा मजला, ए विंग, रेजेन्सी क्रेस्ट सी.एच.एस.लि., प्लॉट क्र.40, सेक्टर 19, खारघर, ता.पनवेल, जि.रायगड. क्षेत्र 92.38 चौ.मी. कारपेट + कार पार्किंग स्पेस क्र.एस.पी-75, महिला खरेदीदार शासन आदेश क्र.मुद्रांक 2021/अनौ.स.क्र./प्र.क्र.107/म-1 (धोरण) दि.31/03/2021 अन्वये या दस्तऐवजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे. ((Plot Number : 40 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	1) 92.38 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुवर्णा वैभव पट्टील - - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वी-३०३, काशिनाथ सेठ विला, जिल्हा परिषद शाळेजवळ, से.१९, मुरवी खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाडू:(:). पिन कोड:-410210 पॅन नं:-BLCPP4987K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शशी महेश चौधरी - वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट क्र.५०७/५२८/२४, ईस्कॉन मेगासिटी, ईस्कॉन क्लब जवळ, ऑप.विकटोरीया पार्क, भावनगर, तकयेथर, गुजरात., ब्लॉक नं:-, रोड नं:-, गुजरात, भावनगर. पिन कोड:-364002 पॅन नं:-AEEPC2565G
(9) दस्तऐवज करून दिल्याचा दिनांक	10/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	10/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11981/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1140000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

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 -२)