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353/1-980

Monday, June 10, 2024

6:29 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल2-11980-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अभिषेक चौधरी -

पावती क्र.: 13756

दिनांक: 10/06/2024

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:48 PM ह्या वेळेस मिळेल.

Panvel
Joint/Sr Panvel 2

बाजार मूल्य: रु.10598431.788 /-

मोबदला रु.13500000/-

भरलेले मुद्रांक शुल्क : रु. 945000/-

सह-दुय्येन निबंधक घरा-२
(पनवेल येर)-२

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624102019764 दिनांक: 10/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.300000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: ~~063370081202425E~~ दिनांक: 10/06/2024

बँकेचे नाव व पत्ता:

दुय्येन निबंधक पनवेल-२

मूळ दस्तऐवज परत मिळाला.

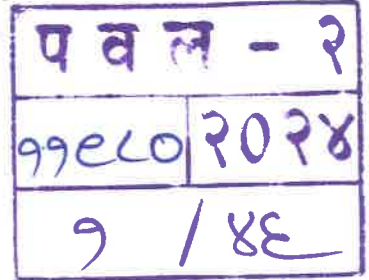
पक्षकाराची सही

T

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202406108835			10 June 2024,06:01:25 PM		
पवल2						
मूल्यांकनाचे वर्ष	2024					
जिल्हा	रायगड					
मूल्य विभाग	तालुका : पनवेल					
उप मूल्य विभाग	19/19-खारघर सिडको से क्र.19					
क्षेत्राचे नांव	A Class Palika		सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर	
44900	111900	127800	140200	127800		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	84 864चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वट -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-	
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.120292/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((120292-44900) * (100 / 100)) + 44900) = Rs.120292/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 120292 * 84.864 = Rs.10208460.288/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (111900 * 25/100) = Rs.389971.5/-					
Applicable Rules	= 3, 9, 18, 19, 15					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + नॅर्नलाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 10208460.288 + 0 + 0 + 0 + 0 + 389971.5 + 0 + 0 + 0 + 0 + 0 =Rs.10598432/- = ₹ एक करोड पाच लाख अठ्ठाण्णव हजार चार शे बत्तीस/-					

Home

Print



सहस्रयुक्त निबंधक वर्ग-२
(पनवेल -२)





CHALLAN
MTR Form Number-6



GRN MH003310581202425E	BARCODE	Date 10/06/2024-16:42:27	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) ARFFG2297M	
Location RAIGAD		Full Name ABHISHEK CHOUDHARY	
Year 2024-2025 One Time		Flat/Block No. FLAT NO 1802 18TH FLOOR A WING REGENCY	
		Premises/Building CREST	
Account Head Details		Amount In Rs.	
0030046401 Stamp Duty		945000.00	
0030063301 Registration Fee		30000.00	
		Road/Street REGENCY CREST HSL PLOT NO 40 SECTOR NO.18 KHARGHAR NAVI MUMBAI	
		Area/Locality PANVEL DIST RAIGAD	
		Town/City/District	
		PIN 410210	
		Remarks (If Any)	
		PAN2=ABYPP1078L-SecondPartyName=VAIBHAV RAMCHANDRA PATIL-CA=13500000	
		Amount In Nine Lakh Seventy Five Thousand Rupees Only	
Total	9,75,000.00	Words	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN 69103332024061017610	Ref. No. 2873265134
Cheque/DD No.		Bank Date 10/06/2024-16:43:01	RBI Date Not Verified with RBI
Name of Bank		Bank-Branch IDBI BANK	
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 0000000000

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

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

(Handwritten Signature)

(Handwritten Signature)



CHALLAN
MTR Form Number-6



GRN	MH003310581202425E	BARCODE			Date	10/06/2024-16:42:27	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)	ARFP02297M			
Location	RAIGAD			Full Name	ABHISHEK CHAUDHARY			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 1803 18TH FLOOR A WING REGENCY			
				Premises/Building	CREST 3 / 8E			
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty		945000.00		Road/Street	REGENCY CREST CHSL PLOT NO 40 SECTOR NO 19 KHARGHAR NAWI MUMBAI			
0030063301 Registration Fee		30000.00		Area/Locality	TAL-PANVEL DIST-RAIGAD			
				Town/City/District				
				PIN	0 0			
				Remarks (If Any)	PAN2=ABYPP1078L~SecondPartyName=ABHAY RAMCHANDRA PATIL~CA=13500000			
				Amount In Words	Nine Lakh Seventy Five Thousand Rupees Only			
Total		9,75,000.00						
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024061017610	2873265134	
Cheque/DD No				Bank Date	RBI Date	10/06/2024-16:43:01	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालान तवेल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सादर चालान लागू नाही.

Challan Defaced Details

Sl. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-353-11980	0001827431202425	10/06/2024-18:28:46	IGR147	30000.00

Department of Stamp & Registration, Maharashtra ,	
Receipt of Document Handling Charges	
PRN 0624102019764	Date 10/06/2024
Received from ., Mobile number 8169374662, an amount of Rs.920/-, 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 10004152024061018752	REF No. 452883205053
This is computer generated receipt, hence no signature is required.	

प व ल - २
११९८० २०२४
५ / १८९





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

Receipt of Document Handling Charges

PRN 0624102019764

Receipt Date 10/06/2024

Received from ., Mobile number 8169374662, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered on Document No. 11980 dated 10/06/2024 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.

DEFACED

₹ 920

DEFACED

Payment Details

Bank Name SBIN

Payment Date 10/06/2024

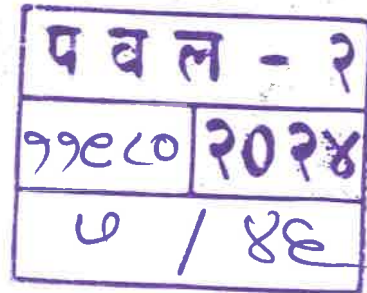
Bank CIN 10004152024061018752

REF No. 452883205053

Deface No 0624102019764D

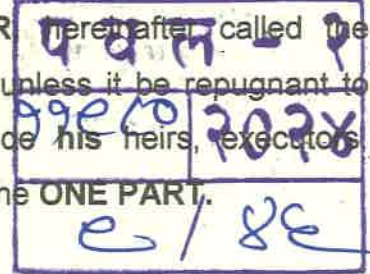
Deface Date 10/06/2024

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



AGREEMENT TO SELL

This **AGREEMENT TO SELL** of Flat is made and entered at **Kharghar**, on this 10th day of **JUNE, 2024** BETWEEN, **Mr. VAIBHAV RAMCHANDRA PATIL**, having **PAN- ABYPP 1078 L**, aged about- **54** years, an adult, Indian Inhabitant, residing at- **303 (B), KASHINATH SETH VILLA, NEAR ZILLA PARISHAD SCHOOL, SECTOR NO- 19, MURBI, KHARGHAR** (hereinafter called the **TRANSFEROR/ VENDOR** (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include his heirs, executors, administrators, successors, attorney's and assigns) of the **ONE PART**.



AND

Mr. ABHISHEK CHOUDHARY, having **PAN- ARFPC 2297 M**, aged about- **32** years, an adult, Indian Inhabitant, residing at - **PLOT NO- 507/ 528/ 24, ISCON MEGACITY, NEAR ISCON CLUB, OPP VICTORIA PARK, BHAVNAGAR, TAKHTESHWAR, GUJARAT- 364 002**, (hereinafter called the **TRANSFeree/ PURCHASER** in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include his heirs, executors, administrator, successors, attorney's and assigns) of the **OTHER PART**.



DESCRIPTION OF PROPERTY

=====

FLAT NO:	FLOOR:	WING/ BUILDING	PLOT NO:	SECTOR NO:
1802	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 : 70.72 SQ. MTRS. CARPET, along with
transfer of allotted Car Parking
Space No. OP-4.

=====

SALE PRICE : **Rs.1,35,00,000/- (Rupees. One Crore
Thirty Five 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- Nirmal, 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 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.

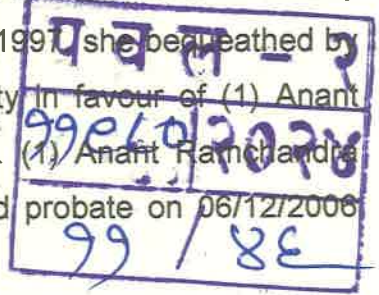
7) AND WHEREAS the Land/s belonging and in possession of (1) Kashinath Vitthal Patil, (2) Ramchandra Vitthal Patil, (3) Gotiram Vitthal Patil, (4) Rajaram Atmaram Patil, (5) Dharma Atmaram Patil, (6) Krishnabai Baburao Patil, (7) Bhimabai Sakharam Patil and (8) Pushpabai Prabhakar Patil All resident 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


TRANSFEEE/ 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 No. 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. 8289), (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.

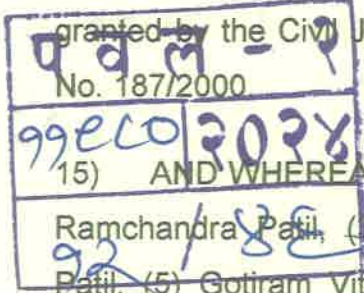
12) AND WHEREAS By or under release Deed made on the 2nd day of November 2006 duly registered in the office of the sub registrar of Assurances, Panvel under document No. PVL 1-08290-2006 on 02/11/2006 (registration Receipt No. 8287) Pushpabai Prabhakar Patil released or relinquished in favour of (1) 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.

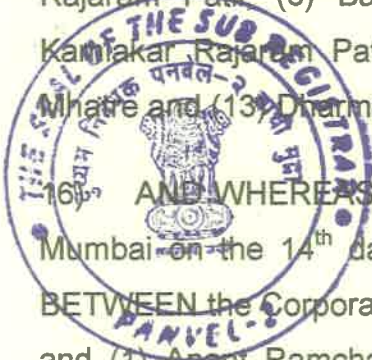
TRANSFEROR/ VENDOR

TRANSFEEEE/ 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



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.

[Handwritten Signature]

TRANSFEROR/ VENDOR

[Handwritten Signature]

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) Shewaribai 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

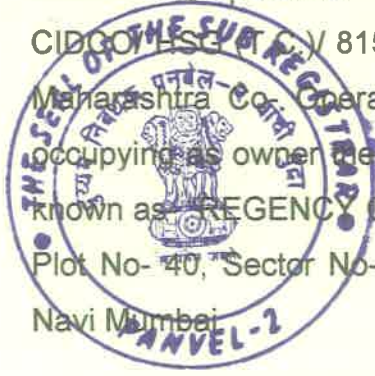

TRANSFEEE/ PURCHASER

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 17/03/2015 and the same was registered with the Sub-Registrar Of Assurance office Panvel-4 vide Document bearing no- PVL4- 3367- 2015, Receipt No. 3802, dated- 18/03/2015 and accordingly handed over peaceful Possession of the said Flat vide Possession Letter, dated-24/03/2015.

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(ii) The TRANSFEROR/ VENDOR is the member of M/s. REGENCY CREST Co-Operative Housing Society Ltd.; duly registered under no. N.B.O.M/ CIDCO/HSG (M) / 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 of Flat No. 1802 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) The area of the said Flat is admeasuring about 70.72 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 his rights, title & interest therein along with the undivided interest appurtenant to the said Flat along with transfer of allotted Stilt Car Parking Space No. OP-4 and to the common areas and facilities as specified in the aforesaid Agreement(s)/declaration and together with electricity meter & its deposits for a total price of Rs.1,35,00,000/- (Rupees. One Crore Thirty Five Lakhs Only).

27) 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.

Handwritten signature of the Transferor/Vendor

TRANSFEROR/ VENDOR

Handwritten signature of the Transferee/Purchaser

TRANSFEREE/ PURCHASER

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- 1802, 18th FLOOR, Wing/ Building- A, building known as- "REGENCY CREST", M/s. REGENCY CREST, PLOT NO- 40, SECTOR NO- 19, KHARGHAR, NAVI MUMBAI, TALUKA- PANVEL, DISTRICT- RAIGAD, admeasuring area of about 70.72 SQ. MTRS. CARPET, (i.e. The said Flat) for valuable consideration of Rs 1,35,00,000/- (Rupees. **One Crore Thirty Five Lakhs Only**) together with all rights, title, interests and membership, along with transfer of allotted Stilt Car Parking Space No. OP-4.
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 his rights, title, interests, benefit and membership in respect of the said Flat.
3. The TRANSFEREE/ PURCHASER have agreed to pay a sum of Rs.1,35,00,000/- (Rupees. **One Crore Thirty Five Lakhs Only**) as follows:

a. **MODE OF PAYMENT:**

Sr. no	Bank Name & Branch	Cheque/ D.D. No.	Dated	Amount (Rs.)
1.	HDFC BANK	000136	07/06/2024	Rs.5,00,000/-

- a. T.D.S. at the rate of 1% amounting to Rs.1,35,000/- (Rupees. **One Lakh Thirty Five 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.


TRANSFEROR/ VENDOR


TRANSFEREE/ PURCHASER

c. The balance sum of Rs.1,28,65,000/- (Rupees. One Crore Twenty Eight Lakhs Sixty Five Thousand Only) shall be paid on availing the loan from any Bank or Financial Institution or/and from Own Contribution. The transaction shall be completed within 45 working days from the date of registration of Agreement To Sell or from receiving of original documents of the said Flat from the TRANSFEROR(S)/ VENDOR(S) whichever is later.

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4. On registration of Deed Of Assignment and on receiving the full and final payment the TRANSFEROR/ VENDOR have 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.



5. 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 his 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 or any to any 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 outgoings including Municipal Taxes, Property Taxes, Land Revenue, Society Maintenance 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 outgoings 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 him made (if any), done, committed, omitted or willingly suffered to the contrary and TRANSFEROR/ VENDOR now and have in himself 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.

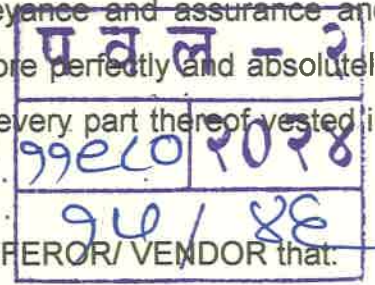
[Signature]

TRANSFEROR/ VENDOR

[Signature]

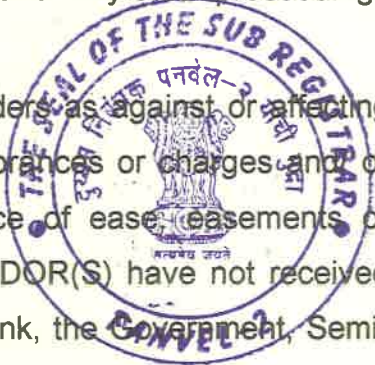
TRANSFEREE/ PURCHASER

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.




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

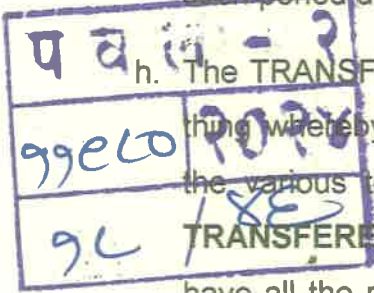
- a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the said Flat.
- b. There are no attachment or prohibitory orders as against or affecting the said FLAT and is free from all encumbrances or charges and or not the subject matter to any lispence of ease, easements or attachments. The TRANSFEROR(S)/ VENDOR(S) have 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.



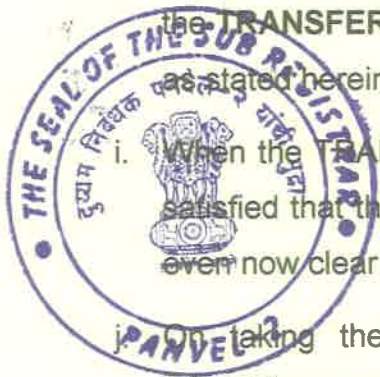

TRANSFEROR/ VENDOR


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 he or his predecessors held the said Flat.



h. The TRANSFEROR/ VENDOR has not done any act, deed, matter or thing whereby he 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 have all the rights, title and interest to enter into this Agreement with the TRANSFEREE/ PURCHASER on the various terms and conditions as stated herein.



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

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 him.

k. The TRANSFEROR/ VENDOR is aware that relying on the said representation the TRANSFEREE/ PURCHASER have 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. 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.

14. Both the parties reserve the right of Specific Performance of this Agreement as agreed herein above.

TRANSFEROR/ VENDOR

TRANSFEREE/ PURCHASER

15. 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.

SCHEDULE OF THE PROPERTY

FIRST SCHEDULE ABOVE REFERRED TO

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११६०	२०२४
१६५/४६	

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 New 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- 1802, 18th FLOOR, Wing/ Building-A, building known as- "REGENCY CREST", M/s. REGENCY CREST, PLOT NO- 40, SECTOR NO- 19, KHARGHAR, NAVI MUMBAI, TALUKA- PANVEL, DISTRICT- RAIGAD, admeasuring area of about 70.72 SQ. MTRS. CARPET, along with transfer of allotted Stilt Car Parking Space No. OP-4.**

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	POSSESION LETTER	ANNEXURE-5
6	SOCIETY REGISTRATION CERTIFICATE	ANNEXURE-6
7	CAR PARKING LETTER	ANNEXURE-7

TRANSFEROR/ VENDOR

TRANSFEE/ 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.

पंचायत
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Singed and Delivered by the within named TRANSFEROR/ VENDOR

Mr. VAIBHAV RAMCHANDRA PATIL



Handwritten signature of Vaibhav Ramchandra Patil



In presence of

1. *Handwritten signature*
2. *Sanjan*

)

Singed and Delivered by the within named

TRANSFEEEE/ PURCHASER

Mr. ABHISHEK CHOUDHARY

PAN- ARFPC 2297 M.

Handwritten signature of Abhishek Choudhary



In presence of

1. *Handwritten signature*
2. *Sanjan*

)

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 Mr. ABHISHEK CHOUDHARY**, adjustable out of the total consideration amount of **Rs.1,35,00,000/- (Rupees. One Crore Thirty Five Lakhs Only)** in respect of sale of the **FLAT NO- 1802, 18th FLOOR, Wing/ Building- A, building known as- "REGENCY CREST", M/s. REGENCY CREST, PLOT NO- 40, SECTOR NO- 19, KHARGHAR, NAVI MUMBAI, TALUKA- PANVEL, DISTRICT- RAIGAD, admeasuring area of about 70.72 SQ. MTRS. CARPET, along with transfer of allotted Stilt Car Parking Space No. OP-4, as agreed under this presents.**

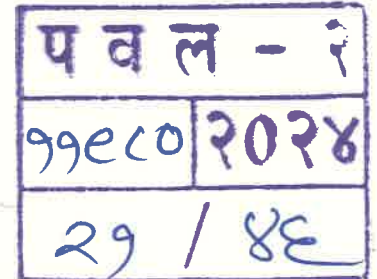
MODE OF PAYMENT:

Sr. no	Bank Name & Branch	Cheque/ D.D. No.	Dated	Amount (Rs.)
1.	HDFC BANK	000136	07/06/2024	Rs.5,00,000/-

I SAY RECEIVED
Rs.5,00,000/-
(Rupees. Five Lakhs Only)



Mr. VAIBHAV RAMCHANDRA PATIL
TRANSFEROR/ VENDOR

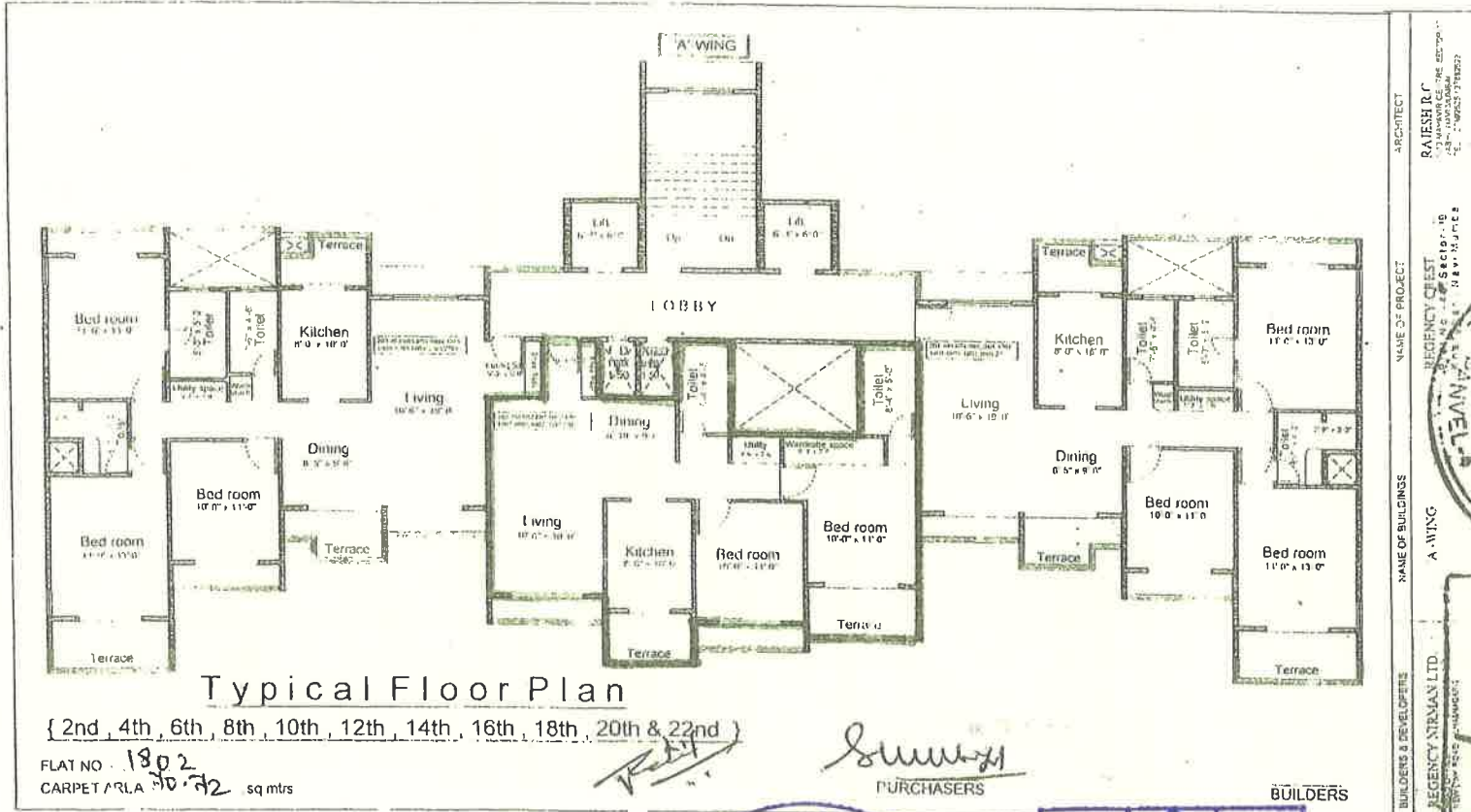


Witness-

- 1.
- 2.

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PURCHASERS

BUILDERS



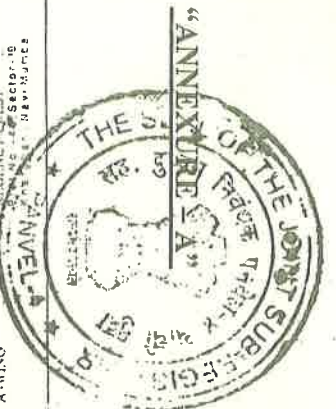
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ARCHITECT: RAJESH R.C.
 13, MARVADE, THE EST-704,
 T. N. WADKAR STREET,
 PANVEL-1, DIST. RAJGURJER

NAME OF PROJECT: REGENCY CREST
 REGENCY CREST
 PANVEL-1, DIST. RAJGURJER

NAME OF BUILDINGS: A WING

BUILDERS & DEVELOPERS: REGENCY NEWMAN LTD.
 REGENCY NEWMAN LTD.
 PANVEL-1, DIST. RAJGURJER



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प व ल - २
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पावती

Original/Duplicate

Wednesday, March 18, 2015
2:30 PM

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 3802 दिनांक: 18/03/2015



गावाचे नाव: खारघर

दस्तावेजाचा अनुक्रमांक: पवल4-3367-2015

दस्तावेजाचा प्रकार : करारनामा

सादत करणाऱ्याचे नाव: वैभव रामचंद्र पाटील --

नोंदणी फी रु. 15300.00
दस्त हाताळणी फी रु. 1700.00
पृष्ठांची संख्या: 85

एकूण: रु. 17000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 2:43 PM हाताने दिले.

Joint Sub Registrar Panvel 4
सह पुणे न्याय क्षेत्र पनवेल क्र. ४

बाजार मूल्य: रु.1528000/-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क : रु. 15300/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.15300/-

सीडी/घनादेश/पे ऑर्डर क्रमांक: MH006471297201415R दिनांक: 18/03/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1700/-

नोंदणी फी माफी असल्यास तपशिल :-

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

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Index-2(सूची - २)



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 3367/2015

नोंदणी :

Regn:63m

18/03/2015

गावाचे नाव : 1) खारघर

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२५ / ४६	

(1) विलेखाचा प्रकार करारनामा
(2) मोबदला 0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1528000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव:रायगडइतर वर्णन :, इतर माहिती: , इतर माहिती: विभाग क्र.19/19,दर 18000/-**सदनिका क्र.ए/1802,अठरावा मजला,"रेजन्सी क्रेस्ट",प्लॉट 40,सेक्टर 19,खारघर,ता.पनवेल,जि.रायगड,क्षेत्र 70.72 चौ.मी.कारपेट((Plot Number:40)

(5) क्षेत्रफळ 1) 70 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा

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

1): नाव:-मे.रेजन्सी निर्माण लि.तर्फे अॅथो.हस्ताक्षर संदीप तुनासियान यांचे कुमुद पानाचंद मजेठीया - वय:-50; पत्ता:-प्लॉट नं: रेजन्सी हाउस,असम टॉकीज जवळ,पिन 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 असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-वैभव रामचंद्र पाटील - - वय:-45; पत्ता:-प्लॉट नं: बी-303,काशिनाथ शेंठ विला,, माळा नं: सेक्टर 19,मुरबी, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410210 पॅन नं:-ABYPP1078L

(9) दस्तऐवज करून दिल्याचा दिनांक 17/03/2015

(10) दस्त नोंदणी केल्याचा दिनांक 18/03/2015

(11) अनुक्रमांक,खंड व पृष्ठ 3367/2015

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 15300

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 15300

(14) शेरा



सह. 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.

iSarita v1.3.0

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54 May
1, 2015

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 २६ / ८६



प व ल - ४
 ३३६० २०२५
 ३५ / ८५



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Natraj Chambers,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6791 8100 / 6350 0723
 FAX : +91-22-6791 8166

HEAD OFFICE:

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

Date: 9 JUL 2010



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

- REF:-
- 1) Your architect's application dated 04/04/2008 & 17/06/2010
 - 2) Delay concentration NOD issued by M(TS-II) VIDE LETTER DTD.06/07/2010
 - 3) Transfer order issued by M(TS-II) vide letter dtd.06/06/2010
 - 4) 50% IDC issued by EE(Elect) vide letter dtd.02/07/2010
 - 5) Fee NOD issued by Fire Officer, CIDCO vide letter dtd.03/07/2010
 - 6) Approval of sub-station location issued by EE/PNL-U/tech vide letter dtd.03/07/2008
 - 7) 50% IDC paid of Rs.35,00,005/- vide Chalan No.121783, 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 1966 is also enclosed herewith for the structures referred above.

The Developer / Individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having 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 Chalan No.121783, 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,

(P. B. Patil)

Asst. Town Planning Officer (BP)
 (Navi Mumbai & Khopla)



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REFERENCE NO. 856 = -

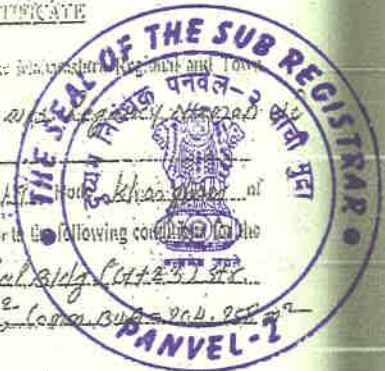
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under provisions of the Maharashtra Regional and Town Planning Act, 1962 (Maharashtra XXV of 1962) to Shri. R. K. Khosla

Plot No. 40 Road No. --- Sector --- at --- of --- District --- State of --- Maharashtra. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (1+2+3) 3FL
Residential Bldg. = 9546.844 m², Common Bldg. = 264.95 m²
Total BUA = 9729.152 m²

(Nos. of Residential Units 137 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 the 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 acting under him, in such an event shall be deemed to have entered into the development work in contravention of sections 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 ground level within 7 days before the commencement of the further work.
- (ii) Give written notice to the Corporation regarding completion of the work.
- (iii) Obtain Occupancy Certificate from the Corporation.
- (iv) Allow authorised officers of the Corporation to enter the building or premises at any time for the purpose of checking the building control, dimensions and conditions of this certificate.

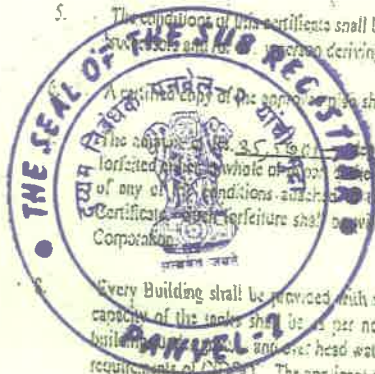
3. The structural design, building materials, specifications, electrical installations etc. shall be in accordance with the provisions contained in respect of their respective as prescribed in the National Building Code of India and/or GDCRs - 1975 in force.

4. This Certificate shall remain valid for period of 1 year from the date of its issue. Hereafter revalidation of the same shall be done in accordance with provision of Section 48 of M.R. P. Act - 1960 and as per regulation no. 15 (1) of the GDCRs - 1975.

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

A certified copy of this certificate shall be exhibited on site.

The applicant shall be required to deposit with CIDCO or security deposit shall be forfeited in case of 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.

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/4593/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

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



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11. As per the notification d.d. 14th September 1999 and amendment on 27th August 2005 issued by Ministry of Environment & Forest (MOEF), Govt. of India or Circular issued by Urban Development Deptt. Govt. of Maharashtra vide No. FAR/10200/1600/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 tiles or bricks or cement fly ash bricks or blocks or similar products or a combination of - gregeat of them to the extent of 100% (by volume) of the total bricks /blocks or 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. TPB 42/2007/2330R/3300/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. the additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces / amenity spaces of Housing Society and new construction / reconstruction / additions or 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 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.



ADDITIONAL PLANNING OFFICER
New Mumbai & Khopla

C.C. TO: ARCHITECT

[Signature]

C.C. TO: Separately to:

1. M(CS)
2. CUC
3. M (BRAIN/CLM/DROM)
4. RE,WS)

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प व ल - ४
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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 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" 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 Nirmal, 2nd floor, Nariman 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

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EDATE & SUNIL 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 Government 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] 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.
- By or under its letter of Allotment No CIDCO/LANDS/ 18/ SATYO/ TURBHI-KHARGHAR/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 Sakharam 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 26-3-1995 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



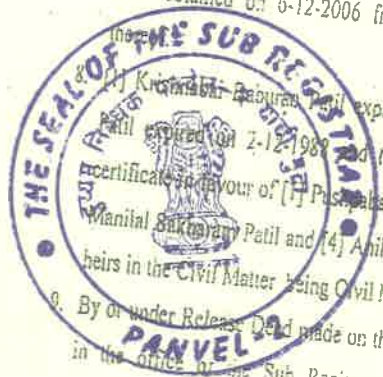
M. S. D. Patil



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EDATE & SUNIL ASSOCIATES 32/8E	

Continuation Sheet



- Ramchandra Patil. [1] Anant Ramchandra Patil and [2] Vaibhav Ramchandra Patil have obtained on 6-12-2006 from the Civil Judge Senior Dn. Panvel probate
- [1] Kishorabai Baburao Patil expired on 27-6-2005 and [2] Bhimabai Sakharam Patil expired on 2-12-1989. 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 7-10-06.
9. 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] Ragnunath 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] Ragnunath Rajaram Patil and [2] Dharma Atmaram Patil all her rights, claims, title in the said plot.
11. Ramchandra Viththal 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 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] Ragnunath Rajaram Patil, [3] Baikishna Rajaram Patil, [4] Vijay Rajaram Patil, [5] Kamalakar Rajaram Patil, [6] Rukmini Baburao Mhatre and [8]

M. S. Dade



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EDATE & SUNIL ASSOCIATES

33/8E Continuation Sheet

Asha Ashok Mhate to his heirs as per the Heirship Certificate granted by the Civil Judge Senior Division, Parvel in the Civil Misc. Application No 187/2007

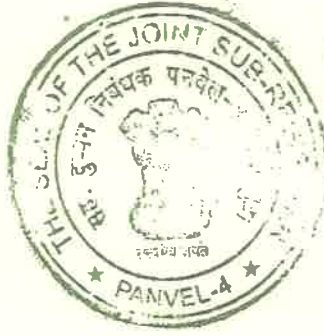
13. In the nutshell, [1] Anant Ramchandra Patil, [2] Vaibhav Ramchandra Patil, [3] Janabai Ramchandra Patil, [4] Manisha Ramchandra Patil, [5] Gotiram Vithhal Patil, [6] Shewantibai Rajaram Patil, [7] Raghunath Rajaram Patil, [8] Balkrishna Rajaram Patil, [9] Vijay Rajaram Patil, [10] Kamalakar Rajaram Patil, [11] Rukminibai Baburao Mhate, [12] Asha Ashok Mhate 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, 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 Vithhal Patil, [6] Shewantibai Rajaram Patil, [7] Raghunath Rajaram Patil, [8] Balkrishna Rajaram Patil, [9] Vijay Rajaram Patil, [10] Kamalakar Rajaram Patil, [11] Rukminibai Baburao Mhate, [12] Asha Ashok Mhate 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, Parvel 3 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 sq 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 Parvel 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]

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EDATE & SUNIL ASSOCIATES

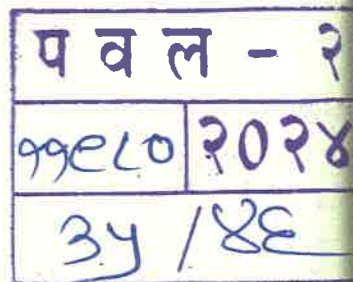
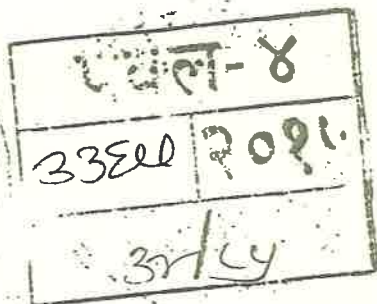
Continuation Sheet



15. 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 - the First Part, (1) Anant Ramchandra Patil, (2) Vaibhav Ramchandra Patil, (3) Janabai Ramchandra Patil, (4) Manisha Ramchandra Patil (5) Gotiram Vitthal Patil (6) Shewanibai Rajaram Patil, (7) Raghunath Rajaram Patil, (8) Baikrishna Rajaram Patil, (9) Vijay Rajaram Patil, (10) Kamalakar 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 as 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/D/CO 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 - the First Part, (1) Anant Ramchandra Patil, (2) Vaibhav Ramchandra Patil, (3) Janabai Ramchandra Patil, (4) Manisha Ramchandra Patil (5)

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Continuation Sheet

EDATE & SUNIL ASSOCIATES

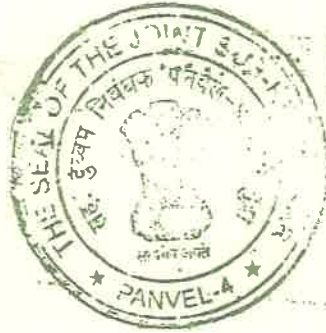
Gotiram Vitthal Patil [6] Shewanibai Rajaram Patil, [7] Radhunan Rajaram Patil, [8] Balkrishna Rajaram Patil, [9] Vijay Rajaram Patil, [10] Kamalakar Rajaram Patil [11] Rakminibai Baburao Mhatre, [12] Asha, Ashok, Shantia and [13] Dhanraj Amaram Patil therein and hereinafter collectively referred to 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, Parvela under document No PVDG-05554-2010 on 04-06-2010, the Corporation has, having permitted under letter No CIDCO/Estate/Satyo/Knarghar/ 209/2010 dated 17-5-2010, 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

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EDATE & SUNIL ASSOCIATES

Continuation Sheet

20. 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 name 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/EST/EP/856/ 2010 dated 9-7-2010 has approved such plans and specifications issued to the Promoters the development permission and commencement certificate required under the Maharashtra Regional & Town Planning Act,

22. By virtue of provisions contained in the said Agreement to Lease read with Tripartite Agreements 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.

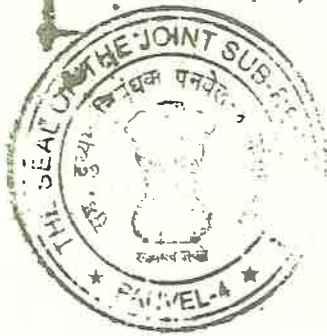
23. We have caused Sanil More, Search Clerk to carry out search in the offices of the Sub Registrar of Assurances Panvel located in Navi Mumbai. Search report has separately been issued. Search fee receipt bears No 3909

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

Sanil More



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EDATE & SUNIL ASSOCIATES

Continuation Sheet

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, Kharghar, falling within the Registration Sub District 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 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)



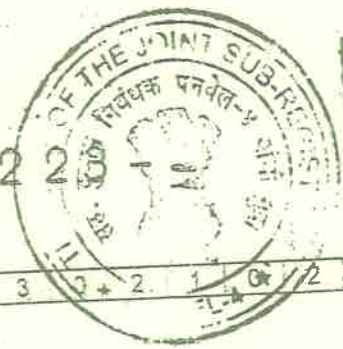
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
TOWER, 2nd Floor, Nariman Point
Mumbai - 400 021.

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

Ref. No. **99ELO 2028**
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Date: **11 DEC 2014**
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CIDCO/BP-6814/TPO(NM & K)/2014/122

Unique Code No. 2 6 9 / 4 0 1



OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [(Gr.+25 floors),
 Res. BUA=10285.283 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
 M/s. 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
 10/12/14
 (Manjula Nayak)
 Town Planning Officer(BP)
 (Navi Mumbai & Khopta)



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@regencyispatil.com

प व ल - २	
११९८०	२०२४
24.03.2015	३९/४९

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 and physical possession of the flat bearing No 1802 situated on 4th Floor in "A" Building at Regency Crest, Plot no 40, Sector 19, Kharghar, Navi Mumbai-40110 in the year 2015.

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 material 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 622614 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

प व ल - ३
 १९३३६ २०२२
 ३९१५०

प व ल - २
 १९६० २०२४
 ४० / ४६



सत्यमेव जयते

गृहनिर्माण प्रमाणपत्र



श्री. एन. वा. ओ. एस. टी. सि. प्र. व. / एच. एस. जी. / (टी. सी.) / ८१५९ / जे. टी. आर. / सन १९६१



या प्रमाणपत्राचे प्रमाणित करण्यात येते आहे की, रंजन्वी क्रॅस्ट सहकारी गृहनिर्माण संस्था (संस्था) या संस्थेच्या मालकीत असलेल्या भूखंड क्र. ४०, सेक्टर १९, खारपर, नवी मुंबई हि संस्था महाराष्ट्र शासनाच्या अधिनियम, १९६१ मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १५४ (ब) अन्वये नोंदव्यात आलेली आहे.

प व ल - २
 १९६४ २०२२
 ३०७ ४०

महाराष्ट्र गृहनिर्माण संस्था महाराष्ट्र अधिनियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे यमोपकरण "गृहनिर्माण" संस्था

असून उपयुक्त "भाडेकरू-सहभागिदारी गृहनिर्माण" संस्था

घरपालयान मार



दिनांक: २६/०८/२०२२

o.c. [Signature]



Kharghar

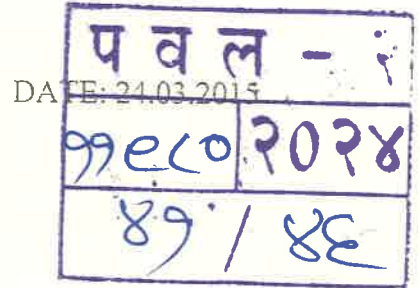
Regency Nirman Limited

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



To,

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

Dear Sir / Madam,

Earmarking of Parking space **OP-4** 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 **1802** 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 410210, we are agreed to earmark for your exclusive use 1 (one) Open 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 GARDENS** 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**.
 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 then for parking of vehicle.

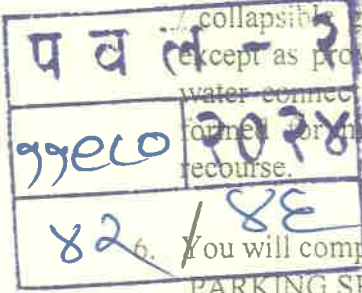


Regency Nirman Limited

Regency House, Opp. Vishnu Darshan Apt.,
near Anan Cinema, Umrani Nagar-421 502.
Tel. 91-251-2540006, 2560003; Fax 91-251-2560004
Email : regency@regencyindia.in / info@regencyispat.com

kharghar

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. The Corporate Body formed may determine monthly charges as from time to time for managing aforesaid complex.

8. In the event of 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

7986 7399 6693

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Abhishek Choudhary
DOB: 28/03/1992
Male



7986 7399 6693

मेरा आधार, मेरी पहचान

Abhishek

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHISHEK CHOUDHARY

MAHESH KUMAR CHOUDHARY

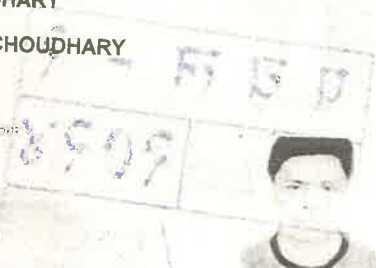
28/03/1992

Permanent Account Number

ARFPC2297M

Abhishek

Signature



19042011

Abhishek



भारत सरकार
GOVERNMENT OF INDIA



वैभव रामचंद्र पाटील
Vaibhav Ramchandra Patil
जन्म तारीख/DOB: 30/01/1970
पुरुष/ MALE
Mobile No: 9819258109

3987 7694 0416

माझे आधार, माझी ओळख

Patil

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VAIBHAV RAMCHANDRA PATIL
RAMCHANDRA VITTHAL PATIL

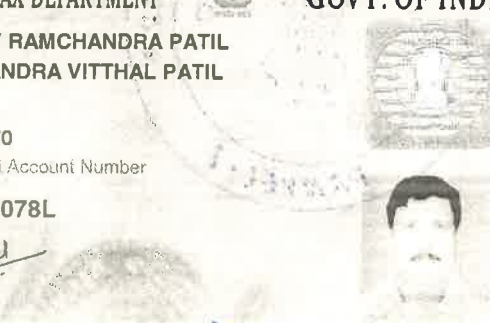
30/01/1970

Permanent Account Number

ABYPP1078L

Patil

Signature



Patil



भारत सरकार
GOVERNMENT OF INDIA



सुजातमल मेहता
Sujanmal Mehta
जन्म वर्ष / Year of Birth : 1988
पुरुष / Male



8485 7873 0859

सागळ्या माणसाचा अधिकार

Sujan



भारत सरकार
GOVERNMENT OF INDIA

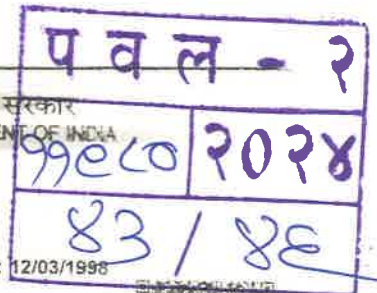


मेहुल एस मेहता
Mehul S Mehta
जन्म तारीख / DOB: 12/03/1998
पुरुष / MALE
Mobile No.: 7666429545

3750 4418 4748

माझे आधार, माझी ओळख

Mehul



353/11980

सोमवार, 10 जून 2024 6:29 म.नं.

दस्त गोपवारा भाग-1

पवेल 2

84/8E

दस्त क्रमांक: 11980/2024

दस्त क्रमांक: पवेल 2 /11980/2024

वाजार मुल्य: रु. 1,05,98,432/-

मोबदला: रु. 1,35,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,45,000/-

दु. नि. सह. दु. नि. पवेल 2 यांचे कार्यालयात

अ. क्र. 11980 वर दि.10-06-2024

रोजी 6:27 म.नं. वा. हजर केला.

पावती:13756

पावती दिनांक: 10/06/2024

सादरकरणाराचे नाव: अभिवेक चौधरी -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृथांची संख्या: 46

दस्त हजर करणाऱ्याची सही:

एकुण: 30920.00

Joint Sr. Panvel 2

Joint Sr. Panvel 2

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 10 / 06 / 2024 06 : 27 : 18 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 10 / 06 / 2024 06 : 28 : 40 PM ची वेळ: (फी)



दस्तऐवजासोबत जोडलेली कागदपत्रे
कळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आडकून आल्यास याची संपूर्ण जबाबदायी
दस्त निष्पादकाची राहिल

लिहून देणार

लिहून घेणार

लिहून घेणार

लिहून घेणार



10/06/2024 6 37:26 PM

दस्त क्रमांक :पवेल2/11980/2024

दस्ताचा प्रकार :-कगरनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:वैभव रामचंद्र पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ३०३ (वी) काशिनाथ मेट विला, जि.लुहा परिपद शाळेजवळ, से.१९, मुरबी खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, गईगार: (-). पॅन नंबर: ABYPP1078L	लिहून देणार वय :-54 स्वाक्षरी:-		
2	नाव:अभिषेक चौधरी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र.५०३/५०८/२४, ईस्कॉन मेगासिटी, ईस्कॉन क्लव जवळ, ऑप.विक्रमोनीया पार्क, भावनगर, तकेश्वर, गुजरात., ब्लॉक नं: -, रोड नं: -, गुजरात, भावनगर. पॅन नंबर: ARFPC2297M	लिहून घेणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 10 / 06 / 2024 06 : 36 : 24 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:मेहुल मेहता - - वय:26 पत्ता:से 18, खारघर पिन कोड:410210		
2	नाव:मृजानतमल मेहता - - वय:55 पत्ता:से 18, खारघर पिन कोड:410210		

शिक्का क्र.4 ची वेळ: 10 / 06 / 2024 06 : 37 : 26 PM

Joint Sr Panel 2



प्रमाणित करणेत येते की, सदर दस्तास एकूण

पाने आहेत. पुस्तक क्र. 9

क्रमांक 99E20 नर नोंदला.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Date
1	ABHISHEK CHOUDHARY	eChallan	69103332024061017610	MH003310581202425E	945000.00	SD	0001827431202425	10/06/2024
2		DHC		0624102019764	920	RF	0624102019764D	10/06/2024
3	ABHISHEK CHOUDHARY	eChallan		MH003310581202425E	30000	RF	0001827431202425	10/06/2024

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

11980 / 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



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 11980/2024

नोंदणी :

Regn:63m

11/06/2024

गावाचे नाव : खारघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10598431.788
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका क्र.1802,अठरावा मजला,ए विंग,रेजेन्सी क्रेस्ट सी.एच.एस.लि.,प्लॉट क्र.40,सेक्टर 19,खारघर,ता.पनवेल,जि.रायगड. क्षेत्र 70.72 चौ.मी.कारपेट + कार पार्किंग स्पेस क्र.ओ.पी-4((Plot Number : 40 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	1) 70.72 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:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ३०३ (वी) काशिनाथ सेठ विला, जिल्हा परिषद शाळेजवळ, से.१९, मुरवी खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(०:). 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:-अभिषेक चौधरी - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र.५०७/५२८/२४, ईस्कॉन मेगासिटी, ईस्कॉन क्लब जवळ, ऑप.विक्टोरीया पार्क, भावनगर, तकेश्वर, गुजरात., ब्लॉक नं: -, रोड नं: -, गुजरात, भावनगर. पिन कोड:-364002 पॅन नं:-ARFPC2297M
(9) दस्तऐवज करून दिल्याचा दिनांक	10/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	10/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	11980/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	945000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)