

मूल्य विभाग	तालुका : ठाणे	7/31/F-3ई-3) चितळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्व सर्वे नंबर/सिटीएस नंबर (गावठाण) शीट क्रमांक 4
उप मूल्य विभाग	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		
खुली जमीन	निवासी सदनिका	कार्यालय
47800	124100	142200
		दुकाने
		155000
		औद्योगिक
		142200
		मोजमापनाचे एकक
		चौ. मीटर
बांधीव क्षेत्राची माहिती		
बांधकाम क्षेत्र(Built Up)-	106.41 चौ. मीटर	मिळकतीचा वापर-
बांधकामाचे वर्गीकरण-	1-आर सी सी	निवासी सदनिका
उद्दवाहन सुविधा -	आहे	मिळकतीचे वय -
		0 TO 2वर्षे
		मजला -
		11th to 20th Floor
Sale Type - Resale		First Sale Date - 06/02/2020
Sale/Resale of built up Property constructed after circular dt.02/01/2018		
मजला निहाय घट/वाढ		= 107.5 / 100 Apply to Rate= Rs.133408/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
		= ((133408-47800) * (100 / 100)) + 47800)
		= Rs.133408/-
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
		= 133408 * 106.41
		= Rs.14195945.28/-
E) बंदिस्त वाहन तळाचे क्षेत्र		13.94 चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य		= 13.94 * (124100 * 25/100)
		= Rs.432488.5/-
Applicable Rules		= 3, 9, 18, 19, 15
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन 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 + स्वयंचलित वाहनतळ
		= A + B + C + D + E + F + G + H + I + J
		= 14195945.28 + 0 + 0 + 0 + 432488.5 + 0 + 0 + 0 + 0 + 0
		= Rs.14628434/-
		= ₹ एक करोड सहाचाळीस लाख अठ्ठावीस हजार चार शे चौतीस /-

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सह. दुय्यम निबधक वर्ग-२
ठाणे क्र. १२

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0924137911607	Date	13/09/2024
Received from PRASAD CHANDRAKANT TELANGE, Mobile number 9920121287, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Thane 12 of the District Thane.			
Payment Details			
Bank Name	IBKL	Date	13/09/2024
Bank CIN	10004152024091311027	REF No.	2926622170
This is computer generated receipt, hence no signature is required.			

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Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	BJNPP7872G
Office Name THN12_THANE NO 12 JOINT SUB REGISTR		Full Name	ABHISHEK HARISHCHANDRA PANDEY
Location THANE			
Year 2024-2025 One Time		Flat/Block No.	FLAT NO. 1701, 17TH FLOOR, BUILDING
Account Head Details		Amount In Rs.	Premises/Building GINGELIA RESIDENTIAL, GINGELIA CHS LTD
0030046401 Stamp Duty	✓	1386000.00	Road/Street COMPLEX ACME OZONE GLADYS ALWARES ROAD, KHEWRA CIRCLE, CHITALSAR
0030063301 Registration Fee	✓	30000.00	Area/Locality MANPADA, THANE WEST
		Town/City/District	
		PIN	4 0 0 6 1 0
		Remarks (If Any)	PAN2=AGKPT4720A~SecondPartyName=PRASAD CHANDRAKANT TELANGE-
		Amount In	Fourteen Lakh Sixteen Thousand Rupees Only
Total	14,16,000.00	Words	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332024090911671 746706785
Cheque/DD No.		Bank Date	RBI Date 09/09/2024-14:21:52 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. : 9920121287

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

सदर चलन केवल दुर्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासली लागू आहे. नोदणी न करावयाच्या दस्तासली सदर चलन लागू नाही.

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Print Date: 09-09-2024 07:15:23



Department Inspector General Of Registration		Payer Details					
Stamp Duty		TAX ID / TAN (If Any)					
Type of Payment Registration Fee		PAN No.(If Applicable)		BJNPP7872G			
Office Name THN12_THANE NO 12 JOINT SUB REGISTR		Full Name		ABHISHEK HARISHCHANDRA PANDEY			
Location THANE		Flat/Block No.		FLAT NO. 1701, 17TH FLOOR, BUILDING			
Year 2024-2025 One Time		Premises/Building		GINGELIA RESIDENTIAL GINGELIA CHS LTD			
Account Head Details		Amount In Rs.		Road/Street		GINGELIA RESIDENTIAL GINGELIA CHS LTD	
0030046401 Stamp Duty		1386000.00		COMPLEX ACME OZONE GLADYS ALWARES ROAD, KHEWRA CIRCLE, CHITALSAR			
0030063301 Registration Fee		30000.00		Area/Locality		MANPADA THANE WEST	
				Town/City/District			
				PIN		4 0 0 6 1 0	
				Remarks (If Any)			
				PAN2=AGKPT4720A~SecondPartyName=PRASAD CHANDRAKANT			
				TELANGE~			
				Amount In			
				Fourteen Lakh Sixteen Thousand Rupees Only			
				Words			
Total		14,16,000.00					
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN		Ref. No.		69103332024090911671 746706785	
Cheque/DD No.		Bank Date		RBI Date		09/09/2024-14:21:52 10/09/2024	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		100 , 10/09/2024			

Department ID : Mobile No. : 9920121287
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चहान केवल दुरगम निवाक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चहान लागू नाही.

Signature Not Verified

Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY MUMBAI 02
 Date: 2024.09.13 14:37:29 IST
 Reason: GRAS Secure Document
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-530-13831	0004552625202425	13/09/2024-14:34:09	IGR540	30000.00
2	(IS)-530-13831	0004552625202425	13/09/2024-14:34:09	IGR540	1386000.00
Total Defacement Amount					14,16,000.00



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 13th day of September, 2024

BETWEEN

MR. ABHISHEK HARISHCHANDRA PANDEY, age 34 years, PAN : **BJNPP7872G**, Indian Inhabitant, having address at-Flat No. 151,Ornella Building No.7, Courtyard Pokharan,Thane VTC, J.K.Gram,Thane 400606, hereinafter referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) **MR. PRASAD CHANDRAKANT TELANGE**, age 39 years, PAN : **AGKPT4720A**, and 2) **MRS. CHAITRALI PRASAD TELANGE**, age 35 years, PAN : **ABYPI7476F**, both Indian Inhabitant, having address at 208/2, Bhagirath Building, Senapati Bapat Marg, opp. Kewal Industries, Lower Parel, Delisle Road, Mumbai - 400013, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 06th day of February, 2020 (Registered with the Sub-Registrar of Thane at Doc. No. TNN5-2406-2020 dated 06/02/2020) executed between Acme Housing India Private Ltd., therein referred to as the "Promoter" of the One Part and Mr. Abhishek Harish Chandra Pandey therein referred to as the "Purchaser (TRANSFEROR herein)" of the Other Part purchased and acquired all rights, title and interest in **Flat No. 1701**, admeasuring **91.44 Sq. Meter (RERA Carpet)** area along with an enclosed balcony area of **5.30 Sq. Mtrs.**, on **17th Floor**, along with **allotted Stack Car Parking**



"GINGELIA RESIDENTIAL", in the **"Gingelia Co-operative Housing Society Ltd."** in the Complex known as **"Acme Ozone",** standing on the property bearing **Gut No. 61/1/1,2,3,4, 61/2/1,2,3, Village – Chitalsar Manpada,** lying, being and situated at Gladys Alwares Road, Khewra Circle, Chitalsar Manpada, Thane (West) – 400610, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the **"SAID PREMISES"**

AND WHEREAS the TRANSFEROR has made the entire payment of consideration to the said Acme Housing India Private Ltd., of such being on and thereupon, the TRANSFEROR has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS the TRANSFEROR is the bonafide member of **"Gingelia Co-operative Housing Society Ltd.",** a society registered under **Registration No. TNA/(TNA)/HSG/(TC)/36125/2023 Dated 25/10/2023,** and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as **"The Said Society"** and being the member of the said society, however, as the said society has not yet issued the share certificate, as the same is formed recently, (hereinafter referred to as the **SAID SHARES**) and thus the TRANSFEROR have clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party

AND WHEREAS the TRANSFEROR out of his own sweet will decided to sell the aforesaid premises on **OWNERSHIP BASIS.**

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AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that :

A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.

B) There are no attachments or prohibitory order as against or affecting the said premises and the said premise.

C) The TRANSFEROR have obtained a loan facility from _____ Bank, for purchase of the said premises and an Rs. _____/- is still due and payable by the TRANSFEROR to the said Bank, SAVE AND EXCEPT THE aforesaid loan, the said premises is free from all encumbrances or charges and / or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFEROR have not received any notice either from the Government, Semi-Government, Society, or the Municipal Corporation regarding any of the proceedings in respect of the said premises.

D) The TRANSFEROR have paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

E) The TRANSFEROR in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or

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other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.

- F) Neither the TRANSFEROR nor any of his predecessors in title has/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.
- G) The TRANSFEROR have not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFEROR have all the right, title and interest to enter into this agreement with the TRANSFEREES on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for **Lump-sum Price / Consideration of Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs only).**

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing as follows

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

1. The TRANSFEROR hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing Flat No. 1701, admeasuring 91.44 Sq. Meter (RERA Carpet) area along with an enclosed balcony area of 5.30 Sq. Mtrs., on 17th Floor, along with allotted Stack Car Parking Slot No. G/615-615A on Ground Level, of the building known as "GINGELIA RESIDENTIAL", in the "Gingelia Co-operative Housing Society Ltd." in the Complex known as "Acme Ozone", standing on the property bearing Gut No. 61/1/1,2,3,4, 61/2/1,2,3, Village - Chitalsar Manpada, lying, being and situated at Gladys Alwares Road, Khewra Circle, Chitalsar Manpada, Thane (West) - 400610, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a Lump-sum Price of Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs only) along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.

2. The TRANSFEREES have agree to pay to TRANSFEROR Lump-sum Price / Consideration of Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs only) in the following manner :-

a. Rs. 3,00,000/- (Rupees Three Lakh Only) by RTGS No. CNRBR52024051080101534 Dated 10/05/2024 from Canara Bank.

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418319560539 Dated 01/07/2024 HDFC Bank as Token Money before execution of this Agreement.

- c. **Rs. 50,000/- (Rupees Fifty Thousand Only)** by UPI No. 418481825137 Dated 02/07/2024 from HDFC Bank as the Part Payment.
- d. **Rs. 1,00,000/- (Rupees One Lakh Only)** by NEFT No. N197243151827371 Dated 15/07/2024 from HDFC Bank as the Part Payment.
- e. **Rs. 20,000/- (Rupees Twenty Thousand Only)** by NEFT No. N204243163807584 Dated 22/07/2024 from HDFC Bank as the Part Payment.
- f. **Rs. 1,00,000/- (Rupees One Lakh Only)** by IMPS No. 420414377465 Dated 22/07/2024 from HDFC Bank as the further Part Payment.
- g. **Rs. 30,000/- (Rupees Thirty Thousand Only)** by UPI No. 421533118957 Dated 02/08/2024 from HDFC Bank as the further Part Payment.
- h. **Rs. 50,000/- (Rupees Fifty Thousand Only)** by UPI No. 424874638490 Dated 04/09/2024 from HDFC Bank as the Part Payment.
- i. **Rs. 4,50,000/- (Rupees Four Fifty Thousand Only)** by RTGS No. HDFCR52024090590223362 Dated 05/09/2024

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- j. **Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand Only)** by RTGS No. CNRBR52024090588128459 Dated 05/09/2024 from Canara Bank as the Part Payment.
- k. The TRANSFEREES have agree to pay TDS of **Rs. 1,98,000/- (Rupees One Lakh Ninety Eight Thousand Only)** i.e. 1% of the value of this Agreement to the concern authority and to provide supporting Challan evidencing payment of TDS & TDS Certificates within 15 days from the date of registration of this Agreement and handover to the TRANSFEROR.
- l. **Balance Amount of Consideration of Rs. 1,78,02,000/- (Rupees One Crore Seventy Eight Lakhs Two Thousand only)** by obtaining loan from any Bank / Financial Institution as **Full and Final Payment** after registration of this Agreement and within **45 days** from handing over Mortgage NOC from Society, all Original Document and other related paper from the TRANSFEROR to TRANSFEREES. (with an arrangement that an amount of Rs. _____ or any other amount that may be due at the relevant time out of the aforesaid loan amount shall directly pay to _____ bank against the outstanding loan of the TRANSFEROR in respect of the said premises and the balance amount of consideration shall be pay to the TRANSFEROR).

3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFEROR shall put the TRANSFEREES in actual, physical, legal, vacant and

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free from all the encumbrances charges, equity, etc.

4. The TRANSFEROR, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through himself or through his predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the TRANSFEROR shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.

5. **The transfer fees of the society shall be borne by the TRANSFEROR and the TRANSFEREES in equal proportions.** The TRANSFEROR shall also hand over his all previous original agreement, original share certificate, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises for the purpose of their record.

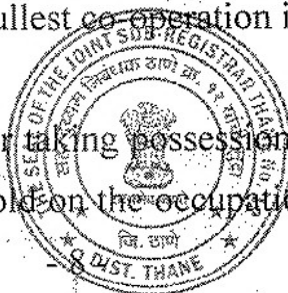
6. The TRANSFEREES hereby agrees that, on becoming the members of the said society, the TRANSFEREES shall abide by all single bye - laws, rules and regulations adopted by the society.

7. The TRANSFEROR hereby states, declares and confirms that the TRANSFEREES shall be entitled to get transferred the **Electricity Meter No. 0650E026835** having **Consumer No. 000018873877** installed in the said premises to their name and the TRANSFEROR shall, if required give his fullest co-operation in that regard.

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8. The TRANSFEREES, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said

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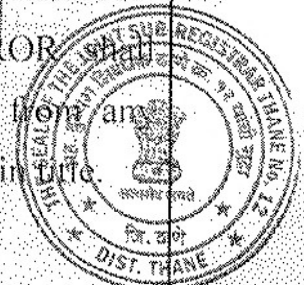
premises as the same is fit for occupation and the TRANSFEREES can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFEROR or any person on him behalf or who may claim through him or in trust for him, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.

9. The TRANSFEROR hereby declares that, the said premises shall be made free from all encumbrances and liabilities i. e. Municipal Taxes, Electricity bills, Society's maintenance and other charges etc. upto the date of possession and shall be cleared off by him. The TRANSFEREES declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.

10. The TRANSFEROR further declares that he have full right and absolute authority to enter into this agreement and that he have not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or he may be prevented from entering into this agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed.

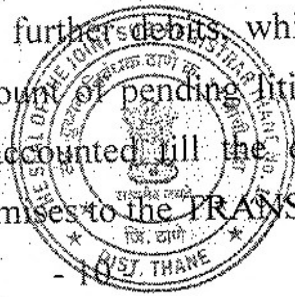
In the event contrary being found, the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREES from and against all loss caused to the TRANSFEREES because of the defect in title.

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11. The TRANSFEROR shall obtain the necessary no objection certificate from "Gingelia Co-operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said society has confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.
12. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the TRANSFEROR to the said society.
13. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFEROR hereby undertakes to render his fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.
14. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.
15. The TRANSFEROR shall indemnify and keep indemnified to the TRANSFEREES for any further debts which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.

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16. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
17. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 1701, admeasuring 91.44 Sq. Meter (RERA Carpet) area along with an enclosed balcony area of 5.30 Sq. Mtrs., on 17th Floor, along with allotted Stack Car Parking Slot No. G/615-615A on Ground Level, of the building known as "GINGELIA RESIDENTIAL", in the "Gingelia Co-operative Housing Society Ltd." in the Complex known as "Acme Ozone", standing on the property bearing Gut No. 61/1/1,2,3,4, 61/2/1,2,3, Village - Chitalsar Manpada, lying, being and situated at Gladys Alwares Road, Khewra Circle, Chitalsar Manpada, Thane (West) - 400610, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

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दस्तक्र. १३८३१/२०२४	
१५	२५



subscribed their respective hands on the day and year written hereinabove.

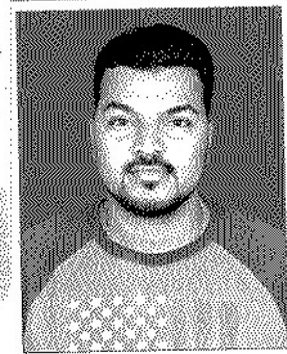
SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEROR"



MR. ABHISHEK HARISHCHANDRA PANDEY
in presence of

1) *K. N. Madhavi*

2) 



SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEREES"



1) **MR. PRASAD CHANDRAKANT TELANGE**

2) **MRS. CHAITRALI PRASAD TELANGE**

in the presence of

1) *K. N. Madhavi*

2) 



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दस्ताक्र. १३८३१/२०२४

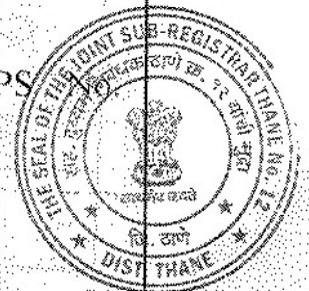


:: RECEIPT ::

RECEIVED of and from MR. PRASAD CHANDRAKANT TELANGE and MRS. CHAITRALI PRASAD TELANGE (TRANSFEREES) a sum of Rs. 18,00,000/- (Rupees Eighteen Lakhs only) being Earnest Money / Part Payment against the sale of Flat No. 1701, admeasuring 91.44 Sq. Meter (RERA Carpet) area along with an enclosed balcony area of 5.30 Sq. Mtrs., on 17th Floor, along with allotted Stack Car Parking Slot No. G/615-615A on Ground Level, of the building known as "GINGELIA RESIDENTIAL", in the "Gingelia Co-operative Housing Society Ltd." in the Complex known as "Acme Ozone", situated at Gladys Alwares Road, Khewra Circle, Chitalsar Manpada, Thane (West) – 400610; in the following manner :

- a. Rs. 3,00,000/- (Rupees Three Lakh Only) by RTGS No. CNRBR52024051080101534 Dated 10/05/2024 from Canara Bank.
- b.
- c. Rs. 50,000/- (Rupees Fifty Thousand Only) by UPI No. 418319560539 Dated 01/07/2024 from HDFC Bank.
- d. Rs. 50,000/- (Rupees Fifty Thousand Only) by UPI No. 418481825137 Dated 02/07/2024 from HDFC Bank.
- e. Rs. 1,00,000/- (Rupees One Lakh Only) by NEFT No. N197243151827371 Dated 15/07/2024 from HDFC Bank.
- f. Rs. 20,000/- (Rupees Twenty Thousand Only) by NEFT No. N204243163807584 Dated 22/07/2024 from HDFC Bank.
- g. Rs. 1,00,000/- (Rupees One Lakh Only) by IMPS 420414377465 Dated 22/07/2024 from HDFC Bank.

₹ 1,00,000/-	
दस्तावेज क्र. 92	
22/07/2024	
3-	96
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421533118957 Dated 02/08/2024 from HDFC Bank.

- i. Rs. 50,000/- (Rupees Fifty Thousand Only) by UPI No. 424874638490 Dated 04/09/2024 from HDFC Bank.
- j. Rs. 4,50,000/- (Rupees Four Fifty Thousand Only) by RTGS No. HDFCR52024090590223362 Dated 05/09/2024 from HDFC Bank as the Part Payment.
- k. Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand Only) by RTGS No. CNRBR52024090588128459 Dated 05/09/2024 from Canara Bank.

Rs. 18,00,000/-

I SAY RECEIVED



MR. ABHISHEK HARISHCHANDRA PANDEY
"TRANSFEROR"

WITNESSES :-

1) K. U. Madhavi

2) 

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दस्तक्र. १३८३१ /२०२४	
१८	२५





06/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 2406/2020

नोंदणी :

Regn 63m

गावाचे नाव : चितळसर मानपाडा

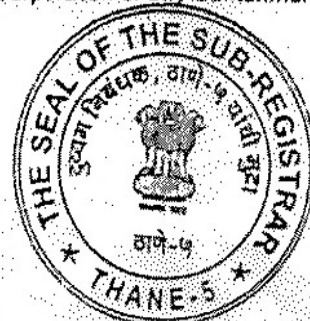
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15295592
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	13817000
(4) भू-मापन, पोटहिसा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदतिका नं: 1701, माळा नं: 17, इमारतीचे नाव: जिंजेलीया बिल्डींग, अॅकमे ओझोन, ब्लॉक नं: 1 कार पार्किंग सहित, रोड नं: चितळसर मानपाडा, ठाणे. इतर माहिती: मौजे चितळसर मानपाडा गट नं. 61/1/1, 2, 3, 4, 61/2/1, 2, 3. सोन नं 7/31-3ई-3). ((Survey Number : - :))
(5) क्षेत्रफळ	1) 106.41 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 असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- अॅकमे हौसिंग इंडिया प्रा.ली. तर्फे अधिकृत सही करणार भुपेंद्र दोशी तर्फे कु.मु. म्हणुन सुरेश थोरवे - वय:-43; पत्ता:- प्लॉट नं: -, माळा नं: 5, इमारतीचे नाव: सॉलिटेअर कॉर्पोरेट पार्क, ब्लॉक नं: -, रोड नं: अंधेरी, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AADCA0705E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अमियेक हरिखंड पांडे - - वय:-29; पत्ता:-401, -, राजगिरी अपार्टमेंट, -, अंबरनाथ, ठाणे., अंबरनाथ, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421501 पॅन नं:-BJNPP7872G
(9) दस्तऐवज करून दिल्याचा दिनांक	06/02/2020
(10) दस्त नोंदणी केल्याचा दिनांक	06/02/2020
(11) अनुक्रमांक, खंड व पृष्ठ	2406/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1070700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

y सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

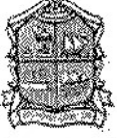
(I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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दस्त क्र. १३८३१ / २०२४





ठाणे महानगरपालिका

Thane Municipal Corporation
APPENDIX 'H'
PART OCCUPANCY CERTIFICATE

POC No : OCC/N/7003/0035/2024
CC No : TMC/TDD/146

POC Date : 04 April, 2024
CC Date : 02 February, 2018

Reference : File No. S04/0163/19/OCC & Date. 04 April, 2024
kkkamble@yahoo.com

To,
ACME HOUSING INDIA PVT. LTD.
Acme Ghar, 19, K. D. Road, Off. V. M. Road,
Vile Parle (W), Mumbai 400056.

Pradeep Mahipat Kamble (Lic:CA/87/10471) Architect
B/101, 1st Floor, Jakh Bautera Complex, Pandit Malviya
Path, Ram Nagar, Dombivli (E), 421 201.

Building Details

Building Name :	BUILDING NO. 7 (GINGELIA)	Built up Area:	13240.60 Sq. Mt.
Building Use:	Residential Building	Name of Pwork:	BUILDING NO. 7 (GINGELIA)
Floor Name:	BASEMENT 1,STILT FLOOR,UPPER STILT FLOOR,GROUND(PT),PODIUM 1,PODIUM 2,PODIUM 3,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TWENTIETH FLOOR,TWENTYFIRST FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR		

Gross Plot Area : 12.00 Sq Mt.

Sir,

The PART development work in Part building No. BUILDING NO. 7 (GINGELIA)(BASEMENT 1,STILT FLOOR,UPPER STILT FLOOR,GROUND(PT),PODIUM 1,PODIUM 2,PODIUM 3,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TWENTIETH FLOOR,TWENTYFIRST FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR) Plot No.-, Village:CHITALSAR MANAPDA, CTS No, :- Survey No.:GUT NO.61/1/1, 61/1/2/A, 61/1/2/B, 61/1/3,61/1/4, 61/2/1 ,61/2/2 , 61/2/3 VILLAGE CHITALSAR MANPADA TAL. THANE completed under the supervision of Pradeep Mahipat Kamble, Architect (License No. CA/87/10471) may be occupied on the following conditions.

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२०	४५



OFFICE OF THE : Thane Municipal Corporation

Outward No. : Online - 14

Date : 04 April, 2024

PART OCCUPATION GRANTED

Yours faithfully,

Assistant Director Town Planning

Digitally signed by Assistant Director Town Planning
Date: 04 Apr 2024 10:30:35
Organization: Thane Municipal Corporation
Country: Maharashtra



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दस्त क्र. १३८३१ / २०२४	
२१	४५



Terms and Condition :

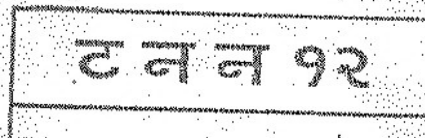
- 1 Authority will supply only drinking water as per availability
- 2 All conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
- 3 It is responsibility of Developer /Society to keep in Operation the system of Solar Water System & rain Water Harvesting system.(if applicable)
- 4 It is responsibility of Developer /Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)
- 5 The conditions mentioned in the Amended Permission/CC under No. TMC/TDD/4424/23 dated 20.06.2023 shall be binding on the developer and the Amended Permission/CC under No. TMC/TDD/146 dated 02.02.2018 for Building No.7 (Gingelia) is referred for this OC.

Note: Occupancy plan is not issued separately along with this letter. Hence please refer approved plan issued.

A set of certified completion plans is returned herewith.

Enclosed: As above

Office Stamp



दस्तावेज क्र. १०९/२०२०
११९/१४९

Certificate No. 2621



THANE MUNICIPAL CORPORATION, THANE

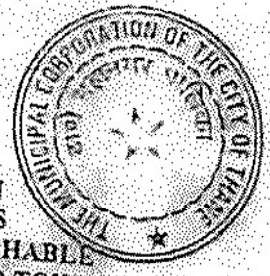
(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE
 SUB PLOT A (ONLY C.C.)
 Bldg. no. 1 (Alpenia) - 13th + 26th floors
 Bldg. no. 7 (Gingelia) - Gr (Pl.) Comm. + fl. above St.
 Bldg. no. 8 (Herbellia) - 6th + 21st floors

V. P. No. 89/142 TMC/TDD 1920 Date: 30/02/2020
 To, Shri / Smt. Ms. Seeta (S. Gupta) (Architect)
Gupte cottage, Panchpakhudi, Thane (w)
 Shri Ms. Ascent Const. P. Ltd (Owners) (Developer)
Shri. Pravin H. Doshi (P.O.A.H)

With reference to your application No. 8956 dated 04/11/15 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village C. (Maupada) Sector No. IV Situated at Road / Street G.B. Road S. No. / C.S.T. No. / F. No. 61/14, 2, 3, 4, 61/2/1, 2, 3

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) सुधारित परवानगी/सी.सी. प्रमाणपत्र क्र. टोपमसी/टोडीडी/१४३ दि. ३०/१०/१५ मधील अटी आपणावर बंधनकारक राहतील.



WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

स्वायत्त

Office No. _____
 Office Stamp _____

Yours faithfully,

 Town Development & Planning Officer
 Municipal Corporation of the city of, Thane



दस्तावेज क्र. १३८३१/२०२०



Scanned with OKEN Scanner

PLOT - A
 1st B
 Commercial - ST. + 27TH FLOOR
 Commercial - GROUND + 1ST FLOOR
 Commercial - ST. + 27TH FLOOR
 Commercial - GROUND + 1ST FLOOR



Certificate No. 1009/FCC/1
 SUB PLOT A
 Bldg. no. 2 (Dastilla) - 2PD. + ST. + 1st floor
 Bldg. no. 3 (Centilla) - 2PD. + ST. + 1st floor

THANE MUNICIPAL CORPORATION, THANE
 (Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

SUB PLOT B (M.M.R.D.A REVISED PERMISSION & C.C.)
 Bldg. No. 2 - St. + 24th Flr.
 Bldg. no. 6 - Gr. (part) / St. + 22nd Flr.
 Bldg. No. 3 - Gr. + 22nd Flr.

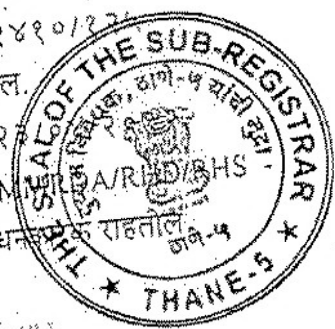
V.P. No. 88/142 TMC/TDD/ei Date: 6/1/2023
 To, Shri / Smt. M/s. Scapes (S. Gupte) (Architect)
Gupte cottage, Panchmaladi, Thane (w)
Shri M/s. Ascent Const. P. Ltd. (Developer)
Shri. Pravin H. Doshi. (P.O.A.H.) (Owners)

With reference to your application No. 1927 dated 15/06/2012 for development
 permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra
 Regional and Town Planning Act, 1966 to carry out development work and or to erect
 building No. As above in village C. (Mahpada) Sector No. IV Situated
 at Road / Street 200 m. D.P Road S. No. / C.S.T. No. / F.P. No. 61/1/1, 2, 3, 4, 6/1/2/1, 2, 3

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the scheme shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) सुधारीत परवानगो / सी.सी.क्र. टीएमसी/टिडीडी/९८ दि. ०५/०७/२०१२ मधील अटी आपणावर बंधनकारक राहतील.
- 6) अग्निशमन विभागाकडील ना हरकत दाखलाक TMC/CFO/M/२४९०/२३ दि. १५/१२/२०१२ मधील नमुद अटी आपणावर बंधनकारक राहतील.
- 7) एमएमआरडीए पत्र क्र. MMRDA/RHD/RHS- 19/12/266 DT. २९/१३/२४२ DT. ३१/०५/२०१३ मधील अटी आपणावर बंधनकारक राहतील.

द न न - ५
 दस्त क्र ४०६ / २०२०
 १२० / १९६



द न न - ५
WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE
UNDER THE REGIONAL AND TOWN
PLANNING ACT, 1966



Office No. _____

Office Stamp _____

Date _____

Yours faithfully,
 Municipal Corporation of
 the city of, Thane.

ONLY PERMISSION
Part Commercial - GROUND + 1ST FLR.



SUB PLOT A
Bldg. no. 2 (DASTILIA) - 3rd + ST. + Gth floor J.C.C
Bldg. no. 3 (CRATILIA) - 3rd + ST. + 7th floor J.C.C

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24) SANCTION OF DEVELOPMENT AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

SUB PLOT B (M.M.R.D.A)
Bldg. no. 1 TO 6 - ST/GR. - 22ND FLR.
ONLY PERMISSION

SUB PLOT B (M.M.R.D.A)
Bldg. no. 2 - GK. - 22nd floor J.C.C
Bldg. no. 4 - GK. - 10th floor J.C.C
Bldg. no. 2 Colerium - J.VI. Podium + ST. - 23rd floor J.C.C
Bldg. no. 3 Ashwood - J.VI. Podium + ST. - 23rd floor J.C.C
Date: 11/1/11

V.P. NO. 88/142 TMC / TDD
To: Shri/Smt. M/s. Sanyal (S. Gupta) (Architect)
Gupte cottage, Panchpakhadi, Thane (w)
Shri. M/s. Ascent Const. P. Ltd. (Owners) (Developer)
Shri. Pravin H. Doshi (P.O.A.R.)

With reference to your application No. 38865/11 dated 12/11/2010 for development permission / grant of commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village G. Mandoli situated at Road / Street G.B. Road No. / C.T.S. No. / F.P. No. 240, 241, 242, 243

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back shall be used as part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall be valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) सौ. एन. पूर्वी एम. एस. आर. डी. ए. कडल नहरकत जाखलागो मुदतवाठ सादर करणे आवश्यक.
- 6) सौ. एन. पूर्वी सुभाषीतनकराणुसाल अग्रिच्यास एम. एस. आर. डी. ए. कडल मंजूर करून घेऊन तसा दाखला मादर करणे आवश्यक.
- 7) सौ. एन. पूर्वी MMRDA सोवतचा नोंदणीकृत करारनामा दाखल करणे आवश्यक.
- 8) लन सुरु करणवापूर्वी रेटल हीसिंग योजनेमधील सर ब्लॉट अ मधील इमारत क्र. २, ३ व सब प्लॉट नो मधील इमारत क्र. ३, ४ करीता अगिरामन विभागाकडील सुभाषीत ना दस्तक दाखला सादर करणे आवश्यक.

दस्तावेज - ७
२४०६ / २०२०
१२२ / १९६

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No. _____
Office Stamp _____
Date _____
Issued _____

Yours faithfully,

Municipal Corporation



ट न न १२
दस्त क्र. १३८३१ / २०२४



व्याजांसह भरणे आवश्यक पहाल.

ट न न - ५
क्र. २४०६/२०२०
१२९/१८६



सावधान

"मंजूर नकाशांनुसार बांधकामे न करणे तसेच
विकास नियंत्रण नियमावलीनुसार आवश्यक त्या
परवानग्या न घेता बांधकामे वापर करणे, महासभ्य
प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
अनुसार दखलपत्रे गुंडा आहे. त्यासाठी काढलीत
जाणत ३ वर्षे कट व र. ५००००० देव होऊ शकतो."

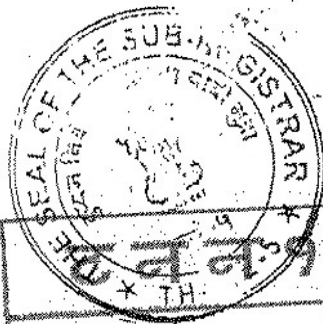
Yours faithfully

[Signature]
28.8.13

Executive Engineer
Municipal Corporation,
The City of Thane.

Copy to:

- 1) Collector to Thane
- 2) Dy. Mun. Commissioner Zone _____ TMC
- 3) E.E. (Water works), TMC
- 4) Assessor, Tax Dept. TMC
- 5) Vigilance Dept. T.D.D. TMC



क्र. १२
दस्तावेज १३८३९/२०२४



SUB PLOT - A
Bldg. no. 1 to 8
Bldg. no. 9

- 2 LVL. Podium + ST. + 28TH FLR.
ONLY PERMISSION
- GROUND + 1ST SHOPPING
ONLY PERMISSION



दस्त क २ ४०६/२०१४
१२४ / १४६

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

SUB PLOT B
Bldg. no. 1, 6, 7 - GR. + 20TH FLR.) ONLY Bldg. no. 2 OAKWOOD - 3 LVL. Podium + ST. + 28TH FLR.) C.C
Bldg. no. 2, 3, 4 - ST. + 20TH FLR.) PERMISSION Bldg. no. 3 ASHWOOD - 3 LVL. Podium + ST. + 28TH FLR.) C.C
Bldg. no. 5 - ST./GR. + 20TH FLR.) (M.M.R.D.A)

V.P. NO. 88/142 TMC/TDD ८४३ Date: २६/३/१०
To. Shri/Smt. M/s. Scapes (S. Gupte) (Architect)
Gupte cottage, Panchpakhadi, Thane (w)
Shri. M/s. Ascent Const. P. Ltd. (Owners) (Developer)
Shri. Pravin H. Doshi. (P.O.A.H)

With reference to your application No. 19565 dated 11/08/09 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village C. (Mansada) No. IV Situated at Road / Street G.B. Road S.No. / C.T.S. No. / F.P. No. 61/1, 61/2

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

- 5) Locational Clearance मधील अटी नुसार प्रस्तावाअंतर्गत दाखल केलेल्या कागदपत्रांच्या Authenticity बाबतचे हमीपत्र नकाशाचे संच अदा करणेपूर्वी सादर करणे आवश्यक.
- 6) प्लॉट 'बी' वरील सेल इमारतीखालील क्षेत्र व MMRDA ला द्यावयाचे क्षेत्र यांचे स्वतंत्र ७/१२ उतारे सी.सी. पूर्वी सादर करणे आवश्यक.
- 7) काम सुरु करणेपूर्वी प्लॉट 'बी' वरील लेआऊट MMRDA कडून मंजूर करून घेणे आवश्यक आहे.

P.T.O

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN



ट न न १२

ट न न - ९
 दस्त क्र ४०६/२०२०
 १२३/१४६

- 9) कम लुत कार्यपूर्वी रेटल हॉलिंग योजनाचे बांधकामाचा कार्यक्रम (Construction Schedule) MMRDA कडून मंजूर करून घेणे आवश्यक.
- 10) कम लुत कार्यपूर्वी भूखंडावर सविस्तर माहिती फलक लावणे आवश्यक व अंतिम का रवानापर्वत कागद ठेवणे आवश्यक.
- 11) जात्यापूर्वी व वापर परवान्यापूर्वी आर.सी.सी. तशाकडील स्वरुपले स्वीकरीचे प्रमाण पत्र काढणे आवश्यक.
- 12) जात्यापूर्वी ड्रॉइंग विभागाकडील स्टॉन वॉटर इन कायदरे ना हरकत प्रमाण पत्र सादर करणे आवश्यक.
- 13) रेटल हॉलिंग इमारतीचे काम विका इमारतीपूर्वी पूर्ण करणे आवश्यक तोपर्यंत विका इमारतीचे पवाना अदा केला जाणार नाही.
- 14) रेटल हॉलिंग इमारतीचे वापर परवान्यापूर्वी मा. महानगर आयुक्त MMRDA कार्याकडे निमणु शुल्क भरणा केल्याच्या प्रत्ये सादर करणे आवश्यक.
- 15) व्ह. पाणे व ड्रॉइंग विभागाकडील ना हरकत दाखले वापर परवान्यापूर्वी दाखल करणे आवश्यक.
- 16) वापर परवान्यापूर्वी टेरसवर पाणी गरम करण्याची सोलार सिस्टिम कार्यान्वित कामे आवश्यक.
- 17) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंग बायत तरतूद काढणे आवश्यक.
- 18) सुधारित नकाशात दर्शविण्यात आलेली सब-स्टेशन म.उ.वि. कंपनीकडून मंजूर करून घ्यावे दाखल करणे आवश्यक राहिल.
- 19) ग्रथन Rental इमारतीचे बांधकाम व त्यानंतर सेल इमारतीचे बांधकाम यांचे अनुवेद पुनर्देखणी प्रमाणित पुढील संबंधित परवानग्या देण्यात येतील.
- 20) Location Clearance मधील अटी अपमांवर बंधनकारक राहतील.
- 21) भूखंडाचे तशीभावत कोणताही वाद निर्माण झाल्यास त्यानी संपूर्ण जबाबदारू नानक/ विकारण घेतले व ज.न.पा. त्यास जबाबदार राहणार नाही.
- 22) बांधकामात ज.न.पा पाणीपुर्वता कारणार नाही. फक्त निष्काचे समी उपलब्ध घेवना पुनर्देखणी घेतले.
- 23) कम लुत कार्यपूर्वी कृशतोडी संबंधीचे पवानगी, ना हरकत प्रमाणपत्र सादर करणे आवश्यक.
- 24) विकासकांनी मार्केट व सुविधा भूखंडाचे क्षेत्रावर मार्केट इमारतीचे बांधकाम स्वछोनि करून रेटल इमारती ननपास दिन मुल्य हस्तांतरीत करवयाची आहे.
- 25) विकासकांस १३२७.० चौ.मी. सुविधा भूखंड क्षेत्राचा विकास हक्क /हस्तांतरणीय विकास हक्क ननपामार्फत विकासकांस देव होईल.



Yours faithfully

(Signature)
 Executive Engineer
 Municipal Corporation
 The City of Thane

- Copy to:
- 1) Collector to Thane
 - 2) Dy. Mun. Commissioner Zone _____ TMC
 - 3) E.E. (Water works), TMC
 - 4) Assessor, Tax Dept. TMC



ट न न १२



दस्तक्र. २४०६/२०२०
१२५/१९६

- 8) सी.सी. पूर्वी MMRDA सोयतचा नोंदणीकृत करारनामा दाखल करणे आवश्यक.
- 9) रेंटल हौसिंग योजनेमधील इमारतीकरीता सी.सी. पूर्वी अग्निशामन विभागाकडील ना हरकत दाखला सादर करणे आवश्यक.
- 10) काम सुरु करणेपूर्वी रेंटल हौसिंग योजनेचे बांधकामाचा कार्यक्रम (Construction Schedule) कडून मंजूर करून घेणे आवश्यक.
- 11) काम सुरु करणेपूर्वी भूखंडावर सविस्तर माहिती फलक लावणे आवश्यक व अंतिम वापर परवानापर्वत कायम ठेवणे आवश्यक.
- 12) जोत्यापूर्वी व वापर परवान्यापूर्वी आर.सी.सी. तज्ञाकडील स्ट्रक्चरल स्टीविलीटी प्रमाणपत्र दाखल करणे आवश्यक.
- 13) जोत्यापूर्वी ड्रेनेज विभागाकडील स्टॉर्म वॉटर ड्रेन वायतचे ना हरकत प्रमाणपत्र नवभारत सादर करणे आवश्यक.
- 14) रेंटल हौसिंग इमारतीचे काम विक्री इमारतीपूर्वी पूर्ण करणे आवश्यक तोपर्यंत विक्री इमारतीस वापर परवाना अदा केला जाणार नाही.
- 15) रेंटल हौसिंग इमारतीचे वापर परवान्यापूर्वी मा. नहानगर आयुक्त MMRDA बांधकडे नियमित शुल्क भरणा केल्याच्या पावत्या सादर करणे आवश्यक.
- 16) वृक्ष, पाणी व ड्रेनेज विभागाकडील ना हरकत दाखले वापर परवान्यापूर्वी दाखल करणे आवश्यक.
- 17) वापर परवान्यापूर्वी टेरसवर पाणी गरम करण्याची सोलार सिस्टिम कार्यान्वीत करणे आवश्यक.
- 18) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंग वायत तरतूद करणे आवश्यक.
- 19) सय-स्टेशन करीताचे नकाशे म.उ.वि. कंपनीकडून मंजूर करून या कार्यालयास दाखल करणे आवश्यक राहिल.
- 20) प्रथम Rental इमारतीचे बांधकाम व त्यानंतर सेल इमारतीचे बांधकाम यांचे अनुज्ञेय भुमिदंडाचा प्रमाणात पुढील संबंधित परवानग्या देण्यात येतील.
- 21) Location Clearance मधील अटी आपणांवर बंधनकारक राहतील.
- 22) भूखंडाचे हद्दीबायत कोणताही वाद निर्माण झाल्यास त्याची संपूर्ण जबाबदारी मालक/ विक्रेत्या राहिल व वा.म.प. त्यास जबाबदार राहणार नाही.
- 23) बांधकामास वा.म.पा. पाणीपुरवठा करणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविले जाईल.
- 24) काम सुरु करणेपूर्वी वृक्षतोडी संबंधीची परवानगी, ना हरकत प्रमाणपत्र सादर करणे आवश्यक.
- 25) विकासकांनी मार्केट व सुविधा भूखंडाचे क्षेत्रावर मार्केट इमारतीचे बांधकाम स्वछछनि करून स्व. मनपास विनामुल्य हस्तांतरित करवयाची आहे.
- 26) विकासकांस १३२७.० चौ.मी. सुविधा भूखंड क्षेत्राचा विकास हक्क /हस्तांतरणीय विकास हक्क मनपामार्फत विकासकांस देय होईल.

सावधान

"मंजूर बांधकामासुधार बांधकाम न करणे तसेच विकास निर्धारण क्रियेबाबतीसुधार आवश्यक त्या परधानपत्र न घेत बांधकाम थापट करणे, नकारात्पर परिस्थिती व नकार टाकणे अतिविचाराचे कलना २२ बांधकाम विभाग, न.न.प.च्या जास्तीत जास्त २३/०५/२०२०."



Yours faithfully

[Signature]
Town Development & Planning Officer
Municipal Corporation,
The City of Thane.



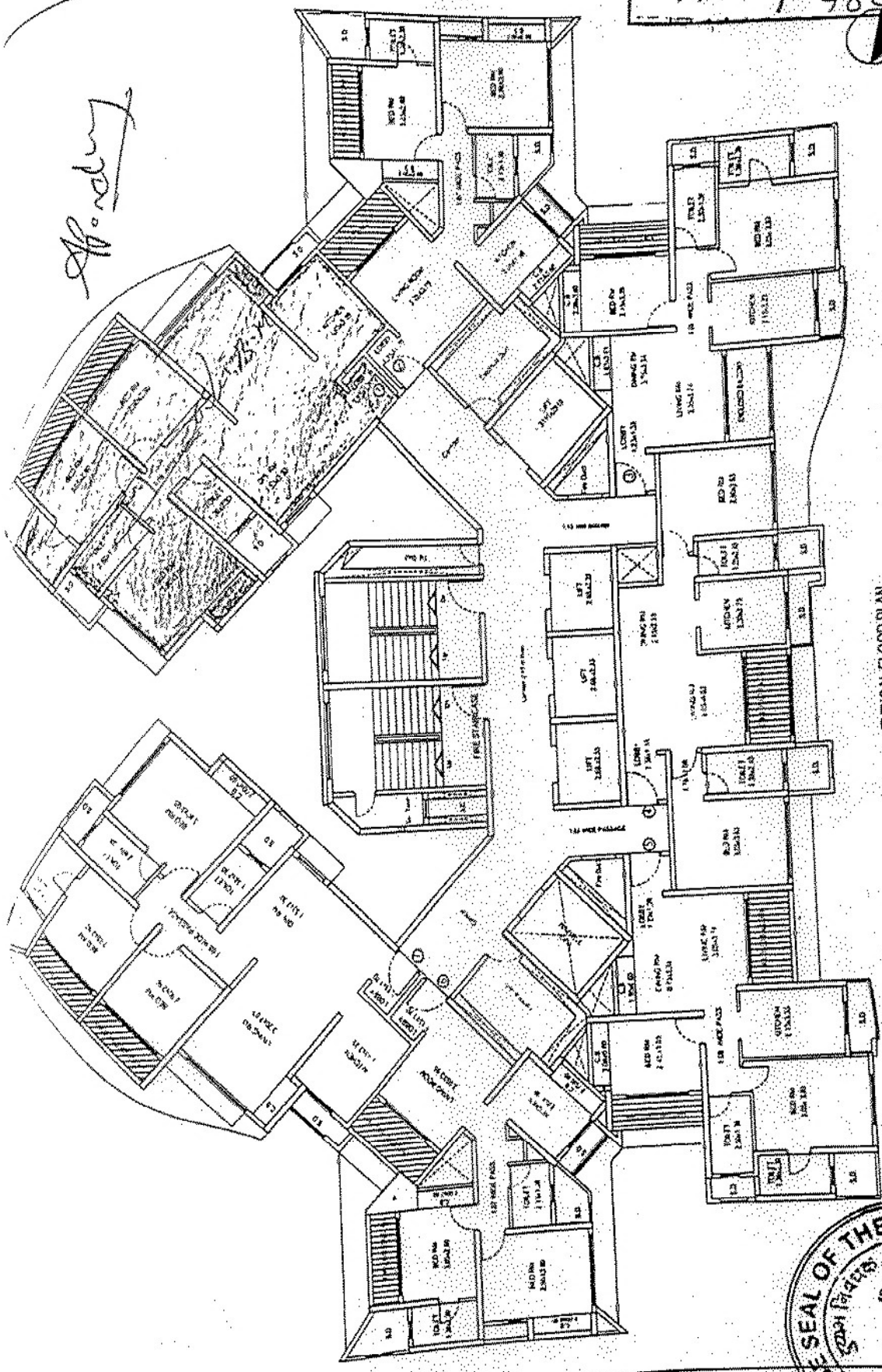
ट न न १२

दस्तक्र. १३८३१/२०२४



Scanned with OKEN Scanner

992 / 988



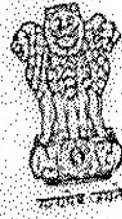
Handwritten signature or initials.

TYPICAL FLOOR PLAN
FLR. ABOVE STILT, 1ST TO 3RD, 5TH TO 8TH, 10TH TO 13TH, 15TH TO 18TH, 20TH TO 23RD, 25TH & 26TH FLR.
GINGELIA



GINGELIA - 1701

टॉकन 92



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/(टिएनए)/एचएसजी/टिसी)/३६१२५/सन २०२३
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

जिनजिलिया को-ऑप.हौसिंग सोसायटी लि.,

ऐकमी ओझोन, इमारत क्र. ७, सर्व्हे क्र. ४६, हिस्सा क्र. २/२ आणि ३,
गट क्र. ६१/१ आणि सर्व्हे नं. ४६, हिस्सा क्र. ५ आणि गट क्र. ६१/२,
दिल्लेज-चितळसर मानपाडा, ग्लॅंडिस अल्वेस रोड, खेवरा सर्व्हे क्र. ४६, चितळसर,
मानपाडा, ठाणे (प)-४००६१०, ता. जि. ठाणे

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र
सहकारी अधिनियम क्रमांक २४) कलम ९(१) आणि कलम १५४(ब)(२) अन्वये नोंदणी
क्रमांक टिएनए/(टिएनए)/एचएसजी/टिसी)/३६१२५/सन२०२३, दि. २५/१०/२०२३ नं नोंदण्यांत
आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम
१९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असेल
उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.

स्थळ :- ठाणे

दिनांक :- २५/१०/२०२३

(डॉ. अच्युताश भागवत)

उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे

या कार्यालयाचे जापन जा. क्र. उपनि/ठाणे/बी-४/पोनिद/हौसिंग/ २०२४, १६
अन्वये जिनजिलिया को-ऑप.हौसिंग सोसा. लि., ऐवजी "जिनजिलिया रिसिडेंशियल
सोसायटी लि." असा बदल करण्यात येत आहे.

ट न न १२



Permanent Car Parking Allotment Letter

Date: 30-7-2024

To,
MR. ABHISHEK HARISHCHANDRA PANDEY
FLAT NO. 151-152, 15TH FLOOR, ORNELLA BUILDING,
WADHWA COURTYARD, OPP. OBEROI REALTY,
POKHARAN ROAD-2, VASANT VIHAR CIRCLE,
NEAR BETHANY HOSPITAL, THANE(W)-400610.
SUB PROJECT: GINGELIA

Sub: Permanent Car Parking Allotment.

Ref: Flat No. G-1701 on 17th floor of Building 'GINGELIA' in project 'ACME OZONE'

Dear Sir/Madam,

We are glad to allot to you a **STACK** car parking slot on **Ground Level**, bearing Car Parking No. **G/615-615-A**. Your rights under the car parking allotment are strictly limited to Parking of Registered Cars only within the confines of designated area as mentioned above.

Further you agree and confirm that:

- Car parking lot cannot be used for commercial purposes.
- You are permitted to use the earmarked vehicle parking space for your Flat for the purpose of parking **TWO** vehicles only.
- You shall not use the said parking space for storage of any articles or goods.
- You shall park the vehicle in such a manner that it will not obstruct or interfere or create obstruction to the other parking spaces.
- You will not cover the parking lot from any side and it has to remain an open space.
- Misuse of car parking lot shall be dealt with according to Development Control Regulations & other applicable laws, rules and regulations as framed from time to time by the developers or by the governing society.
- Your building is part of the larger lay-out under construction and hence the car parking area may be subject to isolation by means of barricading and you will unconditionally cooperate in the matter.
- You shall not be entitled to transfer/assign the benefits of this allotment separately, except during transfer or sale of the Flat purchased by you.
- You agree and confirm that we being the Promoter are the caretaker of all Common Amenities including parking areas and will be maintained strictly under our supervision till the entire construction of all buildings and common amenities are completed in the lay-out.
- Any temporary parking allotted to you prior to issue of this letter stands null and void.

We request you to sign this letter confirming your acceptance of the above.

DR. ACME HOUSING INDIA PVT LTD.



[Handwritten Signature]

टन न १२



क्र.क 280E/2020

90E / 98E

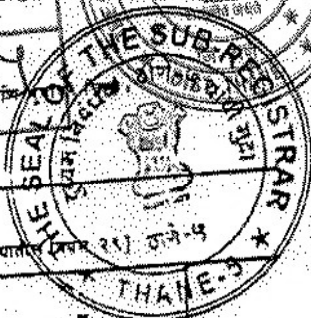
तानुका

सं. प्रमाण	सुभाषचंद्र बोस/सिद्धार्थ उपविभाग	सुधारणा पद्धती
६९	2/3	
कायदा क्र.		
कायदा विभाग क्षेत्र	०-०८-२	
पट्टा	०-०८-२	
सं. (A)	०-०३-०	
सं. (B)	-	
पट्टा	०-०३-०	
सं.		
सं. (अंश) आकारणी	०-३	

बंमदा रस्ता
७२३



ट न न १२
दस्त.क. 93639 / 2028
34



गाय नमुना बारा (पिकाची नोंदवही)

[महाराष्ट्र जमीन मालकी अधिकाय अधिनियम आणि नोंदवही (संशोधन) विधायक अधिनियम, १९७१ या अधिनियम (क्र. २९) अन्वये]

क्र.सं.	निधनस्थानीय क्षेत्राचा तपशील						संगबंदीसाठी पालन्य नवमती जमीन		सं.सं.	सं.सं.
	मिश्र विभागस्थानीय क्षेत्र			विभक्त विभागस्थानीय क्षेत्र			११	१२		
	विभागस्थानीय क्षेत्र	सं.सं.	सं.सं.	पिकाचे क्षेत्र	सं.सं.	सं.सं.				
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Date

RJH
For Tansiladar Thane



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गाव नमुना चारा - चालू

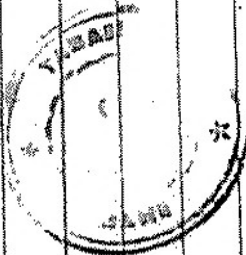
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7/178								MA 0-38-E						

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25/11
 For Tarkasidhar Thane



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पूजापन क्रमांक	पूजापन क्रमांकचा उगमिभाग	पूजापन पत्राची पत्राची	789 735 790 702	पान क्रमांक	3/106
६९	२/९		२५०	पूजापन नाम	
सोसाय इतिहासिक नाम	(६२३)		३३९ ३५० ३५२ ३५४	पत्र क्रमांक	७४२ २५०
पूजापनीय क्षेत्र	दिवा	भा			
ह. नं. ज. ... ७९: ०	६९-०				
वस्ता क्र २४०६/२०२०	३६-०				
९०३ / १९८६	०-६९-०				
पूजापन (कायम विकासाचे पत्राची)					
व. नं. (अ)	०-२०-०				
व. नं. (ब)	०-११-०				
एकूण	०-२०-०				
पत्राची					
वृत्ती किंवा विविध कायमपत्री	१-५०				
	०-५५				

अप्लेट इन्फ्रामाईट साहित्य
जामनेवकर प्रकाश एम कोररी
मुंबईची ही नोंदवही (५१२)

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६९/२/२ व २/३ पुजापनीय

७४० व ७४९ वर पत्राची

गाय नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधीकार, पंढरी, आणि नोंदवही (अप्लेट) व सुविधित (२०००) नियम, १९८० प्रकीर्ण नियम - १]

क्र.	इयत्ता	पिकांसाठी वाड्याचा नमुना						सांगवरीसाठी उपलब्ध नोंदवही क्रमांक		व. नं.	व. नं. उपायार्थे व. नं.
		मि. व. पिकांसाठी क्षेत्र						१०	११		
		पिकांचा प्रकार	व. नं.	व. नं.	व. नं.	व. नं.	व. नं.				
१		२०००/२००१									
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		०१/२०									



THANK ९२



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तासुका



भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापन पत्राची पत्राची
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मोताबे स्थानिक नंबर		
लागवडीयोग्य क्षेत्र		
हेक्टर	गा.	
०-३४-८		
एकूण		
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पोटवराब (लागवडीयोग्य नसलेले)-		
वर्ग (अ)		०-०३-०
वर्ग (ब)		
एकूण		०-०३-०
हाकरणी	हाकरणी	
पुढी किता विंगोच हाकरणी		०-६०

मोताबे स्थानिक नंबर
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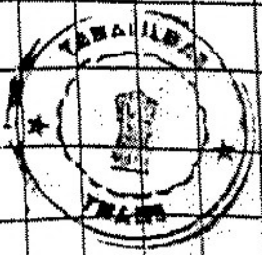
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सीमा आणि भूमापन चिन्हे

00081

गाव नमुना चारा (पिकांची नोंदवही)

(महाराष्ट्र ग्रामीण महामूल अधिकार अधिनियम आणि नोटवहा (तयार करणे व सुविधेतील ठेवणे) नियम, १९७१ यातील नियम २९)

वर्ग	हेक्टर म	पिकासाठी क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जमिन मालकाचे नाव	गाव	
		विषय पिकासाठी क्षेत्र						निर्धेत पिकासाठी क्षेत्र			एकूण	गा.			
		पिकासाठी संकेत क्रमांक	जमिन विवरण	अवतल विवरण	बटक पिके व उपपिका-साठी क्षेत्र	पिकाचे नाव	जमिन विवरण	अवतल विवरण	एकूण	गा.					
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०४०९															
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गाव नमुना घारा - चालू


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30/97					NA	9-UL-3								
24/97					NA	9-UL-3								
22/98					NA	9-UL-3								
दि. 24/12/2017 मधील प्रमाणित प्रतिलिपि														

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 R. J. H.
 for Anashwar Thane




PRASAD C TELANGE
 CHANDRAKANT MANIKRAO TELANGE
 25/09/1985
 Permanent Account Number
 AGKPT4720A
 Signature



Handwritten signature

PANDEY
 29/04/1990
 Permanent Account Number
 BJNPP7872G
 Signature


Handwritten signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 CHAITRALI PRASAD TELANGE
 VIJAY SITARAM INGALE
 11/11/1989
 Permanent Account Number
 ABYPI7476F
 Signature


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आयकर विभाग
 INCOME TAX DEPARTMENT
 KARAN HARISHCHANDRA MADHAVI
 HARISHCHANDRA MADHAVI
 04/01/1996
 Permanent Account Number
 CLAPM1456M
 Signature


K. H. Madhavi

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 BBNPC0063Q
 QR Code
 नाम / Name
 SANJAY YASHWANT CHAVAN
 पिता का नाम / Father's Name
 YASHWANT RAMCHANDRA CHAVAN
 जन्म की तारीख /
 Date of Birth
 19/06/1988
 07022022
 PAN Application Digitally Signed Card Not Valid unless Physically Signed

Handwritten signature

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दस्तक. १३८३१ / २०२४	
४३	४५



बाजार मूल्य: रु. 1,46,28,434/-

सोबदला: रु. 1,98,00,000/-

भरलेले मुद्रांक शुल्क: रु.13,86,000/-

दु. नि. सह. दु. नि. टनन12 यांचे कार्यालयात

पावती:14308

पावती दिनांक: 13/09/2024

अ. क्र. 13831 वर दि.13-09-2024

सादरकरणाराचे नाव: प्रसाद चंद्रकांत तेलंगे

गेजी 2:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकुण: 30900.00

दस्त हजर करणाऱ्याची सही:



सह. दुय्यम निबंधक वर्ग-२

ठाणे क्र. १२

दस्ताचा प्रकार: करारनामा

सह. दुय्यम निबंधक वर्ग-२

ठाणे क्र. १२

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

शिक्का क्र. 1 13 / 09 / 2024 02 : 32 : 41 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 13 / 09 / 2024 02 : 33 : 57 PM ची वेळ: (फी)

प्रातिज्ञापत्र

म्हणकर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे, दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या लागदपत्रांची आणि दस्तातील सत्यता, वैधता कायदेशीर बाबीसाठी खात्रील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील

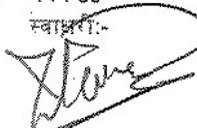




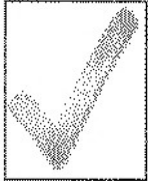
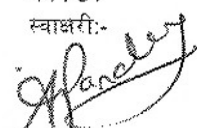


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लेखून घेणार

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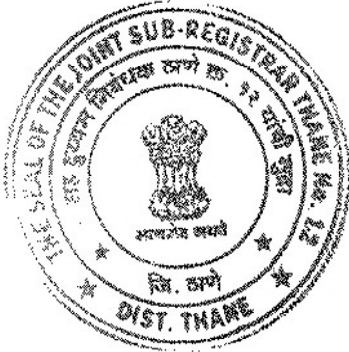
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	ठसा प्रमाणित
1	नाव:प्रमाद चंद्रकांत तेलंगे पत्ता:प्लॉट नं: २०८/२०, भाळा नं: -, इमारतीचे नाव: भगिरथ विल्डिंग, ब्लॉक नं: -, रोड नं: मेनापती वाघट मार्ग, ऑप.केवळ इंडस्ट्री, लोवर फ्लेन, डेलिमले रोड, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AGKPT4720A	लिहून घेणार वय :-39 स्वाक्षरी:- 		
2	नाव:चैत्राली प्रमाद तेलंगे पत्ता:प्लॉट नं: २०८/२०, भाळा नं: -, इमारतीचे नाव: भगिरथ विल्डिंग, ब्लॉक नं: -, रोड नं: मेनापती वाघट मार्ग, ऑप.केवळ इंडस्ट्री, लोवर फ्लेन, डेलिमले रोड, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ABYPI7476F	लिहून घेणार वय :-39 स्वाक्षरी:- 		
3	नाव:अभिषेक हरिश्चंद्र पांडे पत्ता:प्लॉट नं: फ्लॉट नं. १५१, भाळा नं: -, इमारतीचे नाव: ऑनॅनला विल्डिंग नं. ३, ब्लॉक नं: -, रोड नं: कोर्टघाई पोखरण, ठाणे चिटिमी, जे.के.रॅम, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:BJNPP7872G	लिहून घेणार वय :-34 स्वाक्षरी:- 		

बरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ:13 / 09 / 2024 02 : 35 : 50 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	ठसा प्रमाणित
1	नाव:करण महवी - - वय:27 पत्ता:बाळकूम ठाणे पिन कोड:400608	स्वाक्षरी 		
2	नाव:मंजय चव्हाण - वय:35 पत्ता:वर्नाक नगर, ठाणे पिन कोड:400606	स्वाक्षरी 		



शिका क्र.4 ची वेळ:13 / 09 / 2024 02 : 36 : 27 PM

शिका क्र.5 ची वेळ:13 / 09 / 2024 02 : 36 : 57 PM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करण्यात येते की,
दस्त क्र. 93८39 / २०२४ मध्ये
२५ पाने आहेत
सदर दस्त पुस्तक क्र. ९ वर नोंदला



सह. दुय्यम निबंधक ठाणे क्र. १०

सह. दुय्यम निबंधक ठाणे क्र. १०

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ABHISHEK HARISHCHANDRA PANDEY	eChallan	69103332024090911671	MH007965526202425M	1386000.00	SD	0004552625202425	13/09/2024
2		DHC		0924137911607	900	RF	0924137911607D	13/09/2024
3	ABHISHEK HARISHCHANDRA PANDEY	eChallan		MH007965526202425M	30000	RF	0004552625202425	13/09/2024

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