



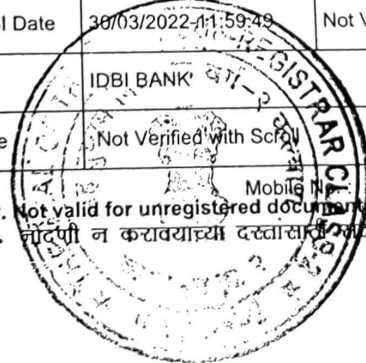
CHALLAN
MTR Form Number-6



GRN	MH015758682202122E	BARCODE			Date	30/03/2022-11:57:54	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	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ABWPU8086D			
Location	THANE			Full Name	NITESH R UTEKAR			
Year	2021-2022 One Time			Flat/Block No.	FLAT NO 1502, A WING, BALAJI			
Account Head Details		Amount In Rs.		Premises/Building	SIDDHIVINAYAK COMPLEX BUILDING NO. 1			
0030046401 Stamp Duty		146500.00		Road/Street	VILLAGE GAONDEVI DOMBIVLI WEST THANE			
0030063301 Registration Fee		30000.00		Area/Locality	AREA 365 SQ FTS			
				Town/City/District				
				PIN	4	2	1	2 0 2
				Remarks (If Any)	PAN2=ALFPG6686G--SecondPartyName=GANESH V GAWADE--			
				Amount In	One Lakh Seventy Six Thousand Five Hundred Rupees			
Total		1,76,500.00		Words	Only			
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332022033019158	2737828454		
Cheque/DD No.			Bank Date	RBI Date	30/03/2022-11:59:49	Not Verified with RBI		
Name of Bank			Bank-Branch			IDBI BANK, THANE		
Name of Branch			Scroll No. , Date			Not Verified with Scribble		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



क.स.न.२
दस्ता क्र. १२६०१ २०२२
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AGREEMENT FOR SALE (DEED OF TRANSFER)

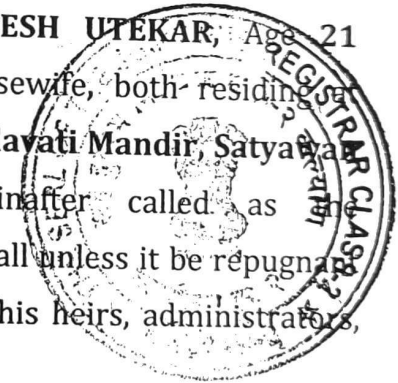
This agreement is made and executed at Dombivli, Taluka Kalyan, District Thane on 31st day of March 2022.

BETWEEN

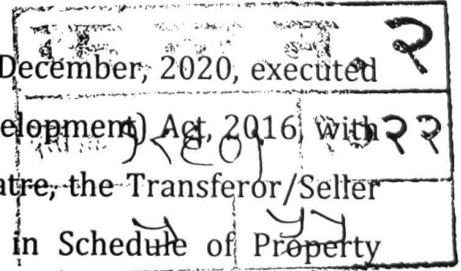
1) MR. GANESH V. GAWADE, Age - 35 years, Indian Inhabitant, PAN - ALFPG6686G, residing at 27, Arya Krupa Society, Mahatma Phule Road, Near Swami School, Dombivli (West) - 421 202, 2) MR. NITIN S. JADHAV, Age - 35 years, Indian Inhabitant, PAN - ANIPJ4214A, residing at 14/4, Himagauri Building, Old Dombivli Road, Dombivli (West) - 421 202, hereinafter called as the "TRANSFERORS/SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, administrators, executors and assigns) **the Party of the First Part.**

AND

1) MR. NITESH RAMCHANDRA UTEKAR, Age 31 years, PAN-ABWPU8086D, Occupation Service/Business, 2) MRS. ADITI NITESH UTEKAR, Age 21 years, PAN-ANNPU6877D, Occupation Service/Housewife, both residing at Room No. 7, Aai Niwas Chawl, Chawl No. 2, Near Kalayati Mandir, Satyavada Chowk, Dombivli (West) - 421 202, hereinafter called as "TRANSFEREES/PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, administrators, executors and assigns) **the Party of the Second Part.**



AND WHEREAS by an Agreement for Sale dated 31st December, 2020, executed under the Maharashtra Real Estate (Regulation & development) Act, 2016, with M/s. Onkareshwar Developers & Mr. Kisan Babu Mhatre, the Transferor/Seller has purchased a Flat (more particularly described in Schedule of Property hereinafter appearing) and acquired the rights, title and interest in respect thereof.



H S Jadhav

Nitesh
A. N. Utekar


AND WHEREAS, the said agreement dated 28th April, 2021 is registered at the Office of the Sub-Registrar of Assurances, Kalyan-3 at Serial No. 4856/2021 on 28.04.2021.

AND WHEREAS, the Transferors/Sellers are the absolute owners, occupiers and possessors of a self – contained **RESIDENTIAL FLAT bearing No. 1502, on 15th Floor, admeasuring 365 Sq. Fts (33.89 Sq. Mtrs) Carpet Area, Excluding balcony area of 49 Sq. Fts (4.54 Sq. Mtrs) (balcony area to be enclosed as per permission of KDMC), Excluding Open Terrace area of 57 Sq. Fts (5.30 Sq. Mtrs) and excluding Cupboard area ____ Sq. Fts. (____ Sq. Mtrs) (As per the Floor Plan annexed hereto) in the Said Project being A-wing of Building Number 1, known as "BALAJI SIDDHIVINAYAK COMPLEX BUILDING NO. 1 "A" WING" (A-wing of building no. 1 as shown in the sanctioned plan)**, lying being and situate at Old Survey No. 131, Hissa No. 5/1, New Survey No. 49, Hissa No. 5/1, Old Survey No. 131, Hissa No. 6, New Survey No. 49, Hissa No. 6, Old Survey No. 131, Hissa No. 7, New Survey No. 49, Hissa No. 7, Old Survey No. 131, Hissa No. 8, New Survey No. 49, Hissa No. 8, and Old Survey No. 131, Hissa No. 13, New Survey No. 49, Hissa No. 13, situated at Revenue Village Gaondevi, Taluka Kalyan, District Thane, within the limits of Kalyan-Dombivli Municipal Corporation and within the Registration Sub-District Kalyan, Registration District Thane, together with electric connection provided therein, more particularly described in the **SCHEDULE OF THE PROPERTY**, hereinafter referred to as the "**SAID FLAT**".

AND WHEREAS the Transferors/Sellers declares that the title to the said Flat is clear, marketable and free from encumbrances and he is entitled to sell and dispose of the Said Flat to any prospective Purchasers who may offer reasonable consideration.

AND WHEREAS, The Transferees/Purchasers have inspected the Said Flat and examined the documents of title and found the Said Flat to be suitable for their own residential purpose and therefore moved the proposal for the purchase thereof on certain terms and conditions and upon certain consideration.

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दस्त क्र. १२६०९	
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H S Jadhav



 A.N. Warkar

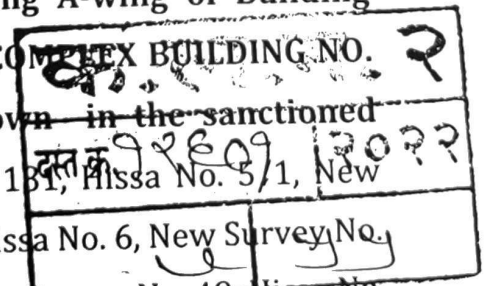
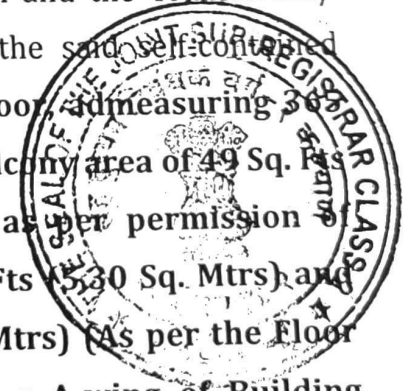
AND WHEREAS, The Transferees/Purchasers have offered to purchase the Said Flat for lumpsum consideration of **Rs. 39,40,000/- (Rupees Thirty Nine Lakh Forty Thousand Only)** and aforesaid offer having found just, reasonable, the Transferors/Sellers accepted the offer of the Transferees/Purchasers.

AND WHEREAS, the parties hereto approached the Promoters M/s. Onkareshwar Developers for the purpose of approval and confirmation of the transaction of transfer and sale and the Promoters M/s. Onkareshwar Developers have confirmed the same and have issued No Objection Certificate dated 23.05.2022 and also agreed to induct the Transferees/Purchasers as the owners of the said Flat in respect thereof in place of the Transferors/Sellers.

AND WHEREAS, the Transferors/sellers have agreed to sell and transfer and the Transferees/Purchasers have agreed to purchase and acquire the Said Flat together with electric connection provided therein with all rights, title, interest, benefits in the Said Flat on the following terms and conditions and replying upon the following representations made by the Transferors/Sellers.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO THAT:

1. The Transferors/Sellers have agreed to transfer/sell and the Transferees/Purchasers have agreed to purchase and acquire the said self-contained **RESIDENTIAL FLAT bearing No. 1502, on 15th Floor, measuring 388 Sq. Fts (33.89 Sq. Mtrs) Carpet Area, Excluding balcony area of 49 Sq. Fts (4.54 Sq. Mtrs) (balcony area to be enclosed as per permission KDMC), Excluding Open Terrace area of 57 Sq. Fts (5.30 Sq. Mtrs) and excluding Cupboard area ___ Sq. Fts. (___ Sq. Mtrs) (As per the Floor Plan annexed hereto) in the Said Project being A-wing of Building Number 1, known as "BALAJI SIDDHIVINAYAK COMPLEX BUILDING NO. 1 "A" WING" (A-wing of building no. 1 as shown in the sanctioned plan)", lying being and situate at Old Survey No. 131, Hissa No. 5/1, New Survey No. 49, Hissa No. 5/1, Old Survey No. 131, Hissa No. 6, New Survey No. 49, Hissa No. 6, Old Survey No. 131, Hissa No. 7, New Survey No. 49, Hissa No. 7, Old Survey No. 131, Hissa No. 8, New Survey No. 49, Hissa No. 8, and Old**



M S Jadhav

A. N. Utekar

SCHEDULE OF THE PROPERTY

ALL THAT THE PIECE AND PARCEL OF self-contained **RESIDENTIAL FLAT** bearing No. 1502, on 15th Floor, admeasuring 365 Sq. Fts (33.89 Sq. Mtrs) Carpet Area, Excluding balcony area of 49 Sq. Fts (4.54 Sq. Mtrs) (balcony area to be enclosed as per permission of KDMC), Excluding Open Terrace area of 57 Sq. Fts (5.30 Sq. Mtrs) and excluding Cupboard area ____ Sq. Fts. (____ Sq. Mtrs) (As per the Floor Plan annexed hereto) in the Said Project being A-wing of Building Number 1, known as "BALAJI SIDDHIVINAYAK COMPLEX BUILDING NO. 1 "A" WING" (A-wing of building no. 1 as shown in the sanctioned plan)", lying being and situate at Old Survey No. 131, Hissa No. 5/1, New Survey No. 49, Hissa No. 5/1, Old Survey No. 131, Hissa No. 6, New Survey No. 49, Hissa No. 6, Old Survey No. 131, Hissa No. 7, New Survey No. 49, Hissa No. 7, Old Survey No. 131, Hissa No. 8, New Survey No. 49, Hissa No. 8, and Old Survey No. 131, Hissa No. 13, New Survey No. 49, Hissa No. 13, situated at Revenue Village Gaondevi, Taluka Kalyan, District Thane, within the limits of Kalyan-Dombivli Municipal Corporation and within the Registration Sub-District Kalyan, Registration District Thane, together with electric connection provided therein and together with all rights, title, interest, benefits.

H. S. Jadhav

A. N. Chakravarty





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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700018517

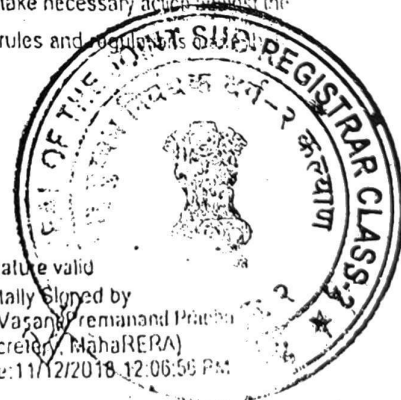
Project: *Balaji Siddhivinayak Complex Building No. 1 A Wing Plot Bearing / CTS / Survey / Final Plot No.: Old Survey No. 131, New Survey No. 49, H.No. 8, H.No. 13, H.No. 7, H. No. 5/1, H. No. 6 at DOMBIVLI, Kalyan, Thane, 421202.*

- M/S Onkareshwar Developers having its registered office / principal place of business at Tehsil: Kalyan, District Thane, Pin: 421202.
- This registration is granted subject to the following conditions, namely:
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 12/11/2018 and ending with 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasanta Premchand Prabhakar
(Secretary, MahaRERA)
Date: 11/12/2018 12:06:56 PM

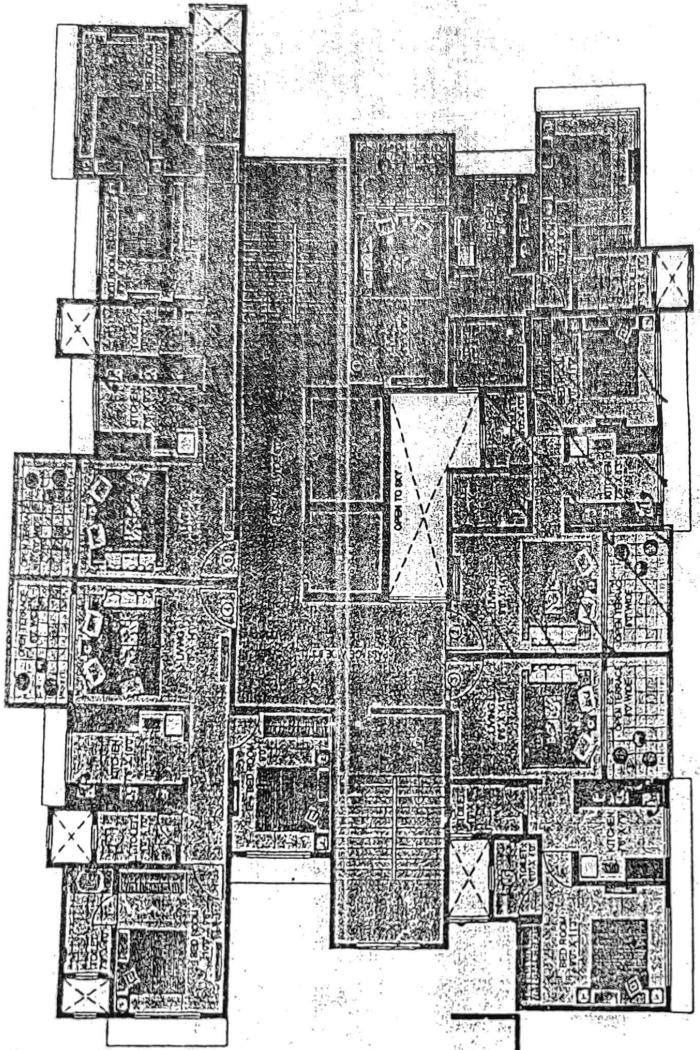
Dated: 12/11/2018
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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कलम - 3
 2022
 22



WING 'A'



TYPICAL FLOOR PLAN 1ST, 3RD, 7TH, 9TH, 13TH, & 15TH



M.A. 2
 94609 202
 22





26/05/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 12601/2022

नोदणी :

Regn:63m

गावाचे नाव : गांवदेवी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3940000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3016500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे गावदेवी येथील जुना सर्व्हे नं 131, नवीन सर्व्हे नं 49, हिस्सा नं 5/1,6,7,8 व 13 या जमीन मिळकतीवरील बालाजी सिद्धिविनायक कॉम्प्लेक्स विल्डींग नं 1(मंजूर नकाशात दर्शविल्याप्रमाणे इमारत नं. 1)या इमारतीमधील निवासी सदनिका क्र 1502, पंधरावा मजला, ए विंग, क्षेत्र 365 चौ फूट कारपेट(33.89 चौ मी)+ 49 चौ फूट बाल्कनी(4.54 चौ मी)+ 57 चौ फूट टेरेस(5.30 चौ मी)((Survey Number : old survey no.131, new survey no 49. hissa no. 5/1, 6, 7, 8 & 13 ;))
(5) क्षेत्रफळ	1) 365 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गणेश व्ही गावडे वय:-35; पत्ता:-प्लॉट नं: 27, माळा नं:-, इमारतीचे नाव: आर्या कृपा सोसायटी, ब्लॉक नं:-, रोड नं: महात्मा फुले रोड, स्वामी शाळे जवळ, डोंबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-ALFPG6686G 2): नाव:-नितीन एस जाधव वय:-35; पत्ता:-प्लॉट नं: 14/4, माळा नं:-, इमारतीचे नाव: हिमगौरी विल्डींग, ब्लॉक नं:-, रोड नं: जुनी डोंबिवली रोड, डोंबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-ANIPJ4214A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नितेश रामचंद्र उतेकर वय:-31; पत्ता:-प्लॉट नं: रूम नं 7, माळा नं:-, इमारतीचे नाव: आई निवास चाळ नं 2, ब्लॉक नं:-, रोड नं: कलावती मंदिर जवळ, सत्यवान चौक, डोंबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-ABWPU9086D 2): नाव:-अदिती नितेश उतेकर वय:-21; पत्ता:-प्लॉट नं: रूम नं 7, माळा नं:-, इमारतीचे नाव: आई निवास चाळ नं 2, ब्लॉक नं:-, रोड नं: कलावती मंदिर जवळ, सत्यवान चौक, डोंबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-ANNPU6877D
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	26/05/2022
(11) अनुक्रमांक, खंड व पृष्ठ	12601/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	146500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



HOME LOAN CENTRE, GHATKOPAR

SSL	Code No.	MUM99999
	File Ref No.	Lead No.
ASE	Ankit C. Kale	9821332937
ASM	ATUL LANDGE	
AQM	Rohit Penkar	

RLMS Number	
LOS Branch Name	Kanjurmarg west.
Branch Code	61722.
Source Type	SELF
Expected Disbursement Date	
Reference ID	
Applicant Name	Nitesh Ramchandra utekar
CIF No.	
Co-Application Name	Aditi Nitesh utekar.
CIF No.	
Applicant	
Date of Birth	01-04-1991.
Pan Card Number	AB WP U 8086 D.
Bank Account Number	
Bank Account Number	
E-mail ID	
Mobile No.	7738528292.
Loan Amount	40,00,000/-
Loan Tenure	360 months.
Loan Type	SELF.
Loan Purpose	take over
Loan Status	YES.
Branch	GHATKOPAR RACPC.
Branch	GHATKOPAR RBO.

AMT	
PROCESSING OFFICER	
RESI/OFF	
TIR	11/11/24 Aditi subeddr
VALUATION	11/11/24 Vasthukola
SITE	
LOAN A/C	
T.D.	
D.E.	