



भारतीय स्टेट बैंक  
भारतीय स्टेट बैंक  
State Bank of India

भारतीय स्टेट बैंक / बैंक  
फुडकर आस्ति ऋण प्रक्रिया केंद्र  
पाचवी मंजिल, टॉवर नं. 4,  
बेलापुर रेल्वे स्टेशन कॉम्प्लेक्स,  
सीबीडी बेलापुर, नवी मुंबई - 400614.  
Retail Assets Credit processing Centre,  
5th Floor, Tower No. 04 Belapur Railway Station Complex,  
CBD Belapur, New Mumbai - 400 614.  
शाखा कुट क्र. /Branch Code : 14677

जावक.क्र/ No. RACPC

दिनांक/तारीख/Date : 24/05/21

To,

M/s Shagin Realty

Insignia

Plot No 195

Sector - 19, Ulwe

Navi Mumbai - 410206

File No 2406

MORTGAGE / OF FLAT NO. 804 & 805

At the request for Shri./Smt. Atharva Shailendra Patil, Shailendra Patil,  
Saakshi Patil

we have granted credit facilities to him/her to purchase a flat in the INSIGNIA, PLOT- 195,  
SECTOR-19, ULWE, PANVEL, RAIGAD, 410206. (society)

Flat No. 805, 804 for Which you have granted no 'No Objection for creation of  
equitable / registered mortgage in Bank's favour.

in this connection, We advise that Shri./Smt. Atharva Patil, Shailendra Patil,  
Saakshi Patil. has

created equitable / registered mortgage at this RACPC on 24/05/2021.

\_\_\_\_\_ for

Rs. 98,00,000/- Please therefore, take a note of this, Accordingly, no sale or

transfer of this flat should be permitted without obtaining prior clearance from the Bank

please acknowledge receipt of this letter.

Your's faithfully,

Assistant General Manager

We confirm that we have  
noted the Charge of 361  
in our records.

Authorised Signatory





भारतीय स्टेट बैंक  
STATE BANK OF INDIA

The Asst. General Manager  
State Bank of India  
RACPC Belapur  
Navi Mumbai

24/5/2021

**Standing Instructions Form**  
**LETTER OF AUTHORITY - STANDING INSTRUCTIONS**

I/We hereby authorize you to debit my/our saving bank account No. 39989060137 for

Rs. \_\_\_\_\_ towards EMI and any other charges and credit my loan/SB/RD

Account No. \_\_\_\_\_ from the month of 10 | 11 | 2025

Account No. \_\_\_\_\_ from the month of \_\_\_\_\_

Account No. \_\_\_\_\_ from the month of \_\_\_\_\_

I/We hereby declare that the authority shall not be revoked by me/us so long as I remain indebted to the State Bank of India. Further, I/We undertake to maintain sufficient balance in my/our saving bank account No. \_\_\_\_\_ to cover EMI of

Rs. \_\_\_\_\_ towards the Loan availed by me/us till the loan is fully liquidated.

Yours faithfully,

Name : ATHARVA SHAIENDRA PATIL

Mob. : 9082787269

Place : KHARGHAR.

Date : 24 | 05 | 2021



महाराष्ट्र MAHARASHTRA

© 2020 ©

AZ 958329



जिल्हा कोषागार कार्यालय  
17 FEB 2021  
मुद्राक प्रमुख लिपिक /

17/02/2021



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

I, SHAIENDRA RAJARAM PATIL, S/o. RAJARAM PATIL, of Kharghar, Indian inhabitant residing at FLAT NO. C-1401, SAI SAAKSHAAT CHS LTD., PLOT NO. 09, SEC-06, KHARGHAR - 410210.

WHEREAS :

A. I, \_\_\_\_\_ son/daughter/wife of \_\_\_\_\_, am desirous of availing education loan jointly with \_\_\_\_\_, son/daughter/wife of \_\_\_\_\_, from State Bank of India.

*Shaiendra Patil*

जोडपत्र - २

मुद्रांक विक्री नोंदवही अनु. क्र. 48803 दिनांक - 1 MAR 2021

दस्ताचा प्रकार: BDK दस्त नोंदणी करणार आहेत का? होय/नाही

मिळकतीचे वर्णन: Kharhor 5006 Plot 09

मुद्रांक विकत घेणा-याचे नाव: Shailendra Pahl

दुस-या पक्षकाराचे नाव

हस्ते असल्यास त्याचे नाव व पत्ता: Athore Pahl सही: AP

मुद्रांक शुल्क रक्कम: 500/-

मुद्रांक विक्रेत्याची सही व विक्रीचे ठिकाण

दुकान क्र. ४९, प्रभात सेंटर, सेक्टर ०९ अ, सीबीडी, बेलापूर - ४०० ६९४.

(संतोष द. वाळणुकर)  
परवाना क्रमांक - ९२०९०४०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

## संतोष स्टॅम्प वेन्डर

शॉप नं. ४९ तळमजला, प्रभात सेंटर, सेक्टर - १(ए), सी.बी.डी. बेलापूर,  
नवी मुंबई - ४०० ६९४. मुद्रांक परवाना क्र. C/२००३ (१२०१०४०)

11/03/2021

पावती क्र. 0649 दिनांक

अनुक्रमांक 48803 पासून पर्यंत

श्री./ श्रीमती / मेसर्स Shailendra Pahl

हस्ते श्री./ श्रीमती Athore Pahl

हयांना खालील प्रमाणे स्टॅम्प पेपर मुद्रांक विकले.

रु. १०० X ..... = .....

रु. ५०० X 01 ..... = 500

रेवेन्यू X ..... = .....

कोर्ट फी. X ..... = .....

एकुण रु. 500/-

(रूपये) मात्र)

मुद्रांक विक्रेत्याची सही

संतोष द. वाळणुकर



B. I, \_\_\_\_\_ son/daughter/wife of \_\_\_\_\_ am desirous of standing as a guarantor(s) for the education loan availed by \_\_\_\_\_ son/daughter/wife of Shri. \_\_\_\_\_ from State Bank of India.

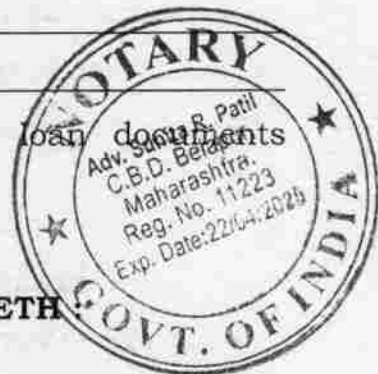
C. **WHEREAS** I/We will be proceeding abroad/ are staying continuously at abroad and therefore I/We will be personally unable to be present and execute the documents and create security in favour of SBI as per the terms of the sanction. As I/We will not be personally present to execute the documents and to do the necessary acts required by SBI, It has become necessary to appoint a fit and proper person to act as an attorney to act on my/our behalf to do all necessary acts and things in connection with the aforesaid.

D. I am hence, desirous of appointing my father /mother /wife /husband /sister /brother /son /daughter/Father-in-law /Mother-in-law of Shri/Smt \_\_\_\_\_ son of /daughter of/wife of Shri/Smt. \_\_\_\_\_ residing at \_\_\_\_\_ as my constituted attorney for execution of loan documents stipulated by the Bank.

**NOW KNOW BY THESE PRESENTS SHALL WITNESSETH**

I, \_\_\_\_\_ S/O,W/O,D/O, \_\_\_\_\_ of \_\_\_\_\_ Indian Inhabitant residing at **FLAT NO. C-1401, SAI SAAKSHAAT CHS LTD., PLOT NO. 09, SEC-06, KHARGHAR - 410210** do hereby irrevocably nominate, Constitute and appoint my **wife MRS. SAAKSHI SHAIENDRA PATIL**, age about **44 years**, Occupation : **HOUSEWIFE**, R/o **FLAT - C-1401, SAI SAAKSHAAT CHS LTD., PLOT NO. 9,**

*Sakshi*



**SECTOR - 6, KHARGHAR, NAVI MUMBAI 410 210** whose photograph is pasted below as my constituted attorney to do the following acts deed matters and things among others Viz -

1. To execute Loan documents! agreement(s) for availing Education Loans from State Bank of India, or any other documents as required by the bank
2. To deposit the title deeds In respect or the property offered as Collateral Security for securing Education loan/s with the Bank for creation of charge.
3. To execute necessary document for creation of any type of mortgage and all other documents required by the Bank for creation of valid mortgage.



AND I DO HEREBY DECLARE that the said attorney shall have full powers and absolute authority to act in the matter and property aforesaid as fully and effectually as I would have acted myself. And I do hereby declare that I will be bound by and responsible for all the actions of **MRS. SAAKSHI SHAIENDRA PATIL** under this Power of Attorney

AND I DO HEREBY, AGREE AND UNDERTAKE to ratify the acts, deeds, matters and things done by the said attorney(s) under this Power of Attorney.

IN WITNESS, WHEREOF I have subscribed my signature on this Power of Attorney on **1<sup>ST</sup> MARCH 2021** AT **CBD BELAPUR, NAVI MUMBAI**

*Sunita R. Patil*



SIGNED AND DELIVERED by the  
Within named Donor / Executant

**MR. SHAILENDRA RAJARAM PATIL**

in the presence of



1.



SIGNED AND DELIVERED by the  
within named DONEE

**MRS. SAAKSHI SHAILENDRA PATIL**

in the presence of



1.

2.

**BEFORE ME**  
  
**SUNITA RAM PATIL**  
(NOTARY GOVT. OF INDIA)  
M COM, M.A.L.L.M.G.D.C. & A.  
C B D BELAPUR, SECTOR-1A,  
NAVI MUMBAI - 400 614.  
MOB.: 9867688788  
(SMS / WHATSAPP ONLY)

NOTARIAL REG. NO. 66  
PAGE NO. 162 SR. NO. 2749  
DATE 31 MAR 2021

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES



महाराष्ट्र MAHARASHTRA

2019

बोर्डपत्र-१/Annexure - १  
फक्त प्रतिज्ञापत्रासाठी

WF 448920

पुस्तक्याचा दिनांक  
उपकोषणासाठी नाव-पनावेल,  
जि. रायगड.

11 FEB 2021



उप कोषणाकर अधिकारी  
पनावेल - रायगड

पुस्तक विक्री नोंदवही अनुक्रमांक 46750 दिनांक 16-2-2021  
पुस्तक विकत घेणाऱ्याचे नाव अथर्व प्रय पारधीम  
रहियारी पत्ता व सही 24/Lea  
हरते असल्यास त्याचे नाव, पत्ता व सही शैलेंद्र पारधीम

परचानाधारक पुस्तक विक्रीत्याची सही / पत्ता  
श्री समर्थ कृपा इन्फोव्हाइस ऑन्ड टायपिंग, वयर्स  
पनावेल अनुसंधान - पनावेल २/१६-१७ (श्री. सुजिल विठ्ठल परदेशी)  
स्टॅम्प सेट  
या कारणासाठी ज्यांना पुस्तक खरेदी केला त्यांचे खाते कारणासाठी पुस्तक खरेदी केल्यास  
परिचाल करणे कर्तव्यकाम आहे.



AFFIDAVIT

I, ATHARVA SHAILENDRA PATIL, Age 19 years, residing at A/203, Sai Saakshaat, Plot No.09, Sector-06, Kharghar-410210, Navi Mumbai. Maharashtra state, declare on 17/02/2021, do hereby solemn affirmation as under:



- I declare that I have passed **12th HSC** with Science (**64.15%**) from **SADHU VASWANI JUNIOR COLLEGE, SANPADA, NAVI MUMABI** in **March 2019**, since then I did not enroll my name in any college/Institute/University and/ or elsewhere as a regular student during my gap due to preparation for entrance exams and English proficiency exams.
- I declare that now I wish to continue my further studies.
- I understand that my loan proposal is liable for cancellation in case the above information is found to be incorrect.
- I declare that I am executing this affidavit to produce the same before State Bank of India to prove my gap period in Education and enable them to consider my loan proposal.

What I stated above is true and correct to the best of my knowledge and belief.

SOLEMNLY AFFIRMED AT **Kharghar, Navi Mumbai**

This **17<sup>TH</sup> Day of FEBRUARY 2021**



Signature of applicant(s)

Deponent

ATTESTED BY ME  
  
R. C. DIGPAL  
ADVOCATE & NOTARY  
MUMBAI

18 FEB 2021



महाराष्ट्र MAHARASHTRA

2019

बॉम्बे-१/Annexure - 1  
कयत प्रतिज्ञापत्रासाठी

WF 448919

सुरवळ्याचा दिनांक  
उपकोषागाराचे नांव-पनवेल,  
जि. रायगड.

11 FEB 2021

मुद्रांक विक्री नोंदवही अनुक्रमांक 46750 दिनांक 16-2-2021  
मुद्रांक विकत घेणाऱ्याचे नांव साक्षर मय पारधी  
रहिवारी पत्ता व सही 29/29/  
हरते असल्यास त्यांचे नांव, पत्ता व सही शैलेंद्र पारधी

उप कोषागार  
पनवेल



परवानाधारक मुद्रांक विक्रेत्याची सही / पत्ता  
श्री समर्थ कृपा इंग्लिश अँड टायपींग, इवर्स  
पनवेल आनुकंपी - पनवेल २/१६-१७ (श्री. सुनिल विठ्ठल चव्हाण)  
स्टॅम्प वेडर

या कारणासाठी ज्यांना मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्याबाबत  
अतिन्याय वास्तव्ये बंधनकारक आहे.

### AFFIDAVIT

We, **ATHARVA SHAILENDRA PATIL**, residing at **A/203, Sai Saakshaat, Plot No.09, Sector-06, Kharghar-410210, Navi Mumbai. Maharashtra state, S/O SHRI SHAILENDRA RAJARAM PATIL & MRS. SAAKSHI SHAILENDRA PATIL** residing at **A/203, Sai Saakshaat, Plot No.09, Sector-06, Kharghar-410210, Navi Mumbai. Maharashtra state** The borrower(s) hereby make an oath, solemnly affirm, declare and state as under:

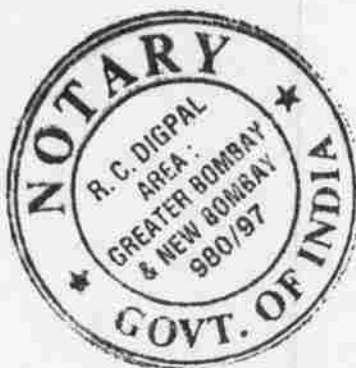
1. We have applied for education loan of Rs. \_\_\_\_\_/- from State Bank of India, CBD BELAPUR Branch in the name of **MR. ATHARVA SHAILENDRA PATIL** for studies in Computer Engineering Technology at Purdue University.
2. We declare that no loans are availed from any other Bank or financial institution other than State Bank of India Branch.
3. We are aware that the Bank has believed on the declarations made by us in this affidavit and on the basis of the declarations made by us, has agreed to grant finance for education loan. We are aware that appropriate civil/ criminal proceedings can be initiated against me/us if it turns out that the declarations/representations made by me/us hereinabove turn out to be incorrect, false or misleading.

The borrower(s) solemnly verify that the contents of the above paragraphs are true to our knowledge.

Signed and verified at **NAVI MUMBAI** on **17<sup>TH</sup>** day of **FEBRUARY - 2021**

Place: **NAVI MUMBAI**

Date: **17/02/2021**



Signature

(1)

(2)

(3)

ATTESTED BY ME

R. C. DIGPAL  
ADVOCATE & NOTARY  
MUMBAI

18 FEB 2021

वीज पुरवठा देयक माहे: JAN-2022

GSTIN of MSEDCL 27AAECM2933K1ZB

HSN code 27160000

BILL NO.(GGN): 000001458419790

ग्राहक क्रमांक: 029476745088

SHAIENDRA R PATIL & SAAKSHI S  
PATIL

C-1401 SAI SAAKSHAAT PLOT- 09 SEC-06  
KHARGHAR 410210

पेदावत / इमेल:

93\*\*\*\*\*01/\*\*\*\*lndrapati68@gmail.com

देयक दिनांक: 22-JAN-22  
देयक रक्कम रु: 2,680.00

देय दिनांक: 11-FEB-22  
या तारखे नंतर भरण्यात: 2,710.00

विलीन युनिट: 4795 JKHARGHAR S/DN

दर संकेत: 092 /LT-1 (B) Residential 3Ph

पोल क्रमांक: 00000000

प्री.सी./चक्र+वर्ग+कच/वि.टी.सी.: 2 / 19-1013-3051  
/4795156

नियंत्रण क्रमांक: 05500427620

रिडिंग युनिट: Q2

पुरवठा दिनांक: 28-Feb-14

मंजूर शक्त: 5 KW

सुस्था खेव मत्ता(रु): 6,593.00

वास्तु रिडिंग दिनांक: 17-JAN-22

मागील रिडिंग दिनांक: 17-DEC-21

Scan this QR  
Code with  
BHIM App for  
UPI Payment

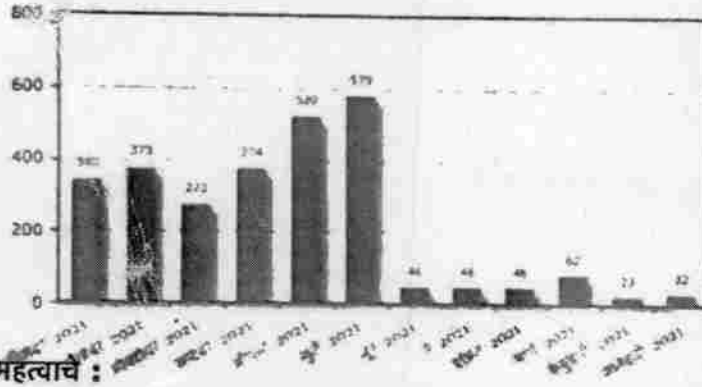


QR कोडद्वारे किना केवळ, किना  
दिनांकानुसार लागू असलेली तत्पर देयक भरण्या  
सुट किंवा विवेक प्रकार पुढील देयकात  
समाविष्ट करण्यात येईल.

वास्तु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	रक्कम
150120	149849	01	271	0	271

**NORMAL**

मागील वीज वापर



\* सध्याची रक्कम निव्वळ रु. 24\*7

**MSEDCL Call Center:**  
18002333435  
18001023435  
1912

प्रदाताक तक्रारी निवारण असण्यासंबंधी विवर व  
संबंधितपणे घडविलेल्या  
संकेत स्थळ:-  
www.mahadiscom.in >  
ConsumerPortal > CGRF  
पेदा तपसव्य आहे.

महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी: -<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपण्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी - <https://consumerinfo.mahadiscom.in/> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणत: 17-02-2022 ह्या तारखेला होईल.

विशेष संदेश :

\* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.93\*\*\*\*\*01 आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाईल ॲप वापरा किंवा १९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 029476745088**

\* महावितरणला कोणत्याही प्रकारच्या रक्कामेचा भरणा कराताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

ग्राहक विलीन युनिट:	4795	ग्राहक क्रमांक:	029476745088	प्री.सी.:	Q2	दर:	092
अंतिम तारीख				11-FEB-22	2,680.00		

या तारखे पर्यंत भरण्यात	31-JAN-22	2,650.00
या तारखे नंतर भरण्यात	11-FEB-22	2,710.00

विलीन युनिट	विलीन क्र.:	4795156	
ग्राहक विलीन युनिट:	ग्राहक क्रमांक:	029476745088	
प्री.सी.:	Q2	दर:	092

अंतिम तारीख	11-FEB-22	2,680.00
या तारखे पर्यंत भरण्यात	31-JAN-22	2,650.00
या तारखे नंतर भरण्यात	11-FEB-22	2,710.00

From : Atharva Shailendra Patil  
Mr. / Mrs. : Shailendra Patil Saakshi Patil  
Mob No. : 9082787269

Assistant General Manager,  
The Bank of India,  
CPC, 5th Floor, Tower No. 4,  
D Belapur Railway Station Complex,  
Mumbai - 400 614.

Date : 24/05/2021

Dear Sir / Madam,

File No 2406

Ref : LIST OF DOCUMENTS

Property Address : OFFICE NO 804, 8th FLOOR, INSIGNIA, PLOT-195, SECTOR-19,  
DLWE, PANVEL, RAIGAD.

Kindly confirm that the following documents are in your possession.

1. Original Agreement for sale Dated : 12/11/2020 No 10138/2020
2. Original Agreement dated 12/11/2020 No 10139/2020
3. Security Cheques : 6 security cheques
4. Original Payment Receipts : No 136 - Rs 30,00,000/-, No 137 - Rs 5,00,000/-  
No 138 - Rs 5,00,000/-, No 139 - Rs 40,00,000/-
5. Builder's NOC dated 24/2/2021 NO 145 - Rs 5,00,000/-
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

AP...  
Faithfully,

*[Signature]*  
Patil

(Confirm the above) (Applicant's Signature)

The Bank of India

*[Signature]*  
Authorized Signatory



**Asset Based Search Report**

*Vasudeo Kadam*  
  


**CERSAI Details**

PAN  
CERSAI GSTIN  
HSN Code/SAC  
Quantity Units/Unique Quantity Code

AAECC5770G  
07AAECC5770G1ZN  
998439  
N.A.

**Institution Details**

Name of the Institution  
Institution GSTIN  
Report Download Date  
Transaction ID / QRF NO  
Generated by

STATE BANK OF INDIA  
27AAACS8577K2ZO  
07-04-2021:16:11:20.300  
200212395606  
vasudeo kadam(A001604591)

**Transaction Details**

Process  
Created By  
Transaction Date  
Search Reference Number

Asset Based Search  
vasudeo kadam(A001604591)  
07-04-2021  
611617792071071

**Search Criteria Entered**

Asset Category  
Type Of Asset  
Description Of Asset  
Survey Number / Municipal Number  
Plot Number  
House / Flat Number / Unit No  
Floor No  
Building / Tower Name / Number  
Name of the Project / Scheme / Society / Zone  
Street Name / Number  
Pocket  
Locality / Sector  
City / Town / Village  
District  
State / UT  
Pin Code / Post Code

Immovable  
Residential

195  
804  
8

INSIGNIA

19  
ULWE  
RAIGAD  
Maharashtra  
410206



**CERSAI**  
Central Registry of Securitisation Asset  
Reconstruction and Security Interest of India

**Search Output Details**

**Security Interest Details(1)**

**Asset Details**

Asset Id	200018391199
Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	Immovable Asset
Survey Number / Municipal Number	PLOT NO 195
Plot Number	PLOT NO 195
House / Flat Number / Unit No	504 5TH FLOOR
Floor No	5
Building / Tower Name / Number	INSIGNIA
Name of the Project / Scheme / Society / Zone	
Street Name / Number	SECTOR 19
Pocket	504
Locality / Sector	ULWE
City / Town / Village	
District	
State / UT	Maharashtra
Pin Code / Post Code	410206

**Security Interest Details**

Creation Date	09-01-2018
Type Of Finance	Sole
Registration Date	25-01-2018:05:30:00.000

**Borrower(s) Details**

**Borrower(1)**

Borrower Type	Individual
Name Of the Borrower	SAYYAD YASEEN
Is Borrower Owner Of the Asset	Yes

**Borrower(2)**

Borrower Type	Individual
Name Of the Borrower	ANWAR SYED
Is Borrower Owner Of the Asset	No

**Borrower(3)**

Borrower Type	Individual
---------------	------------



**CERSAI**  
Central Registry of Securitisation Asset  
Reconstruction and Security Interest of India

Name Of the Borrower	DEVSOTH SUNITHA
Is Borrower Owner Of the Asset	Yes
<b>Charge Holder Details</b>	
Charge Holder Name	ICICI BANK LIMITED
Office / Ward / Branch Name	0000555
<b>RMS Details</b>	
Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---





**SHAGUN Realty**  
BUILDING ICONS

**DATE: 24/02/2021**

**To:**  
**The Assistant General Manager**  
**State Bank of India**  
**RASMECCC, Navi Mumbai.**

Dear Sir,

I/We, **SHAGUN REALTY / INSIGNIA** here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Shri/Smt. **MRS.SAAKSHI SHAILENDRA PATIL & MR. SHAILENDRA RAJARAM PATIL** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated **12/11/2020** (herein after referred to as the "Sale document")

<b>Description of the property</b>	
Flat No. / House No.	: <b>OFFICE 804/805</b>
Building No. /Name	: <b>INSIGNIA</b>
Plot No.	: <b>195</b>
Locality Name	: <b>SHAGUN REALTY CHOWK</b>
Area Name	: <b>SECTOR-19, ULWE</b>
City Name	: <b>NAVI MUMBAI.</b>
Pin Code	: <b>410 206.</b>

2. That the total consideration for this transaction is **Rs.80,00,000/-** (Rs.in words: **EIGHTY LAKH ONLY**) towards sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to **STATE BANK OF INDIA** (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.





**SHAGUN Realty**  
BUILDING ICONS

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide **SHAGUN REALTY** (description of document of delegation of authority to the signatory.)

**Yours faithfully,**

**For SHAGUN REALTY**

**PARTNER**



**Place – ULWE, NAVI MUMBAI**

**Date – 24/02/2021**

23/10/20

पावती

Original/Duplicate

Thursday, November 12, 2020

नोंदणी क्र. 39म

2:23 PM

Regn.:39M


पावती क्र.: 11516 दिनांक: 12/11/2020

गावाचे नाव: उलवे  
दस्तावेजाचा अनुक्रमांक: पबल2-10138-2020  
दस्तावेजाचा प्रकार: करारनामा  
मादर करणाऱ्याचे नाव: साक्षी शैलेंद्र पाटील - -

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 2200.00  
पृष्ठांची संख्या: 110

एकूण: रु. 32200.00


आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
2:41 PM ह्या वेळेस मिळेल.

  
Joint Sr Panvel 2

बाजार मूल्य: रु.2996458 /-  
मोवदला रु.4000000/-  
भरलेले मुद्रांक शुल्क : रु. 120000/-

**सह दुय्यम निबंधक वर्ग-२**  
**(पनवेल-२)**

- 1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1211202004539 दिनांक: 12/11/2020  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.200/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1211202004597 दिनांक: 12/11/2020  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006959170202021E दिनांक: 12/11/2020  
बँकेचे नाव व पत्ता:

**मूळ दस्तावेज परत दिला**  
**निर्णीक**  
**दुय्यम निबंधक, पनवेल-२**  
**मूळ दस्तावेज परत मिळाला**  
  
**पक्षकारची सही**



13/11/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 10138/2020

नोदंणी :

Regn:63m

गावाचे नाव : उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2996458
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र 27/1,दर-73,300/-प्रती चौ.मी,ऑफिस क्र 805,आठवा मजला," इंसिग्रिया " भूखंड क्र 195,सेक्टर 19,उलवे,ता. पनवेल,जि. रायगड. क्षेत्रफळ 307.64 चौ. फुट कारपेट + 72.12 चौ. फुट एनक्लोज बालकनी.(( Plot Number : 195 ; SECTOR NUMBER : 19 ; ))
(5) क्षेत्रफळ	1) 307.64 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:-मेसर्स शशुन रिजल्टी तर्फे भागीदार निशिथ भुपत पटेल तर्फे कु मु म्हणुन मदन नामदेव ठाकरे - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: इंसिग्रिया, भूखंड क्र 195, सेक्टर 19, उलवे, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ACIFS91688
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-साक्षी शैलेंद्र पाटील - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/203, साई साक्षात प्लॉट नं 09, गोलक कोर्स, सेक्टर 06, खारघर ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410210 पॅन नं:-AQQPP8381D 2): नाव:-शैलेंद्र राजाराम पाटील - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/203, साई साक्षात प्लॉट नं 09, गोलक कोर्स, सेक्टर 06, खारघर ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410210 पॅन नं:-ADLPP1859N
(9) दस्तऐवज करून दिल्याचा दिनांक	12/11/2020
(10)दस्त नोंदणी केल्याचा दिनांक	13/11/2020
(11)अनुक्रमांक,खंड व पृष्ठ	10138/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	120000
(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)

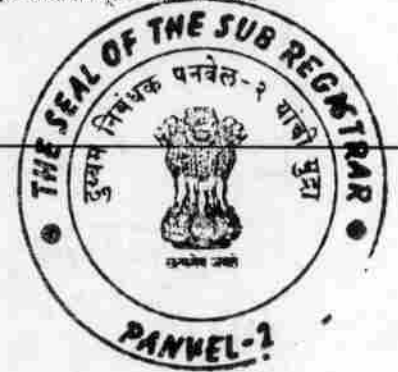
मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )	
Valuation ID	202011125400
12 November 2020,02:13:45 PM	
पवल2	
मूल्यांकनाचे वर्ष	2020
जिल्हा	रायगड
तालुक्याचे नाव	पनवेल
गावाचे नाव	उलवे,गव्हाण,खारकोपर
प्रमुख मूल्य विभाग	27
उप मूल्य विभाग	272
क्षेत्राचे नाव	Influence Area
सर्व्हे नंबर / ल. भू. क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मोजमापनाचे एकक
मूल्यदर 74800	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>	
मिळकतीचे क्षेत्र	38.152 चौ. मीटर
बांधकामाचे वर्गीकरण	1-आर सी सी
उद्वेगनाम सुविधा	आहे
मिळकतीचा वापर	कार्यालय/व्यावसायिक
मिळकतीचे वय	0 TO 2वर्षे
मजला	5th to 10th Floor
मिळकतीचा प्रकार - बांधीव	
मूल्यदर/बांधकामाचा दर- Rs.74800/-	
Sale Type - First Sale	
Sale-R resale of built up Property constructed after circular dt.02/01/2018	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी )
	= (74800 * (100 / 100 ) )
	= Rs.74800/-
मंजला निहाय घट/वाढ	= 1.05 of 74800 = Rs.78540/-
Rules Applicable	3
A)	मुख्य मिळकतीचे मूल्य
	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 78540 * 38.152
	= Rs.2996458.08/-
<b>एकत्रित अंतिम मूल्य</b>	
= मुख्य मिळकतीचे मूल्य + खऱ्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लग्नसंस्था गटवीचे मूल्य/कुली बालकनी	
+ वरील गटवीचे मूल्य + इमारती भोवतीच्या खुऱ्या जागेचे मूल्य + तळधराचे मूल्य + मोजमापन मजला क्षेत्र मूल्य + बंदिस्त मिळकती	
= A + B + C + D + E + F + G + H + I	
= 2996458.08 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
= Rs.2996458/-	


**पवल-२**

१०१३८ २०२०

१ / ११०

Home Print



  
 सह दुय्यम सिबधक वर्ग-२  
 (पनवेल-२)

पवल-२	
१०१३८	२०२०
२/११०	





CHALLAN  
MTR Form Number-6



GRN	MH006959170202021E	BARCODE		Date	12/11/2020-12:03:29	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	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AQQPP8381D		
Location	RAIGAD			Full Name	SAAKSHI SHAILENDRA PATIL		
Year	2020-2021 One Time			Flat/Block No.	OFFICE NO 805, 8TH FLOOR, INSIGNIA		
Account Head Details		Amount In Rs.		Premises/Building			
0030046401	Stamp Duty	120000.00		Road/Street	PLOT NO 195, SECTOR 19, ULWE		
0030063301	Registration Fee	30000.00		Area/Locality	PANVEL RAIGAD		
				Town/City/District	पवल-२		
				PIN	९०९३८ २०२० ३/९९०		
				Remarks (If Any)	SecondPartyName=SHAGUN REALTY-		
				Amount In	One Lakh Fifty Thousand Rupees Only		
Total			1,50,000.00	Words	FOR USE IN RECEIVING PANVEL-2		
Payment Details	IDBI BANK						
Cheque-DD Details		Bank CIN	Ref. No.	69103332020111213380	2641762490		
Cheque/DD No.		Bank Date	RBI Date	12/11/2020-12:03:44	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :

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

Mobile No. : 9892356404

सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

*[Handwritten Signature]*

*[Handwritten Signature]*



CHALLAN  
MTR Form Number-6



GRN	MH006959170202021E	BARCODE			Date	12/11/2020-12:03:29	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				PNL2_PANVEL 2 JOINT SUB REGISTRAR					
Location				RAIGAD					
Year				2020-2021 One Time					
Account Head Details				Amount In Rs.		Premises/Building			
0030046401 Stamp Duty				120000.00		Road/Street			
0030063301 Registration Fee				30000.00		Area/Locality			
						Town/City/District			
						PIN			
						Remarks (If Any)			
						SecondPartyName=SHAGUN REALTY~			
						Amount In			
						Words			
Total				1,50,000.00		One Lakh Fifty Thousand Rupees Only			
Payment Details				IDBI BANK					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		69103332020111213380 2641762490	
Name of Bank				Bank Date		RBI Date		12/11/2020-12:03:44 Not Verified with RBI	
Name of Branch				Bank-Branch		IDBI BANK			
				Scroll No. . Date		Not Verified with Scroll			

प व ल - २  
१०१३२०२०६  
५/११०



DEFACED  
₹ 150000.00  
DEFACED

Mobile No. : 9892356404

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

याच्ये चालण केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताव्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्ताव्यासाठी सदर चालण लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-353-10138	0003130048202021	12/11/2020-14:23:09	IGR147	30000.00
2	(IS)-353-10138	0003130048202021	12/11/2020-14:23:09	IGR147	120000.00
Total Defacement Amount					1,50,000.00

सह दुय्यम निबंधक वर्ग-२  
(पनवेल-२)



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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1211202004597

Date 12/11/2020

Received from SHAGUN REALTY, Mobile number 9892356404, an amount of Rs.200/-, 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 IBKL

Date 12/11/2020

Bank CIN 10004152020111204084

REF No. 2644996476

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

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1211202004539	Date 12/11/2020
Received from SHAGUN REALTY, Mobile number 9892356404, an amount of Rs.2000/-, 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 IBKL	Date 12/11/2020
Bank CIN 10004152020111204040	REF No. 2644995814
This is computer generated receipt, hence no signature is required.	

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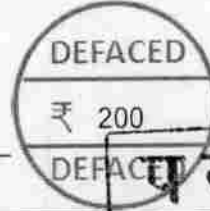


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1211202004597	Receipt Date	12/11/2020
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Received from SHAGUN REALTY, Mobile number 9892356404, an amount of Rs.200/- towards Document Handling Charges for the Document to be registered on Document No. 10138 dated 12/11/2020 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.



**Payment Details**

Bank Name	IBKL	Payment Date	12/11/2020
Bank CIN	1000415202011204084	REF No.	2644996476
Deface No	1211202004597D	Deface Date	12/11/2020



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

**Receipt of Document Handling Charges**

PRN 1211202004539 Receipt Date 12/11/2020

Received from SHAGUN REALTY, Mobile number 9892356404, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 10138 dated 12/11/2020 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.



**Payment Details**

Bank Name IBKL	Payment Date 12/11/2020	पवेल-२ २०२० ११/११०
Bank CIN 10004152020111204040	REF No. 2644995814	
Deface No 1211202004539D	Deface Date 12/11/2020	

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**AGREEMENT FOR SALE**

THIS AGREEMENT is entered & executed at Ulwe , Navi Mumbai, Taluka-Parnel, District-Raigad On 12<sup>th</sup> day of **November-2020** BETWEEN 'M/S SHAGUN REALTY a duly registered partnership firm,(PAN No.ACIFS9168B) through its Partner 1) MR. BHUPATBHAI MADHABHAI MAVANI 2) MR. NISHITH BHUPAT PATEL 3) MR. JETHALAL RANCHHOD PATEL 4) MR. PIYUSH PRAGJI PATEL 5) MR. SHAILESH ANANDJI PATEL 6) MR. HARESH ANANDJI PATEL all are an adult Indian Inhabitants, Occupation-Business, having office address at INSIGNIA, Plot No.195,Sector-19,Ulwe, Navi Mumbai - 410206, hereinafter referred to as "THE BUILDER " (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its Partners, executors, administrators and assigns) of the **ONE PART**.



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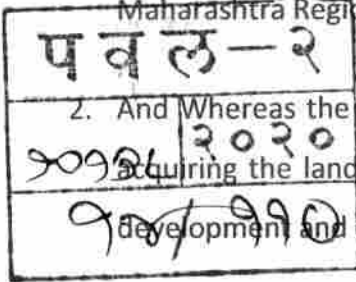
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AND

MRS. SAAKSHI SHAILENDRA PATIL (PAN NO. AQQPP8381D) aged 44 Years & MR. SHAILENDRA RAJARAM PATIL ( PAN NO. ADLPP1859N) aged 52 Years are adult Indian inhabitant residing at A/203 , SAI SAAKSHAAT, PLOT 09, NEAR GOLF COURSE, SECTOR 06, KHARGHAR, KHARGHAR RAIGARH, MAHARASHTRA-410210 ,hereinafter referred to as "THE PURCHASERS" (which expression shall unless repugnant to the context shall be deemed and include his/her/their, heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

1. Whereas The City and Industrial Development Corporation of Maharashtra Limited ( hereinafter referred to as "M/s. CIDCO LTD") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2<sup>nd</sup> floor, Nariman Point, Mumbai - 400021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.



2. And Whereas the State Govt. has pursuant to the section 113A of the MRTP Act acquiring the land, in the Navi Mumbai and vesting such lands in the CIDCO for development and disposal.



3. The M/s. Shagun Realty i.e Party of the First Part by their application dated 21-1-2014 requested M/s. CIDCO of Maharashtra / Corporation to grant lease of a piece or parcel of land so acquired and vested in the corporation of the State Government. As per the Application/ Offer No. 147 of M/s. Shagun Realty to acquire a plot on lease M/s. CIDCO of Maharashtra has accepted the request/offer and issued a allotment letter dated 17/4/2014 in the name of M/s. Shagun Realty in respect of **Plot No. 195, Sector-19, Ulwe, Taluka-Panvel, District-Raigad**, ( hereinafter referred to as said plot) with the various terms and conditions enumerated therein, with the payment of Lease premium of **Rs.43,20,29,313/- (Rupees:- Forty Three Crore Twenty Lacs Twenty Nine Thousand Three Hundred Thirteen Only)** and accordingly, the Party of the First Part herein i.e **M/s. SHAGUN REALTY** on 09/11/2014, paid the Lease premium to **M/s. CIDCO Ltd/Corporation** in respect of the said plot.



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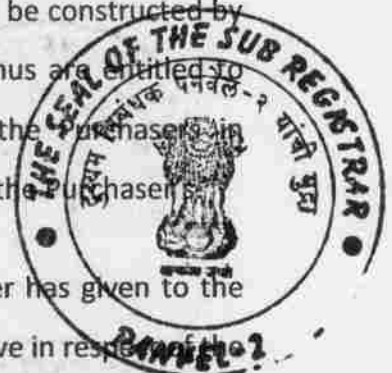
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4. By registered Agreement to Lease dated 23/12/2014, which is registered at the office of Sub-Registrar, Panvel-2 at **Serial No.PVL2-9487-2014 dated 23/12/2014, Receipt No.9718** , which is entered and executed between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and M/s. SHAGUN REALTY a partnership firm , as the Licensee as the Other Part therein for Commercial purpose and by virtue of the registered Agreement To Lease dated 23/12/2014, M/s. SHAGUN REALTY a partnership firm i.e. Party of the First Part has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein.

5. Thereafter, M/s. SHAGUN REALTY a partnership firm, i.e the Party of the First Part herein has prepared Building Plans in respect of intending Commercial Building viz. **INSIGNIA**, which is to be erected upon the Said Plot, through Architect and submitted the same to M/s.Cidco Ltd for approval and sought approval to such plans and obtained Development permission for Commercial Building on Plot No. 195, Sector-19, Ulwe, Taluka-PAnvel, District-Raigad, vide Completion Certificate No. **CIDCO/BP-13345/TPO(NM&K)/2015/1403 dated 14/12/2015** on the terms and conditions set and prescribed therein.

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6. The Builder is having exclusive right with the permission of the M/s.Cidco Ltd to sell the shops/offices (Commercial Unit) in the said building to be constructed by the Builder i.e. Party of the First Part on the said land and thus are entitled to enter into an Agreement for sale with the Purchaser or the purchasers in consideration of the agreed sale price between the builder and the purchaser.



7. The Purchaser has demanded from the Builder and the Builder has given to the Purchaser inspection of all the documents referred, herein above in respect of Said Land and the plan designs and specifications prepared by the "ARCHITECTS" and of such other documents as are specified under the provisions of the Maharashtra Ownership Flat (Regulations of the Promotion of construction, Sales, Management and Transfer) Act 1963 (hereinafter referred to as "the SAID ACT") and the rules made there under.

8. The Purchaser has examined and approved the building known as "INSIGNIA" the name of building , which to be constructed upon the Said Plot of land) and floor plan, the nature and quality of construction and fittings, fixture, facilities and



*[Handwritten signatures]*

amenities to be provided thereto as per the general specification stated in the Second Schedule here under written.

9. The Purchaser has approached the Builder to purchase from the Builder the Commercial Unit in "INSIGNIA" Building Office bearing No. 805 on the 8<sup>th</sup> Floor of Carpet area admeasuring to 307.64 Sq.ft & 72.12 Sq.ft Enclosed Balcony and the Purchaser has agreed to purchase the said Commercial Unit for a lumsum consideration of Rs.40,00,000/- (RUPEES :- FORTY LAKH ONLY ) and on the terms and conditions stated herein.

10. The Purchaser has, prior execution of these presents, paid to the Builder a sum of Rs.40,00,000/- (RUPEES :- FORTY LAKH ONLY ) being booking charges and part payment of the said sale price Rs. 40,00,000/- (RUPEES :- FORTY LAKH ONLY ) Commercial unit Office bearing No.805 on the 8th Floor , agreed to be sold by the Builder to the Purchasers and purchasers has further agreed to pay to the Builder the balance sale price/consideration of NO BALANCE at the time of and the manner hereinafter appearing.

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NOW / THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Builder shall under normal conditions construct a building or buildings as per the plans, designs and specifications inspected and approved by the Purchaser with such variations and modifications as the Builder may consider necessary or may be required by any public authority to be made in and of the Unit/Shop. The Purchaser hereby consents to such variations.
2. The Builder has prior to the execution of this Agreement satisfied the Purchaser about his title of the Plot and no requisition or objection shall be raised upon the Builder in any matter relating thereto.
3. The Builder hereby agrees with the previous permission of the M/s. Cidco Ltd to sell to the Purchaser and the Purchaser hereby agree to purchase the Said Office bearing No. 805 on the 8th Floor of Carpet area admeasuring to 307.64 Sq.ft & 72.12 Sq.ft Enclosed Balcony and also an undivided interest in the common areas and facilities as shown on the plan hereto attached for a lumpsum price which



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includes the proportionate price for undivided interest in the common areas and facilities of the said building .

4. The Purchaser has verified and has accepted that the super covered area.
5. The premises under the purchase include enclosed balcony and or balconies, if any, the right to use common areas and facilities available in the building and also the Purchaser undivided interest in the restricted areas and facilities for the use of the said premises.
6. The Purchaser agrees to pay to the Builder the token amount of **Rs. 40,00,000/- (RUPEES :- FORTY LAKH ONLY )** and the said amount has been paid to the BUILDER for the purchase of above mentioned Commercial Unit by the Purchaser. The balance consideration amount of **Rs.40,00,000/- (RUPEES :- FORTY LAKH ONLY )** to be paid in the following manner :-

SCHEDULE OF PAYMENT	PERCENTAGE OF PAYMENT
Earnest Money Deposit	20%
On Commencement of Plinth Work	22%
On Commencement of 1 <sup>st</sup> Slab	10%
On Commencement of 2 <sup>nd</sup> Slab	10%
On Commencement of 4 <sup>th</sup> Slab	8%
On Commencement of 6 <sup>th</sup> Slab	8%
On Commencement of 8 <sup>th</sup> Slab	6%
On Commencement of 10 <sup>th</sup> Slab	6%
On Commencement of 12 <sup>th</sup> Slab	4%
Floor, Door, Window, Plumbing	4%
At the time of Possession	2%
<b>TOTAL</b>	<b>100 %</b>

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6.A) Payment to be made for credit in favour **M/S. SHAGUN REALTY** of our Account  
**No.011620110000733**, BANK OF INDIA,CBD,BELAPUR ,NAVI MUMBAI.

7. The specification, materials, textures/ fittings and all such other amenities shall be as per as the list set out in the Second Schedule hereunder written and the Purchaser as satisfied themselves about the same and about the design of the building.

8. If due to any unavoidable circumstances, there is any increase as in the price of the building materials such as cement, steel etc, the Purchaser shall bear such cost increase in price without raising any objection in respect thereof.

9. The Builder shall not be liable for any loss, damage, injury or delay due to any cause beyond their control, including acts of Government, strikes, lock outs, fire, lightning, explosion, flooding, riots, civil commotions, acts of war, malicious

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10. If the/Purchaser commits default in payments of any of the installments as aforesaid on their respective due dates (time being the essence of this

Agreement) the Builder shall be at liberty to terminate this Agreement in which event, the Builder is at liberty to forfeit the booking amount of the Purchase price of Commercial Unit. On the Builder terminating this Agreement 'under this Clause, they shall be at liberty to sell the said Commercial Unit to any other person as the Builder may deem fit at such price as the Builder may determine and the Purchaser shall not be entitled to question such sale or to claim any amount whatsoever from the Builder. The balance amount after deducting booking amount as aforesaid may be refunded without a payment of interest by the Builder to the purchaser only after the Builder have disposed of and or sold the said Commercial Unit to any other purchaser.

11. Any delay or indulgence by the Builder in enforcing the terms of this Agreement or any forbearance on their part of giving extensions of time by the Builder to the Purchaser for payment of purchase price in installments or otherwise shall not be construed as a waiver on the part of the builder of any breach of this Agreement



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by the Purchaser nor shall be the same in any manner prejudice the rights of the Builder.

12. Without prejudice to the Builder rights under this Agreement and or in law, the Purchaser shall be liable to pay interest at 9% per annum on all amounts due and payable by the Purchaser under this Agreement, if such amount remains unpaid for seven days after its due date.

13. The Builder shall not be liable for any loss, damage injury of delay due to the Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to the M/s. Cidco Ltd causing delay in giving and supplying permanent water connection or such other service connections necessary for using and or occupying the flat/shop.

14. On obtaining the part occupancy/occupancy certificate from M/s. Cidco Ltd, the Builder shall be at liberty to hand over possession of the said flat/shop to the Purchaser even though permanent electricity and water connections are not sanctioned by the concerned authorities. The Purchaser shall not be entitled to make any claim or demand on the Builder for the delay in getting the permanent electric and water connections. On the Builder offering possession of the flat/shop to the Purchaser shall be liable to bear and pay their proportionate share in the consumption of electricity and water.

15. The Builder shall deliver possession of the said Commercial Unit to the Purchaser **on or before 30 months** from the date of Commencement Certificate issued by M/S CIDCO LTD. The Builder shall not incur any liability if they are unable to deliver possession of the Shop/ Commercial Unit by the aforesaid date if the completion of the building is delayed by reasons of non-availability of steel or cement or any other building material or by reason of war, civil commotion or any act of the God or if on-delivery of possession is a result of any notice, order, rules, notifications of the Government, Court, of Law and or any other public authority or for non-availability of water and or electricity connection from the concerned authorities of any reasons unforeseen or beyond the control of the Builder.

16. Upon possession of the said Commercial Unit being delivered to the Purchaser the Purchaser shall be entitled to the occupation of the said Commercial Unit and shall have no claim against the Builder in respect of any items of work in the Shop/ Commercial Unit.

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17. Commencing a week after notice is given by the Builder to the Purchaser that the said Commercial Unit is ready for the use and occupation the Purchaser shall be liable to bear and pay all taxes and charges for electricity and other services and the outgoings payable in respect of the said Commercial Unit from the date from which the Builder obtain the part occupancy/ occupancy certificate from M/s. Cidco Ltd and or other Local Authority.

18. After the entire units been sold by the Builder, the Builder will co-operate to all the Commercial Unit Purchaser/owners to form the Society and for the same the Purchaser/ owner have to contribute the expenses from their own Pocket. The Purchaser shall sign, execute all the other applications, declarations, affidavits, undertakings, indemnity or any other document as may be required by the Builder to admit the purchaser as a member in the proposed Society. The Purchaser shall abide by all the byelaws adopted by the Society and shall also abide by the terms and conditions of the same.

19. Commencing a week after notice is given by the Builder to the Purchaser that the said Commercial Unit is ready for the use and occupation the Purchaser shall be liable to bear and pay to the Builder the proportionate share (i.e. in proportion to the floor area of the said fiat) of out-goings in respect of the said area and Building namely local taxes or such other levies by the concerned local authority and or

Government water charges, insurance, common lights, repairs and salaries of peons, bill collectors, watchman, sweepers, and all other expenses necessary and incidental to the management and maintenance of the said Building. The Purchaser undertakes to pay such monthly contribution and such proportionate share of out going regularly on or before 5<sup>th</sup> day of each every month in advance and shall not withhold the same for any reason whatsoever.

20. The Purchaser agrees and binds himself to pay regular by the 5<sup>th</sup> day of each month in advance to the Builder or to the proposed Society, the proportionate share that may be decided by the Builder for the following outgoings

- a. Insurance Premium
- b. All Municipal or semi government assessment bills and other taxes and outgoings that may from time to time be levied against the said plot and our building, water taxes and the water charges.

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- c. Outgoings for the maintenance and management of the building, common lights and other outgoings and collection charges incurred in connection with the said property.
- d. Any property tax, Municipal tax, of any other tax, charges levied by any Local Authority on the said plot of land and or on the land along with the constructed building.
- e. The purchaser shall deposit with the Builder before taking the possession of the said flat the sum as worked out by the Builder towards the aforesaid expenses. If found necessary, the Purchaser shall deposit further amount of amounts with the builder on and upon being required or called upon by the Builder to do so.
- f. It is agreed that in the event Municipal Authority levies additional charges/ ceases over and above the lease premium from the Builder by way of water resource development charges the Purchaser shall pay the proportionate of such charges as may be demanded by the Builder from time to time.
- g. In addition to the Purchase price of the Flat, the Purchaser shall have to bear the additional charges such as Water deposit charges, Electricity Deposit Charges, Cable lying charges, by M.S.E.B, Club house membership charges etc, within 21 months from the date of issue of commencement Certificate.

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21. It is agreed that if one or more of such Commercial Unit remains unsold at the time the building is ready for occupation, the Builder shall be deemed to be member thereof until such Shop/ Commercial Unit is agreed to be sold by the Builder.

22. The Purchaser shall from the date of Possession thereof maintain the said Commercial Unit at his own cost in a good and tenantable condition and shall not do or suffer to be done anything to the said building or the said Commercial Unit, staircase and common passages, which may be against the rules or bye-laws of the CIDCO or any public authority duly constituted by law being in force. No structural / architectural alterations / modification or changes shall be carried out by the Purchaser to the Shop/ Commercial Unit agreed to be sold by the Builder to the Purchaser under this Agreement, without the prior written permission of the Builder or of the proposed Society. The Purchaser shall be responsible for any breach of any rules and regulations in respect thereof.



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23. So long as each Purchaser in the said building shall not be separately assessed, the Purchaser shall pay such proportionate part of the assessment in respect of the entire building as may be provisionally determined by the Society whose decision shall be final and binding upon the Purchaser and shall not questioned by the Purchaser.
24. The Purchaser shall not at any time demolish or cause to be demolished the Commercial Unit or any part thereof agreed to be bought by them or shall be at any time make or cause to be made any additions or alterations of whatsoever nature to the said Commercial Unit or any part thereof.
25. The Purchaser shall use the Commercial Unit strictly for the Commercial purpose for which it is been allotted and for not other purpose.

26. The Purchaser shall not store in the premises goods of hazardous or combustible nature or which tend to affect the construction structure of the said building or cause damage to the occupants of the Building.

27. The Purchaser shall be bound from time to time to sign all papers and documents as the Builder may require them to do from time to time for safeguarding the interest of the Builder and of the Purchasers of other premises in the said building.

Failure to comply with the provisions of this clause will render this Agreement is null and void and 10% of the purchase price and other money paid by the Purchaser shall stand forfeited to the Builder.

28. The Builder shall be at liberty to sell, assign, transfer or otherwise deal with their rights and interest in the said plot and in the building to be constructed thereon provided it does not in any way affect or prejudice the rights of the Purchaser herein.

29. Nothing contained in these presents is intended to be nor shall be construed to be a grant, demise or assignment in law in or of the said flat or any part thereof or the said Building thereon or any part thereof.

30. The Purchaser shall not let, sublet, transfer, assign or part with the possession of the said Commercial Unit without the prior consent in writing of the Builder and

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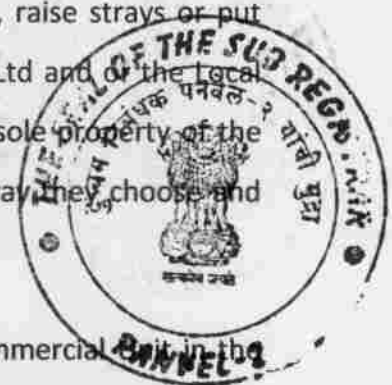
until all the dues payable by them to the Builder under this Agreement are fully paid.

31. The Purchaser and the person to whom said Commercial Unit is let, sub-let transferred, assigned or given possession of shall observe and perform all the rules and regulations which the Builder or the proposed Society has adopted for protection and maintenance of the said building and flat therein and shall pay and contribute regularly and punctually towards the taxes or expenses or other outgoings in accordance with the terms and conditions of this Agreement.

32. The Purchaser shall not be entitled to sell and or transfer his right, title, interest and benefits under this Agreement to any person without obtaining prior "NO OBJECTION CERTIFICATE" in writing from the Builder or the proposed Society. The Builder will issue such NO OBJECTION CERTIFICATE to the Purchaser for transferring and assigning the benefits and rights of this Agreement for the said unit only on payment of the transfer charges. The transfer charges will be decided by the Builder or by the proposed Society Only. The Purchaser shall not be entitled for grant of such NO OBJECTION CERTIFICATE unless and until all the dues payable under this Agreement are paid in full.

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33. The Builder shall have a right to make additions, alterations, raise strays or put additional structures as may be permitted by the M/s.Cidco Ltd and of the Local Authority. Such additions alterations, structures will be the sole property of the Builder who will be entitled to dispose of the same in any way they choose and the Purchaser hereby consents to the same.



34. The Purchaser shall maintain at his own cost Said Shop/ Commercial in the same conditions, state and order in which it will be delivered to them and shall abide by all the bye-laws, rules and regulations of the Co-operative Society, the Government, the CIDCO, the Maharashtra State Electricity Board and Local Authority.

35. The Purchaser hereby agrees and binds to pay to the Builder the stamp duty and registration charges pertaining to this Agreement and also to bear and pay his proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the Lease Deed/ Deed of Assignment to be executed by the CIDCO in favour of the proposed Co-operative Society.



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36. The Purchaser shall not do or permit to be done any act or thing which may render void or void able any insurance of any premises in or of the said building or any pan thereof or cause any increase on premium to be payable in respect thereof.
37. The Builder shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in respect of the unsold premises in the said building The Builder shall however bear and pay the Municipal/government taxes and any other taxes as may be levied by the Local Authority in respect of such unsold premise in the building.
38. This Agreement shall always be subject to the terms and conditions contained in the said Agreement to lease and also subject to the provisions contained in the Section 118 and other applicable provisions of the Maharashtra Regional and

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Town Planning Act, 1966 and the rules and regulations made there under including the New Bombay Disposal of Lands Regulations, 1975

39. If there is any increase in F.S.I. or any other benefits, then such increase in F.S.I. or other benefits shall go to the Builders. The Purchaser or the member of the co-operative housing society or any other incoming member or a limited company or any other legal body shall not raise any objections to the Builders utilizing such increased F.S.I. and or using and or appropriating such benefits.



40. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by registered post or under certificate of posting at his/her permanent address specified as under :

**ADDRESS –**  
**MRS.SAAKSHI SHAILENDRA PATIL**  
**MR. SHAIENDRA RAJARAM PATIL**  
**A/203, SAI SAAKSHAAT, PLOT NO 09 ,**  
**NEAR GOLF COURSE, SECTOR-06**  
**KHARGHAR, KHARGHAR RAIGARH,**  
**MAHARASHTRA-410210**

The Stamp duty and Registration Charges payable under this Agreement shall be borne and paid wholly and exclusive by the Purchaser.

41. The Purchaser hereby undertakes to lodge this Agreement with the Sub Registrar of Assurances for the purpose of registration within seven days from the date hereof and to intimate to the Builder the number under which this Agreement is registered with the Sub Registrar of Assurances.



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IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the day, month and year first above written as hereinafter appearing

SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED "BUILDER"  
M/s. SHAGUN REALTY,  
A Registered Partnership Firm through its Partner,



MR. NISHITH B. PATEL  
In the presence of.....

1) 

2) 





SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED "PURCHASER"

MRS. SAAKSHI SHAILENDRA PATIL





MR. SHAILENDRA RAJARAM PATIL





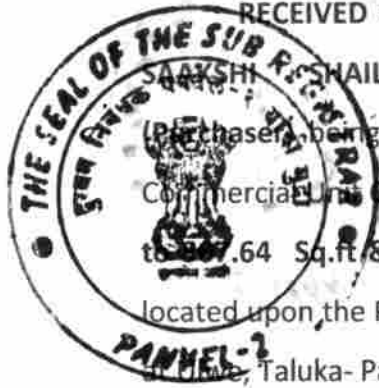
In the presence of ....

1) 

2) 

पवल-२	
१०१३८	२०२०
२६/११०	

## RECEIPT



RECEIVED a sum of Rs. 40,00,000/- (RUPEES :- FORTY LAKH ONLY) from MRS. SHAILENDRA PATIL & MR. SHAILENDRA RAJARAM PATIL (Purchaser) being the advance and part payment against the Sale price in respect of Commercial Office bearing No. 805 on the 8th Floor, of Carpet area admeasuring to 67.64 Sq.ft & 72.12 Sq.ft Enclosed Balcony in the Building Known as "INSIGNIA" located upon the Plot No. 195, containing by measurement 2850.23 Sq.mtrs at Sector-19, Panvel, Taluka- Panvel, District- Raigad. agreed under these presents.

### Details of Payments

SR.No.	Date	Cheque No.	Bank	Amount
1	03.09.2018	000037	HDFC BANK	40,00,000/-
			<b>TOTAL</b>	<b>40,00,000/-</b>

**WE SAY RECEIVED RS. 40,00,000/-**



(MR. NISHITH B. PATEL)

Partner of M/s. SHAGUN REALTY,

WITNESSES :-

- 1.
- 2.

SCHEDULE-I

(THE DESCRIPTION OF THE LAND)

ALL THAT piece or parcel of land known as Plot No.195, at Sector-19, at Ulwe node, Commercial Plot in Taluka- Panvel, District- Raigad., containing by measurement 2850.23 Sq.mtrs or thereabout and bounded as follows :-

On Or Towards the North by :- 30 Mtrs Wide Road  
On Or Towards the South by :- 15 Mtrs. Wide Road  
On Or Towards the East by :- Plot No.7, SF Plot No.8  
On Or Towards the West by :- 30 Mtrs. Wide Road

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१०९३८	२०२०
२७/११०	

SCHEDULE-II

(THE DESCRIPTION OF THE FLAT)

Commercial Unit Office bearing No. 805 on the 8th Floor , of Carpet area admeasuring to 307.64 Sq.ft & 72.12 Sq.ft Enclosed Balcony along with an undivided interest in the common areas and facilities in "INSIGNIA"building, which is located upon Plot No.195, at Sector-19, at Ulwe node, Commercial Plot, in Taluka- Panvel, District- Raigad., containing by measurement 2850.23 Sq.mtrs or thereabout.

Falling within the Sub-registrar of assurances of Panvel, Taluka & District- Raigad.



*[Handwritten signature]*

*[Handwritten signature]*

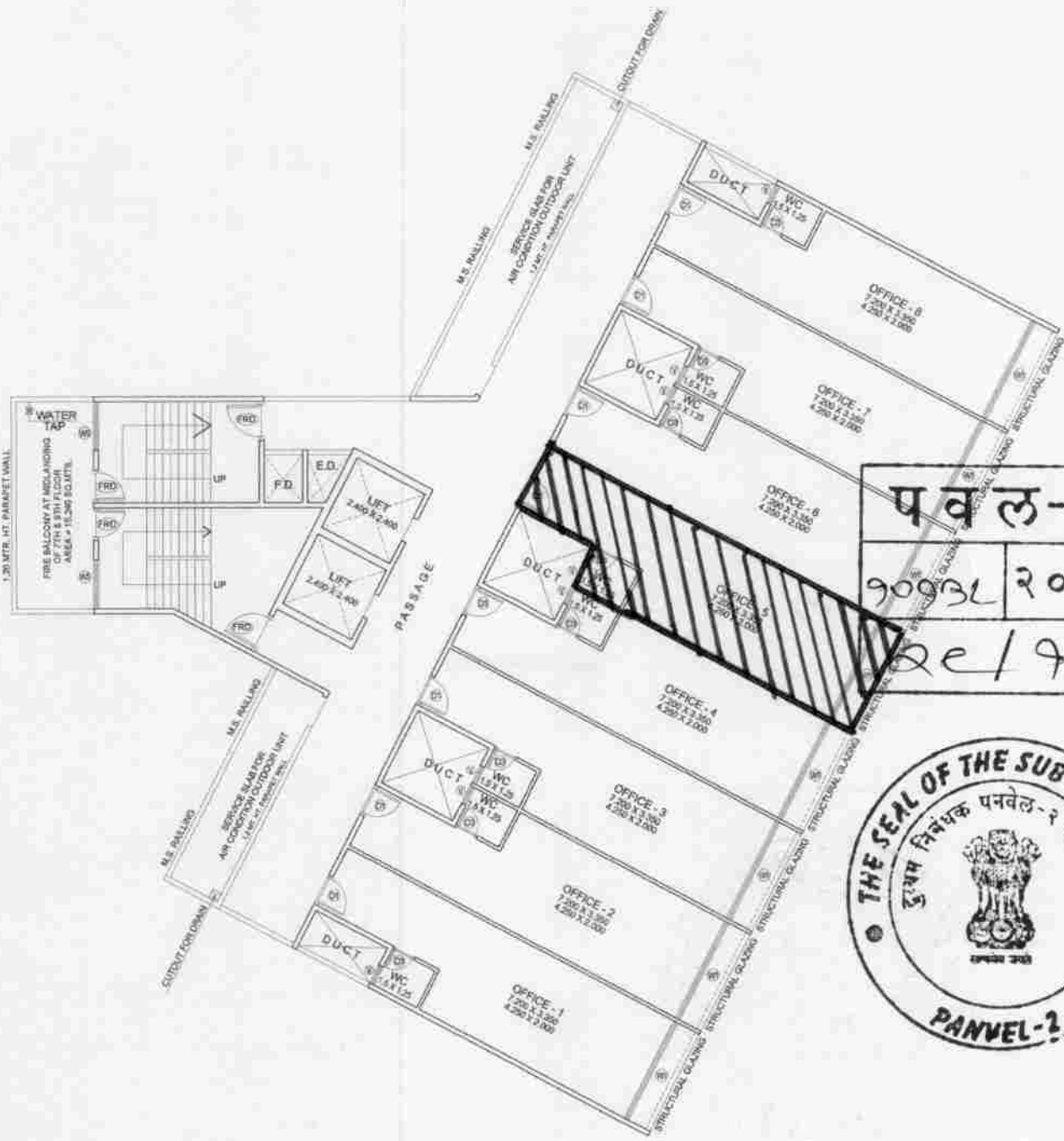
**SCHEDULE-II  
(AMENITIES)**

1. **FLOORING:**  
Tiles will be provided.
  
2. **ELECTRIFICATION:**  
Wiring will be installed.
  
3. **TOILETS:**  
Tiling in Toilets & Sanitary ware and CP fittings.
  
4. **WALLS & PAINTS:**  
Internal walls.

पवल-२	
5. DOORS:	३०३०
१०१३८	Flush Doors
२८/११०	



*[Handwritten signatures]*



पवेल-२  
 १००३८ २०२०  
 २२/११०



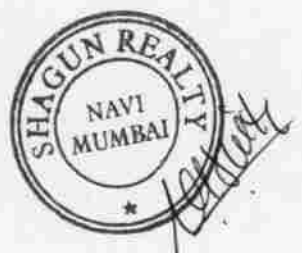
5TH TO 12TH FLOOR PLAN

OFFICE NO : 805

PROJECT BY : M/s. SHAGUN REALTY.  
 INSIGNIA  
 PLOT-195, SECTOR-19, ULWE, NAVI MUMBAI - 410206

PROJECT: INSIGNIA  
 PLOT-195, SECTOR-19, ULWE  
 ULWE, NAVI MUMBAI.

**stapl**  
 soylz talib architects  
1001, Apollo Building, Chhatrapati Shivaji Maharaj Road, Sector 19, Ulwe, Navi Mumbai, Maharashtra



*Handwritten signatures and initials.*



पवल-२	
१०१३८	२०२०
३० / ११०	





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

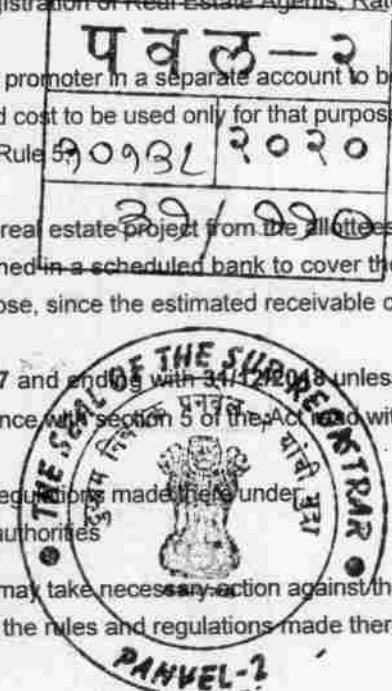
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P52000005695**

Project: **Insignia**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 195, SECTOR 5, ULWE Ulawe, Panvel, Raigarh, 410206;**

1. **Shagun Realty** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400703**.
2. 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 (l) of sub-section (2) of section 4 read with Rule 59093L 2020  
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 11/08/2017 and ending with 31/12/2018 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. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 8/11/2017 11:35:41 PM

Dated: 11/08/2017  
Place: Mumbai

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



Handwritten signature of Shagun Realty.

Handwritten signature.

Handwritten signature.

प व ल-२	
१०१३८	२०२०
३९/११०	



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAAKSHI SHAILENDRA PATIL  
BHAU MANIK THAKUR

01/06/1976  
Permanent Account Number

AQQPP8381D

Signature



प व ल - २	
१०९३८	२०२०
३३ / ११०	

*[Handwritten signature]*



पवल-२	
१०१३८	२०२०
३०/११०	




**भारत सरकार**  
**Government of India**



 साक्षी शैलेन्द्र पाटील  
 Saakshi Shalendra Patil  
 जन्म तिथि / DOB : 01/06/1976  
 महिला / Female



**5435 3040 1035**

**आधार - आम आदमी का अधिकार**


**पवल-२**  
 १०१३८ २०२०  
 ७५/११०



**आधार**  
**Unique Identification Authority of India**


**पता:**  
 अक्षया द स्टीलमन सीएचएस रो न.  
 1 प्लॉट न. 1, रोड न. 2, सेक्टर 3  
 गार्डन के सामने, सेक्टर 3 नई  
 पणवेल, पनवेल, पनवेल, रायगड,  
 महाराष्ट्र, 410206

**Address:**  
 akshaya the steelman CHS row  
 no. 1 plot no. 11, road no. 2, opp.  
 sector 3 Garden, sector 3 new  
 PANvel, Panvel, Panvel, Raiged,  
 Maharashtra, 410206

**5435 3040 1035**

 1947  
 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in





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३६/११०	



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHAIENDRA RAJARAM PATIL  
RAJARAM GOPAL PATIL

11/08/1968

Permanent Account Number  
ADLPP1859N

*Kali*  
Signature



*Kali*

पवल-२	
१०१३८	२०२०
३७/११०	





प व ल - २	
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३८ / ११०	





भारत सरकार

Government of India



शैलेन्द्र राजाराम पाटील  
Shailendra Rajaram Patil  
जन्म तिथि / DOB: 11/08/1968  
पुरुष / Male



2629 7541 0686

मेरा आधार, मेरी पहचान

प व ल-२

१०१३८ २०२०

३८ / ११०

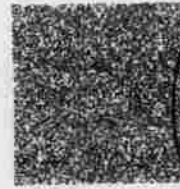


जाघर

भारतीय डिजिटल पहचान प्राधिकरण

Unique Identification Authority of India

पता: शैलेन्द्र राजाराम पाटील, ए/२०३, साई साक्षात,  
प्लॉट ०९, गॉल्फ कोर्स के पास, विभाग ०६, खरघर,  
खरघर, रायगड, महाराष्ट्र, ४१०२१०  
Address: C/O SHAILENDRA RAJARAM PATIL,  
A/203, SAI SAAKSHAAT, PLOT 09, Near Golf  
Course, SECTOR 06, Kharghar, Kharghar,  
Raigarh, Maharashtra, 410210



2629 7541 0686



1947



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Patil

पवल-२	
१०१३८	२०२०
००/११०	



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

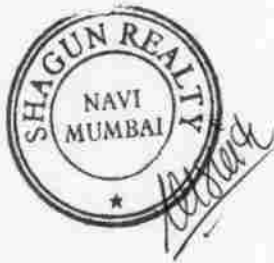
SHAGUN REALTY

01/04/2013

Permanent Account Number


ACIFS9168B

प व ल - २	
१०१९८	२०२०
०१ / ११०	



पवल-२	
१०१३८	२०२०
४२/११०	



 **CIDCO** WE MAKE CITIES **OCCUPANCY COMPLETION CERTIFICATE**

BP-13345/4691

Date : 29 May, 2019

Unique Code : 20150302102325001

To,

M/s. Shagun Realty Through its Partners, Shri  
Nishith B. Patel and Others Five  
At Shop No. 11, Goodwill Garden, Plot No. 15/16,  
Sector-08, Khaghar, Navi Mumbai  
PIN - 410210

Sub : Occupancy Certificate for **Mercantile / Business (Commercial) [ Commercial Bldg ]**

Building on Plot No. **195**, Sector **19** at **Ulwe**, Navi Mumbai.

Ref : 1) Your architect letter, dtd: 27.03.2019

2) Final Fire NOC issued by CFO, CIDCO vide letter no. CIDCO/FIRE/HQ/SAP-163/2019, dtd 22.08.2019

3) Time extension issue by AEO(KHR-Plots) vide letter no. CIDCO/M(TS-III)/KHR-Plots/2019/0098  
dtd:21.05.2019

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Mercantile Business (Commercial) [ Commercial Bldg ]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer -I) to get the water supply connection to your plot.

पवल-२	
२०२०	३०२०
४३/११०	



Document certified by PATIL MITHILESH  
JANARDHAN <mithilesh.patil@gmail.com>

Name: PATIL MITHILESH  
JANARDHAN  
Designation: Associate  
Planner  
Organization: CIDCO

प व ल - २	
१००३८	२०२०
००/११०	



BP-13345/4691

Date : 29 May, 2019

Unique Code : 20150302102325001

**OCCUPANCY COMPLETION**  
**CERTIFICATE**

I hereby certify that the development of Mercantile / Business (Commercial) [ Commercial Bldg ] Building G+1st floor, 2nd & 3rd Floor Parking+4th to 12th floor Offices [ Total BUA = 4260.38Sq.mtrs, Residential BUA = 0 Sq.mtrs, Commercial BUA = 4260.38 Sq.mtrs, Any Other BUA = 0 Sq.mtrs Number of units = 93No., No.of Commercial Units = 93No., Any Other Units = 0No. Ground+No. Of Floors = G+1st floor, 2nd & 3rd Floor Parking+4th to 12th floor Offices ] Plot No. 195,], Sector - 19 at Ulwe of Navi Mumbai completed under the supervision of Soyuz Talib Architect has been inspected on 23 May, 2019 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 14 December, 2015 and that the development is fit for the use for which it has been carried out.

पवल-२	
१०१३८	२०२०
२५/११०	



Thanking you,

Yours faithfully,  
Document certified by PATIL MITHLESH  
JANARDHAN <mithlesh.patil@gmail.com>

Name : PATIL MITHLESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO

ASSOCIATE PLANNER (BP)

Page 2 of 2



86/0

इतर  
पावती

Original/Duplicate

Monday, 28 December 2015  
10:42 AM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 12480 दिनांक: 28/12/2015

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल-1-0-2015

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: ~~श्री. राजेंद्र मंगी~~ श्री. राजेंद्र मंगी  
वर्गानुसारी क्र. 5347/15 सीजे उलवे जाट नं. 196 ते 19 सन 2003 ते 2015  
शोध व निरीक्षण

पवल-२

१०१३८ २०२०

रु. 325.00 १०६/११०

एकूण:

रु. 325.00

JOINT S R PANVEL

सह दुय्यम निबंधक

(पानवेल-१)

1); देयकाचा प्रकार: eChallan रकम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005849865201516E दिनांक: 22/12/2015

बँकेचे नाव व पत्ता:





*Rajendra D. Tambe*  
B.com., L.L.B.

Advocate High Court.

Enroll No. Mah/3758/2002

Email:rajendratambe@hotmail.com

SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

पंचल-२	Plot No.195, (Commercial Plot ) containing by measurement
२०२०	2850.230 Sq.mtrs at Sector-19, at Ulwe , in Taluka- Panvel, District- Raigad.
७७/११०	

Pursuant to the search and investigation of the title of Plot No.195, (Commercial

Plot) containing by measurement 2850.230 Sq.mtrs at Sector-19, at Ulwe , in

Taluka- Panvel, District- Raigad. (hereinafter referred to as "Said Plot"), The

Builder viz M/s SHAGUN REALTY, a duly registered partnership firm, through

its Partner 1) MR. BHUPATBHAI MADHABHAI MAVANI 2)MR. NISHITH

BHUPAT PATEL 3) MR. JETHALAL RANCHHOD PATEL 4) MR.

PIYUSH PRAGJI PATEL 5) MR. SHAILESH ANANDJI PATEL 6) MR.

HARESH ANANDJI PATEL, having office address at Shop no.11, Goodwill

Garden Plot no.15/16, Sector-08, Kharghar, Taluka- Panvel, District- Raigad, have



requested me to take a search of the Said Plot at the office of Sub-Registrar of Assurances, Panvel-1,2,3,4 & 5 and accordingly I have conducted a Search of the Said Plot from the Year 2003 till today at the office of Sub-registrar of assurances, Panvel-1 to 5 with the help of Search Clerck, Viz. Mr. Kisan J. Bhide by paying the requisite charges for the same and after pursuing the same, I arrived at the following conclusion :-

पंचल-२	
१०१७८	३०२०
०८/११०	

The Property which is the subject matter of Search is came into existence after letter of allotment is been issued by M/s.CIDCO Ltd on 17/4/2014. I searched the records of the office Sub-registrar of Assurances of Panvel-1 to 5 from the Year 2003 till today but, some records were not available and the Index was also not ready at the office of Sub-Registrar of assurances and hence as per the document number provided to me, I verified the day book at the office of Sub-Registrar of Assurances and during my search, I have found the following registered documents in respect of Said Plot and the description of the same are as under :-





**Rajendra D. Tambe**

B.com., L.L.B.

**Advocate High Court.**

Enroll No. Mah/3758/2002

Email:rajendratambe@hotmail.com

Document No.	Date- Month-Year	Description of Document
1.	23/12/2014	Agreement To Lease, dated 23/12/2014 bearing document which is registered at Serial No.PVL2-9487-2014 dated 23/12/2014, Receipt No.9718, which is entered and executed between M/s.CIDCO Ltd, therein referred to as Corporation as the First Part and M/s SHAGUN REALTY, a Partnership Firm , as the Licensee as the other Part. The value of the Agreement as per Lease Premium Amount is Rs. Rs.43,20,29,313/ and Stamp Duty of Rs.1,72,81,200/- is being paid.

पवल-२  
१०१३८ २०२०  
०८/११०

Hence after the conduct of my search, except the above referred registered documents, I do not found any registered encumbrances of any nature of what so ever nature in respect of Said Plot as per the abovementioned records of the Sub-Registrar of Assurances, Panvel-1 to 5.

This Search Report is qualified in value and submitted from the records available "On as is Where is basis" at that particular point of time and without any liability on the part of the undersigned.

+

I hereby enclosed receipt No.12480 dated 28/12/2015 of Rs.325/-, which is deposited for Search at the office of Joint Sub-registrar of assurances, Panvel-1

Dated this 4<sup>th</sup> day of JANUARY, 2016



*R.D. Tambe*

RAJENDRA D.TAMBE,  
Advocate

पवल-२	
१०१३८	२०२०
५०/११०	





**Rajendra D. Tambe**

B.com., L.L.B.

**Advocate High Court.**

Enroll No. Mah/3758/2002

Email:rajendratambe@hotmail.com

**TITLE CERTIFICATE**

TO WHOM SO EVER IT MAY CONCERN

Reference :- Plot No.195, (Commercial Plot ) containing by  
2850.230 Sq.mtrs at Sector-19, at Ulwe , in Taluka- Panvel, District- Raigad.

पवल-२	
१०१३८	२०२०
measurement	
५१ / ११०	

Pursuant to the search and investigation of the title of Plot No.195 (Commercial Plot) containing by measurement 2850.230 Sq.mtrs at Sector-19 in Taluka- Panvel, District- Raigad. (hereinafter referred to as "Said Plot" Builder viz. M/s SHAGUN REALTY, a duly registered partnership firm through its Partner 1) MR. BHUPATBHAI MADHABHAI MAVANI 2)MR. NISHITH BHUPAT PATEL 3) MR. JETHALAL RANCHHOD PATEL 4) MR. PIYUSH PRAGJI PATEL 5) MR. SHAILESH ANANDJI PATEL 6) MR. HARESH ANANDJI PATEL, having office address at Shop no.11, Goodwill Garden Plot no.15/16, Sector-08, Kharghar-410210, Taluka- Panvel, District- Raigad, have requested me to investigate the title of the Said Plot and hence I have verified the following records/documents, which are supplied to me :-

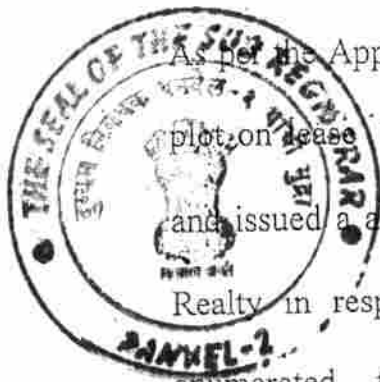


+

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s.CIDCO LTD") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2<sup>nd</sup> floor, Nariman Point, Mumbai -400021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.

प व ल - २	
१०१३८	२०१०
५२/११०	

2. That M/s. Shagun Realty by their application dated 21-1-2014 requested M/s. CIDCO of Maharashtra / Corporation to grant lease of a piece or parcel of land so acquired and vested in the corporation of the State Government.



As per the Application/ Offer No. 147 of M/s. Shagun Realty to acquire a plot on lease M/s. CIDCO of Maharashtra has accepted the request/offer and issued a allotment letter dated 17/4/2014 in the name of M/s. Shagun Realty in respect of said plot, with the various terms and conditions enumerated therein, with the payment of Lease premium of Rs.43,20,29,313/- (Rupees. Forty Three Crore Twenty Lacs Twenty Nine Thousand Three Hundred Thirteen Only) and accordingly, the Builder

f



**Rajendra D. Tambe**

B.com., L.L.B.

**Advocate High Court.**

Enroll No. Mah/3758/2002

Email:rajendratambe@hotmail.com

herein i.e M/s. SHAGUN REALTY on 09/11/2014, paid the Lease premium to M/s. CIDCO Ltd/Corporation in respect of the said plot.

3. Thereafter By registered Agreement to Lease dated 23/12/2014, which is registered at the office of Sub-Registrar, Panvel-2 at Serial No.PVL2-9487-

2014 dated 23/12/2014, Receipt No.9718 , which is entered and executed

between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part

and M/s. SHAGUN REALTY a partnership firm, as the Licensee as the

Other Part therein for Commercial purpose and by virtue of the registered

Agreement To Lease dated 23/12/2014, M/s. SHAGUN REALTY

partnership firm has acquired a lease hold rights in respect of Said Plot with

the terms and conditions contained therein.

4. Thereafter, M/s. SHAGUN REALTY a partnership firm, i.e the Builder herein has prepared Building Plans in respect of intending Commercial

Building viz. INSIGNIA, which is to be erected upon the Said Plot, through

Architect and submitted the same to M/s.Cidco Ltd for approval and sought

approval to such plans and obtained Development permission for

Commercial Building on Plot No. 195, Sector-19, Ulwe, Taluka-Panvel,

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District-Raigad, vide Commencement Certificate No. CIDCO/BP-13345/TPO(NM&K)/2015/1403 dated 14/12/2015 on the terms and conditions set and prescribed therein.

Hence after pursuing and investigation of the above records which are supplied to me, I have arrived at the following opinion:-


That The Builder viz. M/s SHAGUN REALTY, including its Partners, is hereby legally authorised to do or cause to do all or any of the acts, deeds

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matters and things related to the development of the Said Plot.

Dated 4<sup>th</sup> day of JANUARY, 2016



  
RAJENDRA D.TAMBE,  
Advocate



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN : U99999 MH 1970 SGC - 014574)

### REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

### HEAD OFFICE:

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

### Ref. No.

CIDCO/BP-13345/TPO(NM & K)/2015/1403 - 1

Date : 14 DEC 2015

To,  
M/s. Shagun Realty,  
Through its Partners, Shri. Nishith B. Patel & Others Five,  
At Shop No. 11, Goodwill Garden, Plot No. 15/16,  
Sector-08, Kharghar, Navi Mumbai

ASSESSMENT ORDER NO.345/2015-16 REGISTER NO.01 PAGE NO.345

- SUB - Payment of development charges for Commercial Building on Plot No.195, Sector - 19 at Ulwe, Navi Mumbai
- REF:- 1) Your architect's application dated 30/03/2015 & 22/05/2015  
 2) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/15/B/NM/492/964-66, dtd. 05/03/2015  
 3) PSIDC NOC issued by EE(Elec-II) vide letter No. CIDCO/EE(Elect-II)/15/UL-0964/1059, dtd. 24/03/2015  
 4) Fire NOC issued by Administrator (Fire Service & STO), CIDCO vide letter no. CIDCO/Fire/Khr/2015/173, dtd. 05/12/2015  
 5) Approval of Electric Sub-Station location issued by EE(O&M Division) Nerul vide letter No. EE/NERUL/EE/000837, dtd. 03/03/2015  
 6) Revised Approval of Electric Sub-Station location issued by EE(O&M Division) Nerul vide letter No. EE/NERUL/TECH/ 003738, dtd. 26/11/2015

### ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- |     |   |   |
|-----|---|---|
| 1.  | Name of Assessee  | :- M/s. Shagun Realty, Through its Partners, Shri. Nishith B. Patel & Others Five |
| 2.  | Location  | :- Plot No.195, Sector - 19 at Ulwe, Navi Mumbai                                  |
| 3.  | Land use  | :- Commercial   |
| 4.  | Plot area   | :- 2850.23 Sq. mtrs   |
| 5.  | Permissible (FS)  | :- 1.50   |
| 6.  | Rates as per Stamp Duty Ready Reckoner, for Sec-19, Ulwe                          | :- Rs.20100/-   |
| 7.  | <b>AREA FOR ASSESSEMENT FOR COMMERCIAL :-</b>                                     |   |
| i)  | Plot area   | :- 2850.230 Sq.mt.  |
| ii) | Built up area   | :- 4260.381 Sq.mt.  |
| 8.  | <b>DEVELOPMENT CHARGES FOR COMMERCIAL :-</b>                                      |   |
| i)  | Plot area   | :- 2850.230 Sq.mt. X 20100/- X 1.0% = Rs. 572896.23                               |
| ii) | Built up area   | :- 4260.381 Sq.mt. X 20100/- X 4.0% = Rs.3425346.32                               |
|     |   | Total = Rs. 3998242.55  |
| 9.  | Total Assessed development Charges  | 8(i) + 8(ii) = Rs. 3998242.55 Say Rs. 3998243/-                                   |
| 10. | Date of Assessment  | :- 07/12/2015   |
| 11. | Due date of completion  | :- 23/12/2014 to 22/12/2018   |
| 12. | Development charges paid of Rs.39,98,300/- vide Receipt No.14389, dtd. 02/12/2015 |   |

Unique Code No. 2015 03 021 02 3250 01 is for this Development Permission on Plot No. 195, Sector-19, at Ulwe, Navi Mumbai.

Yours faithfully,

*Manjula*  
14/12/15

(Manjula Nayak)  
Sr. Planner (Bldg. Permission)  
Navi Mumbai & Khopta

C.C.TO: STAPL, Architect  
1405/1406, 14TH floor, Kesar Solitaire,  
Plot No. 05, Sector - 19, Sanpada, Navi Mumbai

In case of any corruption related complaint, please visit:



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

(CIN - U97999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

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

Ref. No CIDCO/BP-13345/TPO(NM & K)/2015/ **1403-7**

Date: **14 DEC 2015**

To,  
M/s. Shagun Realty,  
Through its Partners, Shri. Nishith B. Patel & Others Five,  
At Shop No. 11, Goodwill Garden, Plot No. 15/16,  
Sector-08, Kharghar, Navi Mumbai

**ASSESSMENT ORDER NO.345 /2015-16 REGISTER NO.01 PAGE NO.345**

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	2	5	0	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Commercial Building on Plot No.195, Sector - 19 at Ulwe, Navi Mumbai.  
Re: Your architect's application dated 30/03/2015 & 22/05/2015

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1.	Name of Assessee
2.	Location
3.	Land use
4.	Plot area
5.	Permissible FSI
6.	GROSS BUA FOR ASSESSEMENT
A)	ESTIMATED COST OF CONSTN.
B)	AMOUNT OF CESS
7)	Construction & Other Workers Welfare Cess charges paid Rs. 11,42,600/- vide Receipt No. 14389 dtd. 02/12/2015.

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- Name of Assessee :- M/s. Shagun Realty, Through its Partners, Shri. Nishith B. Patel & Others Five
- Location :- Plot No.195, Sector - 19, Ulwe Navi Mumbai.
- Land use :- Commercial
- Plot area :- 2850.23 Sq. mtrs
- Permissible FSI :- 1.50
- GROSS BUA FOR ASSESSEMENT :- 7681.189 Sq.mtrs.
- ESTIMATED COST OF CONSTN. :- 7681.189 Sq.mtrs. X 14875/- = Rs. 114257686.375
- AMOUNT OF CESS :- Rs. 114257686.375 X 1% = Rs. 1142576.863
- Construction & Other Workers Welfare Cess charges paid Rs. 11,42,600/- vide Receipt No. 14389 dtd. 02/12/2015.



Yours faithfully,

*Manjula*  
14/12/15

(Manjula Nayak)  
Sr. Planner (Bldg. Permission)  
Navi Mumbai & Khopta



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

### REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

### HEAD OFFICE:

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

Ref. No.

CIDCO/BP-13345/TPO(NM & K)/2015/ 1404-1

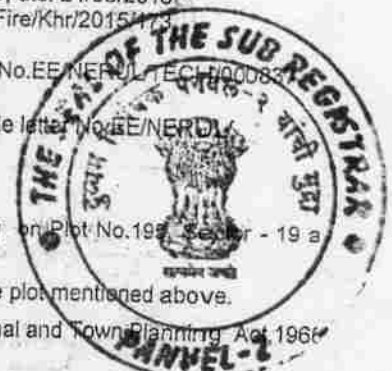
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To,  
M/s. Shagun Realty,  
Through its Partners, Shri. Nishith B. Patel & Others Five,  
At Shop No. 11, Goodwill Garden, Plot No. 15/16,  
Sector-08, Kharghar, Navi Mumbai

SUB :- Development Permission for Commercial Building on Plot No.195, Sector - 19 at Ulwe, Navi Mumbai.

- REF:- 1) Your architect's application dated 30/03/2015 & 22/05/2015
- 2) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/15/B/NM/492/964-86, dtd.05/03/2015
  - 3) PSIDC NOC issued by EE(Elec-II) vide letter No. CIDCO/EE(Elect-II)/15/UL-0964/1059, dtd. 24/03/2015
  - 4) Fire NOC issued by Administrator (Fire Service & STO), CIDCO vide letter no.CIDCO/Fire/Khr/2015/173, dtd.05/12/2015
  - 5) Approval of Electric Sub-Station location issued by EE(O&M Division) Nerul vide letter No.EE/NERUL/TECH/00083, dtd. 03/03/2015
  - 6) Revised Approval of Electric Sub-Station location issued by EE(O&M Division) Nerul vide letter No.EE/NERUL/TECH/003738, dtd. 26/11/2015



Dear Sir,

Please refer to your application for development permission for Commercial Building on Plot No.195, Sector - 19 at Ulwe, Navi Mumbai.

The development permission is hereby granted to construct Commercial Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1962 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 Noda 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 stilt, the finished stilt 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 concerned Executive Engineer(W/S), CIDCO prior to the commencement of the construction Work.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic. You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours faithfully,

*Manjula*  
14/12/15

(Manjula Nayak)  
Sr. Planner (Bldg. Permission)  
Navi Mumbai & Khopla

C.C.TO: STAPL, Architect  
1405/1406, 14<sup>TH</sup> floor, Kesar Solitaire,  
Plot No. 05, Sector - 19, Sanpada, Navi Mumbai

In case of any corruption related complaint, please visit:

REF.NO.CIDCO/BP-13345/TPO(NM&K)/2015 1404 -

DATE 14 DEC 2015

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD**  
**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s. Shagun Realty, Through its Partners, Shri. Nishith B. Patel & Others Five on Plot No. 195, Sector-19 at Ulwe, Navi Mumbai as per the approved plans and subject to the following conditions for the development work of the proposed Commercial Bldg. (Ground + 1<sup>st</sup> floor, Parkings on 2<sup>nd</sup> & 3<sup>rd</sup> floor and Offices on 4<sup>th</sup> to 12<sup>th</sup> floor Offices), Commercial BUA = 4260.381 Sq.mt. Total BUA= 4260.381 Sq.Mt.

(Nos. of Shopping Units - 21, Nos. of Office units - 72)

Total No's of Commercial Units - 93

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

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1. This Certificate is liable to be revoked by the Corporation if: -

1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.

1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall:-

2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.

2(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.



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4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 1,36,000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground 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 fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/99, UD-11/BOP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or re-development is obtained by the 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 & Node 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 flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

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REF.NO.CIDCO/BP-13345/TPO(NM&K)/2015 1404-1

DATE

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule.(enclosed).

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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.

The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 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.



Manjula  
14/12/15

(Manjula Nayak)

Sr. Planner (Bldg. Permission)

Navi Mumbai & Khopta

C.C. TO: Architect : STAPL,  
1405/1406, Kesar Solitair,  
Sector-19, Sanpada, Navi Mumbai.

Plot No. 195, Sector-19, Ulwe.

C.C. TO: Separately to:

1. M (TS-II)
2. CUC
3. EE (KHR/PNL/KLM/DRON/ULWE)
4. EE (WS)

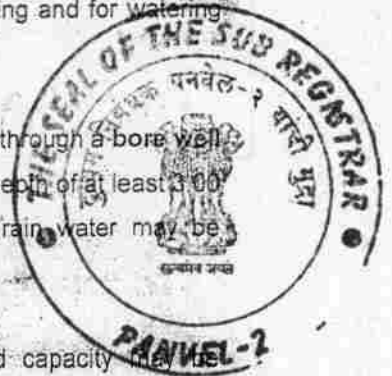
### RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water down from terrace and the paved surface.

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- (i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- (iii) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50. mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.



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- a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
- b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
- c) Coarse sand as upper middle layer upto 20% of the depth;
- d) A thin layer of fine sand as top layer;
- e) Top 10% of the pits/ trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/ trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall atleast be 15 cms.

g) Perforated concrete slabs shall be provided on the pits/trenches.

- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

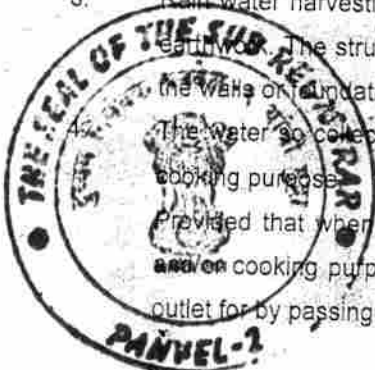
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The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 Sq. mt.

3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earth. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.



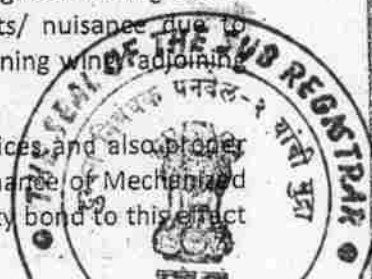
Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

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You are requested to note the following additional conditions:-

- 1) Area reserved for the parking shall be utilized for the purpose of parking only and a notarized undertaking to this effect shall be submitted to TPO(BP/NM&K)
- 2) The standby arrangement of generator/alternative electric power supply of requisite capacity shall be made in case of failure of electric supply.
- 3) The parking spaces shall be paved & clearly marked, painted and numbered
- 4) Cautionary/ informatory signage shall be provided in the drive ways to guide the motorists
- 5) Anti Skid finish (Surface) shall be provided at the parking floors
- 6) Adequate No. of parking attendants shall be employed.
- 7) The entire drive way as well as parking spaces shall be kept free of obstructions.
- 8) Necessary care shall be taken to abate the nuisance of car exhaust/ smoke/ lights/ noise on ground floor, 1<sup>st</sup> & 2<sup>nd</sup> podium floor parking area.
- 9) The registered undertaking indemnifying the TPO(BP/NM&K) against any litigation arising out of hardship to used in case of the failure of Mechanized system & Car lifts/ nuisance due to mechanical system & car lifts to the building under reference & to the adjoining wing/ adjoining buildings shall be submitted to TPO(BP/NM&K)
- 10) The mechanized parking system shall be equipped with electric sensor devices and also proper precaution & safety measures shall be taken to avoid any mishap & maintenance of Mechanized parking system shall be done regularly and notarized undertaking & indemnity bond to this effect shall be submitted to TPO(BP)
- 11) The parking layout shall also meet the requirement of Fire Officer, CIDCO
- 12) The slab of the underground tank if any, slab to cover existing well if any along with driveway shall be designed to bear the required vehicular load and the stability certificate to that effect shall be submitted to TPO(BP/NM&K)

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Wednesday, February 24, 2016

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नोंदणी क्र. 39M

Regn. 39M

पावती क्र.: 2977

दिनांक: 24/02/2016

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल2-2032-2016

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मदन नामदेव ठाकरे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

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आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:34. PM हया वेळेस मिळेल.

Joint Sp Panvel 2

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 300/-



2/24/2016

[https://inet.idbiban.com/corp/BANKAWAYTRAN.jsessionid=0000bF94\\_5qjyEDn3o7-IN8ygU:199rtfggb?bwayparam=YKcvEf9gHA%3D](https://inet.idbiban.com/corp/BANKAWAYTRAN.jsessionid=0000bF94_5qjyEDn3o7-IN8ygU:199rtfggb?bwayparam=YKcvEf9gHA%3D)

Hot Payment Successful. Your Payment Confirmation Number is 69902369

 IDBI BANK

CHALLAN		MTR Form Number - 6	
GRN NUMBER	MH007552831201516R	Form ID :	Date: 24-02-2016
Department	IGR	Barcode	
Receipt Type	RE	Payee Details	
Office Name	IGR147- PNL2_PANVEL 2 JOINT SUB REGISTRAR	Dept. ID (If Any)	
Year	Period: From : 24/02/2016 To : 31/03/2016	PAN No. (If Applicable)	DLN- 2032 2096 9/94
Object	Amount in Rs.	Full Name	MADAN NAMDEV THAKRE
पवल-२ 0030046401-75	500.00	Flat/Block No. Premises/ Bldg	ULWE
90936/2020	0.00	Road/Street, Area /Locality	PANVEL
84/990	0.00	Town/ City	Maharashtra
	0.00	District	RAIGAD
	0.00	PIN	4 1 0 2 0 6
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	500.00	Amount in words	Rupees Five Hundred Only
Payment Details: IDBI NetBanking		FOR USE IN RECEIVING BANK	
Payment ID : 83606830		Bank CIN No : 69103332016022450465	
Cheque- DD Details:		Date	24-02-2016
Cheque- DD No.		Bank-Branch	
Name of Bank	IDBI BANK	Scroll No.	
Name of Branch			

[https://inet.idbiban.com/corp/BANKAWAYTRAN.jsessionid=0000bF94\\_5qjyEDn3o7-IN8ygU:199rtfggb?bwayparam=YKcvEf9gHA%3D](https://inet.idbiban.com/corp/BANKAWAYTRAN.jsessionid=0000bF94_5qjyEDn3o7-IN8ygU:199rtfggb?bwayparam=YKcvEf9gHA%3D)

प व ल-२	
१३१८६	२०१६
४६ / ६६	



प व ल-२	
२०३२	२०१६
२ १५	



प व ल-२	
१०९३८	२०२०
६६ / ११०	



प व ल - २  
 ७३९८६  
 ५० ६६

Data of Bank Receipt for GRN MH007552831201516R  
 Bank - IDBI BANK

Bank/Branch :  
 Pmt Txn id : 88606830 Simple Receipt  
 Pmt DtTime : 24/02/2016 12:08:28 Print DtTime :  
 ChallanIdNo : 69103332016022450465 GRAS GRN : MH007552831201516R  
 District : 1301 / RAIGAD Office Name : IGR147 / PNL2\_PANVEL 2 JOINT SUB REGISTRAR  
 StDuty Schm : 003004640175 / Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 500.00 - (Rs Five Hundred Rupees Only)  
 RgnFee Schm :  
 RgnFee Amt :

Only for verification-not to be printed and used

Article : B25  
 Prop Type : Immovable  
 Prop Descr : प व ल - २  
 ULWE, PANVELRAIGAD  
 Maharashtra  
 410206  
 Duty Payer : DLN-- MADAN NAMDEV THAKRE  
 Other Party : DLN-- SHAGUN REALTY  
 १०९३८ २०३०  
 ६६६ / ११०

Consideration : 100%

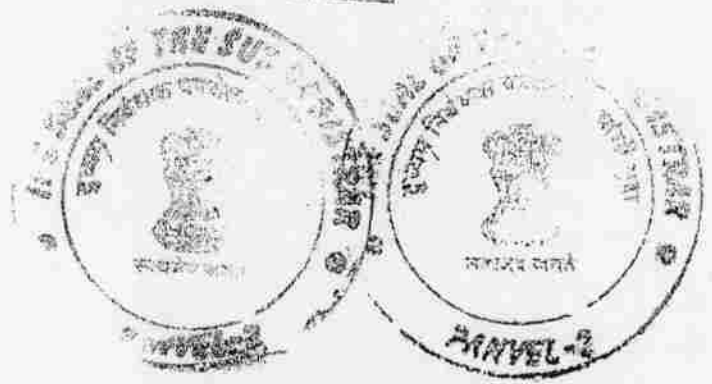
प व ल - २  
 २०३२ २०१६  
 ३ / १५

Bank Scroll No : --  
 Bank Scroll Date :  
 RBI Credit Date :  
 Mobile Number : 918867814057



सहदुख्य निबंधक, वर्ग  
 (पनवेल-०१)

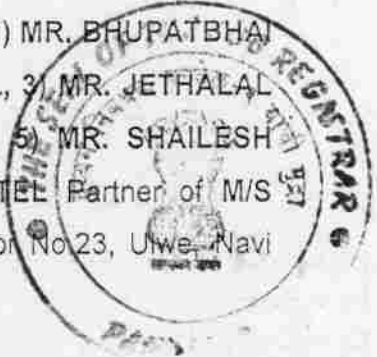
पवल-२		पवल-२	
१३७८६	२०१९	२०३२	२०१६
५१	१६६	४	१५



पवल-२	
१०१३८	२०२०
६६/११०	

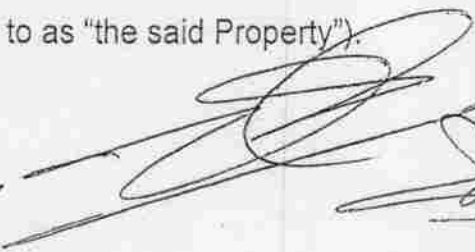
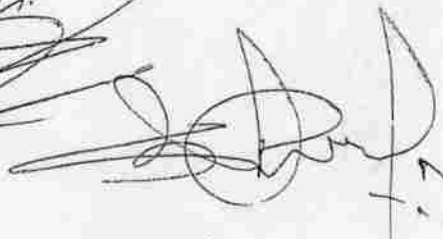


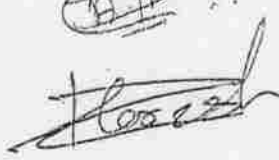
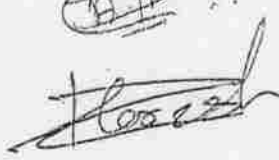
SPECIAL POWER OF ATTORNEY FOR ADMISSION

KNOW ALL MEN BY THESE PRESENTS THAT We, 1) MR. BHUPATBHAI MADHABHAI MAVANI, 2) MR. NISHITH BHUPAT PATEL, 3) MR. JETHALAL RANCHHOD PATEL, 4) MR. PIYUSH PRAGJI PATEL, 5) MR. SHAILESH ANANDJI PATEL and 6) MR. HARESH ANANDJI PATEL Partner of M/S SHAGUN REALTY having its office at Plot No.204, Sector No.23, Ulwe, Navi Mumbai, DO HEREBY SEND GREETINGS:



Whereas We are the owners in possession of Residential/Commercial Flats, in Building known as "INSIGNIA", Plot No.195, Sector No.19, Ulwe, Taluka Panvel and District Raigad, (hereinafter for the sake of brevity referred to as "the said Property").

...2

प व ल-२  
 १३१६  
 ५२

And whereas on account of personal commitments, we are execute or to be executed Agreement/Any Document jointly or severally of the said Property. To represent before the Sub Registrar, in respect of the said Property



NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT We 1) MR. BHUBATBHAI MADHABHAI MAVANI, 2) MR. NISHITH BHUPAT PATEL, 3) MR. JETHALAL RANCHHOD PATEL, 4) MR. PIYUSH PRADEEP PATEL, 5) MR. SHAILESH ANANDJI PATEL and 6) MR. HARESH ANANDJI PATEL Partner of M/S SHAGUN REALTY, DO HEREBY APPOINT NOMINATE CONSTITUTE 1) SHRI.MADAN NAMDEV THAKARE 2)SHRI. PRADEEP LADKU CHAUDHARI 3)MR. RAJA-BHOIR AND 4) MR. PRADIP JADHAV all adults of Indian

प व ल-२  
 २०३२  
 ५१९५

Inhabitants, having address at 307 & 308, Shiv Centre, Sector No.17, Vashti, Navi Mumbai, (hereinafter for the sake of brevity referred to as "the said Attorney") any one of them as the case may be to be our true and lawful attorney for me in our name and on our behalf pertaining to said Property that is to say:



प व ल-२  
 १०१३८ २०३०  
 ६६/११०

To lodge the said Agreement for Sale, Rectification Deed, Sale Deed/ Any Document which are executed jointly or severally by me with the Sub-Registrar of Assurances for Registration and admit execution thereof.

2. To present the any above mentioned Document before the Sub-Registrar.



Handwritten signatures and scribbles, including a large signature at the top right and several smaller ones below it.

Handwritten signatures and scribbles at the bottom left of the page.

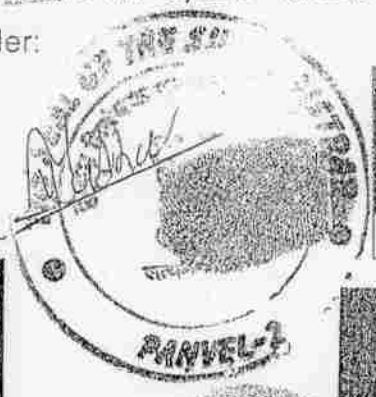


प व ल-२  
१३१८६ २०१६

Specimen signature of our said Attorney 1) SHRI.MADAN NAMDEV THAKARE 2)SHRI. PRADEEP LADKU CHAUDHARI 3)MR. RAJA BHOIR AND 4) MR. PRADIP JADHAV is as under:



Handwritten signatures of Shri. Madan Namdev Thakare and Shri. Pradeep Ladku Chaudhari



IN WITNESS WHEREOF We 1) MR. BHUPATBHAI MADHABHAI MAVANI 2) MR. NISHITH BHUPAT PATEL 3) MR. RANCHHOD PATEL, 4) MR. PIYUSH PRAGJI PATEL, 5) MR. SHAILESH ANANDJI PATEL and 6) MR. HARESH ANANDJI PATEL Partner of M/S SHAGUN REALTY have signed this POWER OF ATTORNEY on this 24<sup>th</sup> day of Feb 2016.

प व ल-२  
२०३२ २०१६  
६००/११०

Signed And Delivered by the )  
Within named )  
1) MR. BHUPATBHAI MADHABHAI MAVANI )



प व ल-२  
२०३२ २०१६  
2) MR. NISHITH BHUPAT PATEL

Handwritten signature of Mr. Nishith Bhupat Patel

3) MR. JETHALAL RANCHHOD PATEL



Handwritten signature of Mr. Jethalal Ranchhod Patel



4) MR. PIYUSH PRAGJI PATEL )  
 5) MR. SHAILESH ANANDJI PATEL )

*[Handwritten signature]*



6) MR. HARESH ANANDJI PATEL )  
 Partner of )

*[Handwritten signature]*



MS SHAGUN REALTY )  
 प व ल - २ )  
 १०१३८ २०२० )  
 ७१ / ११० )

*[Handwritten signature]*



Witnesses:

THE SEAL OF THE REGISTRAR )  
 २०२३ )  
 RAMDAS )



प व ल - २  
१३९६  
५५ / ६६



23/12/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 9487/2014

मोटणी :

Regn:63m

गावाचे नाव : 1) उलवे

(1) विलेखाचा प्रकार भाडेपट्टा  
(2) मोवदला 432029313  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0

(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास) 1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: प्लॉट नं. 195, सेक्टर 8, उलवे, ता. पनवेल, जि. रायगड., क्षेत्र 2850.23 चौ.मी. ( ( Plot Number 195 ; ) )

(5) क्षेत्रफळ 1) 2850.23 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:-शगुन रिअल्टी तर्फे भागीदार भुपतभाई एम मावानी - - वय:-65; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
2): नाव:-शगुन रिअल्टी तर्फे भागीदार निशित भुपत पटेल - - वय:-28; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगारह(०००). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
3): नाव:-शगुन रिअल्टी तर्फे भागीदार जेठालाल रणछोड पटेल - - वय:-52; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
4): नाव:-शगुन रिअल्टी तर्फे भागीदार पियुष प्रागजी पटेल - - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
5): नाव:-शगुन रिअल्टी तर्फे भागीदार शैलेश आनंदजी पटेल - - वय:-21; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
6): नाव:-शगुन रिअल्टी तर्फे भागीदार हरेश आनंदजी पटेल - - वय:-23; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B

प व ल - २  
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८ / १५

प व ल - २  
१०९३८ २०२०  
१०९ / ११०



(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक 23/12/2014



Summary-2 (दस्त गोपवारा भाग - २)  
 ५६ ६६

- (10) दस्त नोंदणी केल्याचा दिनांक 23/12/2014
- (11) अनुक्रमांक, खड व पृष्ठ 9487/2014
- (12) बीजारभावाप्रमाणे मुद्रांक शुल्क 17281200
- (13) बीजारभावाप्रमाणे नोंदणी शुल्क 30000

**पंवल-२**  
 मद्रांक शुल्क आकारताना निवडलेला  
 नमुना: ७४/११०

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



आयकर विभाग  
INCOME TAX DEPARTMENT  
PIYUSH PRAGJI PATEL  
PRAGJI RANCHHOD PATEL



भारत सरकार  
GOVT. OF INDIA

01/12/1991  
Permanent Account Number  
ABDPF2559B

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

WISHTH BHUPAT PATEL

BHUPAT MADHAVBHAI MAVANI

12/08/1985

Permanent Account Number  
AMKPP2941E

Signature

Handwritten signature and date: 29/07/1985



आयकर विभाग  
INCOME TAX DEPARTMENT  
PATEL SHARLESH



भारत सरकार  
GOVT. OF INDIA

ANANDJI GANESHA PATEL

01/06/1994  
Permanent Account Number  
CAAPP7315K

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HARESH ANANDJI PATEL

ANANDJI GANESHA PATEL

29/07/1985

Permanent Account Number  
BZ093127A

Signature



प व ल - २  
०९३८ २०२०  
७४/११०

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAVANI BHUPAT MADHAVBHAI

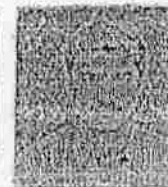
M L MAVANI

18/07/1948  
Permanent Account Number  
AIQPM9260L

Signature



PERMANENT ACCOUNT NUMBER  
AGXPP7192B

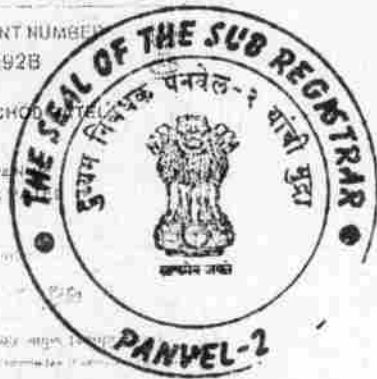


JETHALAL RANCHOD

RANCHOD GELA

19-10-1962

Signature



Handwritten text: १२/०८/२०१६

प व ल - २  
२०३२ २०१६  
१०/१५



प व ल-२  
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 ५८ १६६



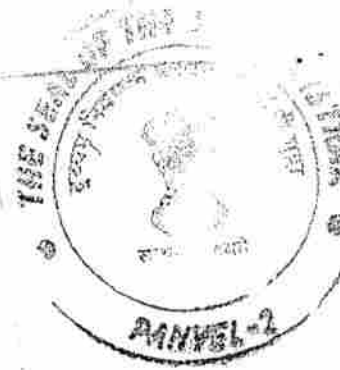
भारत सरकार  
 GOVT. OF INDIA  
 आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PRADEEP LADAKU CHAUDHARI  
 LADAKU MAHADU CHAUDHARI  
 01/04/1982  
 Permanent Account Number  
 AMRPC9203G  
 Signature

प व ल-२  
 २०३२ २०१६  
 ११/१५

प व ल-२  
 १०१३८ २०२०  
 ७५/११०



भारत सरकार  
 GOVT. OF INDIA  
 आयकर विभाग  
 INCOME TAX DEPARTMENT  
 THAKARE MADAN NAMDEV  
 NAMDEV PANDURANG THAKARE  
 05/01/1983  
 Permanent Account Number  
 AIYPT0285G  
 Signature



भारत सरकार  
 GOVT. OF INDIA  
 आयकर विभाग  
 INCOME TAX DEPARTMENT  
 RAJA LAXMAN BHOIR  
 LAXMAN BHIVA BHOIR  
 08/05/1988  
 Permanent Account Number  
 AZLPB4813G  
 Signature

THE UNION OF INDIA  
 MAHARASHTRA STATE MOTOR DRIVING LICENCE  
 DL No. MH04 20120038074  
 Valid Till - 20-06-2032 (NT)  
 DOI 21-06-2012  
 20-06-2015 (TR)  
 DLR 30-06-2015  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV DOI  
 MCWG 21-06-2012  
 LMV-TR 21-06-2012  
 DOB 22-06-1986 BG  
 Name PRADEEP JADHAV  
 S/DW of HARIBHAU JADHAV  
 Add AT JAMBHIWALL POST-DABHAD,  
 TAL BHIWANDI, DIST THANE  
 PIN 421302  
 Signature & ID of  
 Issuing Authority: MH04 2015530C  
 FORM 1  
 RULE 16 (2)  
 Signature/Thumb  
 Impression of Holder



MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH03 20100105620  
Valid Till 27-12-2030 (NT)

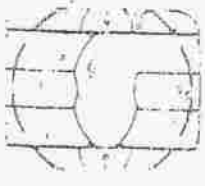
DOI 28-12-2010



FORM 7  
RULE 16(1)

AUTHORISATION  
OF VEHICLES THROUGHOUT INDIA  
COV  
MCWG 28-12-2010

पवल-२  
939LE  
ये १६६



DOB 23-07-1951

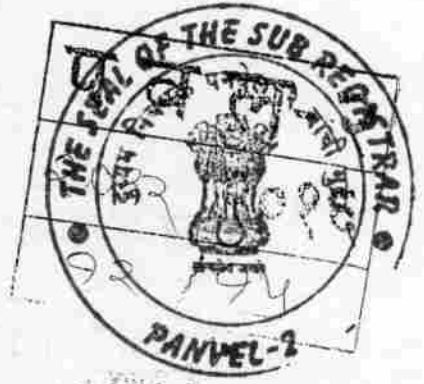
Name SAMEER MHASKAR  
S/DW of SURESH MHASKAR  
Add AZAD NAGAR, MITHAGAR ROAD,  
MULUND (E), MUMBAI.



पवल-२  
909BL २०२०  
००१९० / ११०  
Signature and Thumb Impression of Holder

PIN 400081.

Signature & ID of Issuing Authority MH03 2010355



MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH43 20080024146  
Valid Till 04-08-2020 (NT)

DOI 05-08-2008



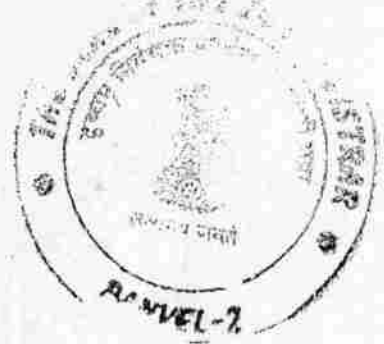
FORM 7  
RULE 16(1)

AED 01-08-2014  
AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA  
COV DOI  
MCWG 05-08-2008  
LMV 22-07-2014



DOB 11-02-1980 BG

Name MANGESH KHANDARE  
S/DW of SHANKAR KHANDARE  
Add GURU CHAYA APT, R NO-1-B, PLT NO-137 138,  
SEC-23, JUI NAGAR, NAVI, MUMBAI.



PIN 400708  
Signature & ID of Issuing Authority MH43 2014209

Signature/Thumb Impression of Holder

Summary-2(दस्त गोषवारा भाग - २ )

पवल-२  
353/2032  
बुधवार, 24 फेब्रुवारी 2016 4:15 म.नं.  
9393L  
दस्त क्रमांक: पवल2 /2032/2016

दस्त गोषवारा भाग-1

पवल2 78 95  
दस्त क्रमांक: 2032/2016

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दस्तावेज नं. दु. पवल2 यांग कार्यालयात

पावती: 2977

पावती दिनांक: 24/02/2016

श. क्र. 2032 दि. 24-02-2016

सादरकरणाराचे नाव: मदन नामदेव ठाकरे - -

रोजी 4:14 म.नं. पवल2 कार्यालयात

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 300.00

पृष्ठांची संख्या: 15

एकुण: 400.00

पवल-२  
9393L 2020  
Joint Sr Panvel 2

Joint Sr Panvel 2



दस्तावेजाचे प्रकार: विक्रीसंदर्भात

मुद्रांक शुल्क: ५००/- जेव्हाही प्रतिलिप्यात देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल

शिकका क्र. 1/24/02 2016 04 : 13 : 17 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2/24/02/2016 04 : 14 : 29 PM ची वेळ: (फी)



दस्तावेजाच्या बाबत जाडलेली कागदपत्रे  
कुळमुद्रांकपत्रे, ध्वनी इत्यादी बनावट  
आद्यून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्कारकाची राहिल.





24/02/2016 4 20:35 PM

2016  
दस्त गोपवारा भाग-2

पवल 2 98/99  
दस्त क्रमांक:2032/2016

दस्त क्रमांक :पवल2/2032/2016

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:मदन नामदेव ठाकरे - -

पत्ता:-, - 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई, - , क.ऊ.वाळार, MAHARASHTRA, THANE, Non-Government.  
पॅन नंबर:

पक्षकाराचा प्रकार

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :-

छायाचित्र

अंगठ्याचा ठसा



2 नाव:प्रदीप लडकु चौधरी -

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.  
पॅन नंबर:

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :-30  
स्वाक्षरी:-



3 नाव:मेसर्स शगुन रिअल्टी लॅफ भागीदार भुपतभाई माधाभाई मवाणी - -

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र 204 सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH).  
पॅन नंबर:

कुलमुखत्यार देणार  
वय :-66  
स्वाक्षरी:-



4 नाव:मेसर्स शगुन रिअल्टी लॅफ भागीदार निशिय भुपत पटेल - -

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र 204 सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH).  
पॅन नंबर:

कुलमुखत्यार देणार  
वय :-30  
स्वाक्षरी:-



5 नाव:मेसर्स शगुन रिअल्टी लॅफ भागीदार जेठालाल रणछोड पटेल - -

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र 204 सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(00:).  
पॅन नंबर:

कुलमुखत्यार देणार  
वय :-54  
स्वाक्षरी:-



6 नाव:मेसर्स शगुन रिअल्टी लॅफ भागीदार पियुष प्रागजी पटेल - -

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र 204 सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(00:).  
पॅन नंबर:

कुलमुखत्यार देणार  
वय :-24  
स्वाक्षरी:-



7 नाव:मेसर्स शगुन रिअल्टी लॅफ भागीदार शैलेश आनंदजी पटेल - -

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र 204 सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(00:).  
पॅन नंबर:

कुलमुखत्यार देणार  
वय :-22  
स्वाक्षरी:-



8 नाव:मेसर्स शगुन रिअल्टी लॅफ भागीदार हरेश आनंदजी पटेल - -

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र 204 सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(00:).  
पॅन नंबर:

कुलमुखत्यार देणार  
वय :-24  
स्वाक्षरी:-



पवल

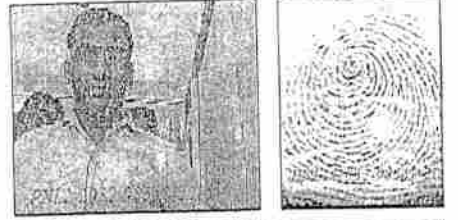


पवल-2

Handwritten signature

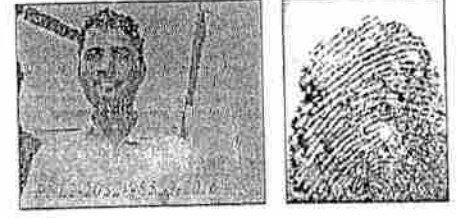
9 नाव: राजा भोंडरे - -  
 पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:  
 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई,  
 ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे.  
 पॅन नंबर:

पॉवर ऑफ अटॉर्नी  
 होल्डर  
 वय :-30  
 स्वाक्षरी:-



10 नाव: प्रदीप जाधव -  
 पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:  
 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई,  
 ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे.  
 पॅन नंबर:

पॉवर ऑफ अटॉर्नी  
 होल्डर  
 वय :-30  
 स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीन कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
 शिक्का क्र.3 ची वेळ: 24 / 02 / 2016 04 : 18 : 30 PM

ओळख:-  
 खालील इसम असे निवेदीत करतात की दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

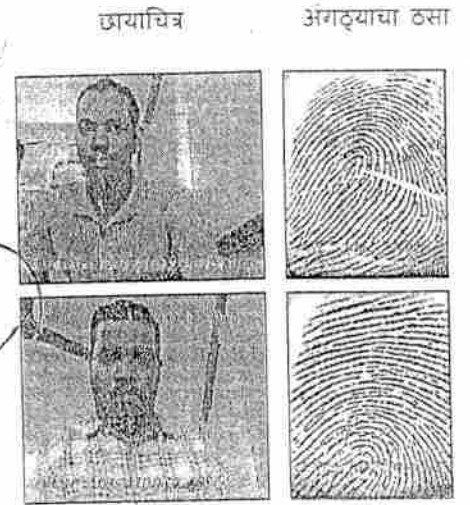
अनु क्र.

1 नाव: समीर महसकर -  
 वय: 24

पत्ता: 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई  
 पिन कोड: 400703

पिन कोड: 400703  
 वय: 28  
 पत्ता: 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई  
 पिन कोड: 400703

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 24 / 02 / 2016 04 : 19 : 45 PM

शिक्का क्र.5 ची वेळ: 24 / 02 / 2016 04 : 19 : 56 PM नोंदणी पुस्तक 4 मध्ये

Joint Seal Page 2

EPayment Details.

प व ल-२  
 2032 / 2016  
 93 / 94

sr.	Epayment Number	Defacement Number
1	MH007552831201516R	0004410206201516

2032 /2016

Know Your Rights as Registrants

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2. Get print immediately after registration.

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प्रमाणित करण्यात येते की  
 पात्रे आहेत. मुल्यमाप  
 2032

सह दुय्यम निबंधक, वर्ग-२ पनवेल-२

घोषणापत्र

प व ल - २  
७३७/१६

मी मदन नामदेव ठाकरे

घोषित करतो की दुय्यम निबंधक पनवेल यांचे कार्यालयात

करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री/श्रीमती/मेजर शाबुन रिथम्टी

व इ. यांनी दिनांक

२४/२/१६ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे

सादर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबूली

जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून

देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्य कोणत्याही

कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेला नाही. सादरचा

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त वृत्ती करण्यास मी पूर्णत्विले

सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्या

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिले

मला जाणीव आहे.

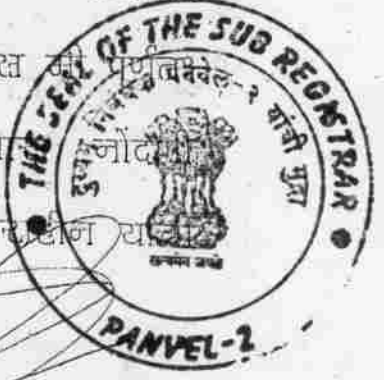
कुलमुखत्यारपत्र धारकाचे नाव व सही

मी/ आम्ही मूळ अखत्यारपत्र वाचलेले आहे आणि त्याची सत्यता

पडताळून पाहिलेली आहे.



प व ल - २  
७०९३८/२०२०  
२४/११०



353/8737

पावती

Original/Duplicate

Monday, October 19, 2015

नोंदणी क्र. 39M

5:24 PM

Regn. 39M

पावती क्र. 10766

दिनांक: 19/10/2015

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल-2-8737-2015

दस्तऐवजाचा प्रकार : कुममुखत्यारपत्र

सादर करणाऱ्याचे नाव: भैरवस शंभुन रिअल्टी तर्फे भागीदार निशित भूपत पटेल -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 520.00

पृष्ठांची संख्या: 26

एकूण:

₹. 620.00

आपणास मूळ दस्त, धबनेल पिट, सुवी-२ व सीडी अंदाजे

5:42 PM ह्या वेळेस मिळेल.

Joint Sr P

पवल-२	
9093L	२०२०
६९/९९०	

बाजार मूल्य: ₹. 1/-

सोबदला: ₹. 0/-

भारतेले मुद्रांक शुल्क : ₹. 1000/-

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 520/-

*Assist*





महाराष्ट्र MAHARASHTRA

© 2015 ©

V 294699



जिल्हा कोर्टावर कार्यवाही,  
जिल्हा  
13 OCT 2015  
[Signature]

प व ल - २  
८०३७ २०२५  
९ / २६

प व ल - २  
९०९३ २०२०  
८९ / ९९०

POWER OF ATTORNEY



To ALL TO WHOM THESE PRESENTS SHALL COME We, **CMS.**  
SHAGUN REALTY a Partnership firm, duly registered under the Indian  
Partnership Act, 1932, through its Partner 1)MR. BHUPATRAJI  
MADHABHI MAVANI 2)MR. JETHALAL RANCHHOD PATEL 3)MR.  
PIYUSH PRAGJI PATEL 4)MR. SHAILESH ANANDJI PATEL AND 5)  
MR. HARESH ANANDJI PATEL having address at Shop No.11, Goodwill  
Garden, Plot No. 15/16, Sector No.8, Kharghar, Navi Mumbai, hereinafter  
referred to as the DONORS/GRANTORS SEND GREETINGS:-



[Signatures and handwritten notes]

**पवल-२**  
 17/08/2020  
 2020  
 18/990

संलग्न-२/Annexure-II

१. मूल दस्तावेज/पत्र/अन्य का/का/दिनांक	17/08/2020
२. पत्राचार प्रकार	
३. पत्राचार को कि कार्यालय आहित है?	होप / नहीं
४. पत्राचार की कि प्रकृत वर्णन -	
५. पत्राचार कि कि/प्रकार/प्रकार/प्रकार/प्रकार	Jethatal R. Patel
६. पत्राचार कि कि/प्रकार/प्रकार/प्रकार/प्रकार	Self
७. पत्राचार कि कि/प्रकार/प्रकार/प्रकार/प्रकार	
८. पत्राचार कि कि/प्रकार/प्रकार/प्रकार/प्रकार	500/-
९. पत्राचार कि कि/प्रकार/प्रकार/प्रकार/प्रकार	निलेश सी. भोजने परचेना क्र. 120123, सी/15/0-2, सेक्टर-2, गुडविल गार्डन, प्लॉट नं. 15/16, सेक्टर 8
१०. पत्राचार कि कि/प्रकार/प्रकार/प्रकार/प्रकार	



**पवल-२**  
 26/30/2024  
 2/12

-2-

AND WHEREAS : due to our other commitments & for the purpose of effective administration, we hereby grant irrevocable Power of Attorney in favour of our Partner SHRI. NISHITH BHUPAT PATEL, an adult, Indian Inhabitant having his address at Shop No. 11, Goodwill Garden, Plot No. 15/16, Sector 8,



...3

Kharghar, Navi Mumbai (hereinafter referred to as the said Attorney), for the purpose of doing various acts, deeds, matters and things in respect of the said plot and the development thereof.

प व ल - २  
८०३७ २०१५  
३ २९

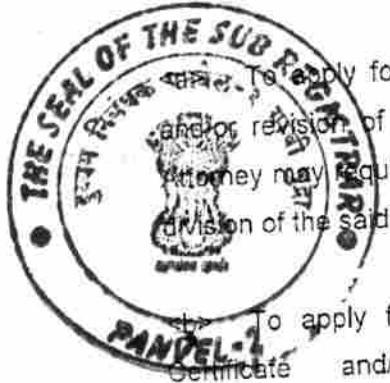
NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT, We M/S SHAGUN REALTY, a Partnership Firm registered under the Indian Partnership Act, 1932, through our Partners 1) SHRI. BHUPATBHAI MADHABHAI MAVANI, 2) SHRI. JETHALAL RANCHHOD PATEL, 3) SHRI. PIYUSH PRAGJI PATEL, 4) SHRI. SHAILESH ANANDJI PATEL and 5) SHRI. HARESH ANANDJI PATEL, having our office at Shop no. 11, Goodwill Garden, Plot No. 15/16, Sector - 8, Kharghar, Navi Mumbai, do hereby appoint, nominate and constitute our Partner MR. NISHITH BHUPAT PATEL, an adult, Indian Inhabitant, having his address at Shop no. 11, Goodwill Garden, Plot No. 15/16, Sector - 8, Kharghar, Navi Mumbai (hereinafter referred to as the said Attorney),



to be our true and lawful Attorney to do all or any of the following acts; deeds, matters and things for us in our name and on our behalf as regards the development of the said Plot.

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and correspond with the NMMC/CIDCO (including all its departments and officers) or any other officer, body or authority or authorities in connection with or relating to or touching the said FSI rights and Global FSI to be utilized in the said plot and in particular to do the following:



To apply for and obtain sanction of building plans or the amendments and/or revision of the plans with the alterations and/or additions as our said Attorney may require and also to apply for and obtain amalgamation and/or subdivision of the said plot and/or to get approved the lay-out of the said plot.

To apply for and obtain the Commencement Certificate, Occupation Certificate and/or Completion Certificate and other necessary Certificates/permissions in respect of the said FSI rights to be utilized in the building or buildings to be constructed and completed on the said plot;

<c> To deal with the Assessment Department of the NMMC/CIDCO and to dispose off and deal with all matters in connection with the Assessment of the said plot.

2. To represent us before the Sub-Registrar of Assurances and to lodge and admit any of the Agreement, Deeds, documents and other writings that may be executed by our said Attorney under this Power of Attorney.

1. Shri. Jethalal Ranchhod Patel  
2. Shri. Piyush Pragji Patel  
3. प व ल - २ १०१३८ २०१९  
4. Shri. Hareesh Anandji Patel  
5. Shri. Bhupatbhai Madhabhai Mavani  
6. Shri. Shailesh Anandji Patel

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८५/११०	

3. To seek CIDCO's permission, sanction, NOC for development of the said plot & for that purpose to sign, execute all necessary documents, writing undertakings, as the said Attorney may deem fit & proper.

4. To file the Income Tax return of the said three firms along with necessary papers & to obtain the Assessment Order. To file any appeal, revision or Review against any order or applications in the Tribunal, High Court or commissioner, Income Tax or any other Appellate authority under the Income Tax Acts 1961 and for that purpose to file all necessary memorandums, Appeal, Revision, Review applications with concerned Authorities.

5. To appoint Solicitors, Advocates, Chartered Accountants, Architects and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to pay their fees or charges.

6. To sign all applications, forms, papers, undertakings, Affidavits, Declarations, terms and conditions, etc., as may from time to time be thought necessary or as may be required by the authorities concerned.

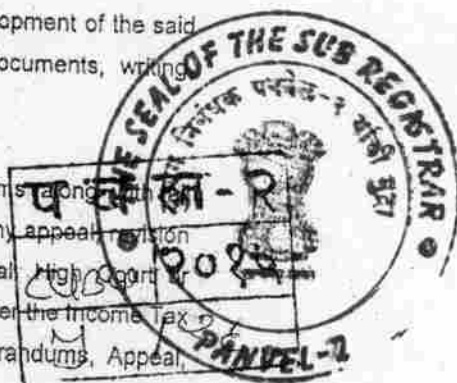
7. To commence, prosecute, settle, compromise, carry on or enforce and to defend, answer or oppose any action, suit or other legal proceedings in any Court of Law - Civil, Criminal or Revenue or Tribunal including the Slum Tribunal and to appear before any Government Officer or authority.

8. To declare and affirm Plaints, Written Statements, Affidavits, Applications, Petitions, Vakalatnamas and all other necessary papers and documents in our name and on our behalf and also to appear before any judge, Magistrate, Tribunal including the Slum Tribunal or other officer empowered by law to hear suits, proceedings and applications in any of the matters concerning the said plot.

9. On our behalf and in our name to accept service of Writ of Summons or other legal processes and to enter an appearance and defend or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as our Attorney shall think necessary.

10. To prefer appeal or appeals, make revision applications and/or petitions from the orders which may be made and for instituting and filing of such appeals,

1 Atarani 4 AL  
 2 Wadhwa 5 [Signature]  
 3 पवल-२ 6 [Signature]





revisions, petitions, to sign and declare all petitions, memos of appeal, affidavits and all other proceedings as may be required for the said purpose.

11. To settle, adjust, compound, submit to arbitration or compromise all actions, suits, accounts, reckonings, claims and demands whatsoever between ourselves and any person or persons whomsoever and in any way connected with the said plot.

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[Signature]

12. To join us as confirming Party & to sign for us & in our name & on our behalf as confirming party any Deed, document, confirmation which the said Attorney may deem fit & proper. Further to join us as Confirming Party in the Lease Deed that shall be executed in favour of the Co-operative Society that shall be formed in respect of the building to be constructed on the said plot. Provided however all costs, charges, expenses in respect of such deed, document, confirmation including Lease Deed shall be borne & paid by the said Attorney/his nominees.



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[Signature]

13. To Sign for us and on our behalf as the Promoter/ Developers/ Builder/ Confirming Party in any Agreement, writing, Deed document, confirmation which the said Attorney may deem fit & proper. To deal with and correspond with the MCEB and/or other companies or authorities and/or officers for obtaining electric connection or connections (including making or putting up a sub-station) for and/or in respect of or relating to the building to building/s now standing and/or be constructed on the said plot and for that purpose to sign all letters, applications, undertakings, terms and conditions, etc., as may from time to time be thought necessary or as may be required by the authorities concerned.



14. To make and sign necessary applications and pursue and follow up applications already and/or to be hereafter made to the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 in respect of the said plot including those of NOCs /Permissions under Sections 22 or 27 and/or any other section of the said Act or the statutory amendments thereof and the guidelines, directions and notifications issued thereunder by the appropriate authorities and for obtaining the further or additional or consequential NOCs/permissions under the said Act including extensions, revisions, modifications, amendments, clarifications, reviews and to make such other applications and take all necessary steps under the said Act as may be required and to do all other acts, deeds, matters and things and to sign all other forms and applications for effectively conveying and transferring the said plot and also for the better and full development of the said immovable property or otherwise as may be required

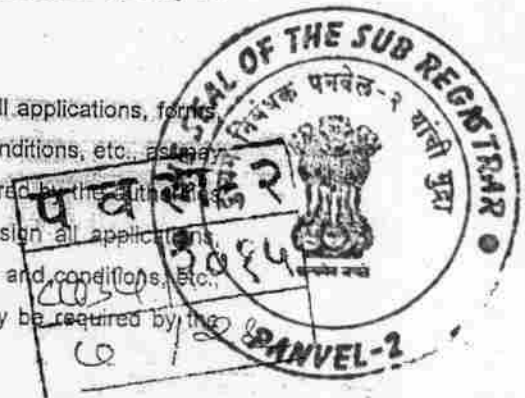
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under the said Act and to apply for and obtain any certificates/s as may be required regarding reservations on the said plot.

15. For the purposes mentioned hereinabove, to sign all applications, forms, papers, undertakings, Affidavits, Declarations, terms and conditions, etc. as may form time to time be thought necessary or as may be required by the authorities concerned. For the purposes mentioned hereinabove, to sign all applications, forms, papers, undertakings, Affidavits, Declarations, terms and conditions, etc. as may form time to time be thought necessary or as may be required by the authorities concerned.



16. To obtain all connections including water, sewerage, light and power and to do all acts, deeds, things and matters for the said purposes to lay and install all the connections.



17. To mortgage and/or hypothecate the said plot and/or any part thereof with any Nationalized Bank and/or with any Scheduled and/or unscheduled bank and/or co-operative bank and/or any financial institution for raising the loan funds, money etc. which may be required by the said Attorney for doing all the acts, deeds, things and matters prescribed in this presents without any consent and/or confirmation thereof including to sign all such papers, applications, declarations, indemnities, Agreements, deeds, etc. as may be required for raising such financial loan by mortgaging and/or hypothecating etc. to the said plot and/or any part thereof without any consent and/or confirmation from us. PROVIDED THAT any person dealing with our said Attorney for the purpose of execution of this Power shall do so with express understanding that in no case we shall be personally responsible for payment of any such loan or any other finance availed by our said Attorney pursuant to this Power of Attorney, as also that we shall in no case be responsible for payment of satisfaction of any amount to the said Mortgagee under any circumstances.

18. To execute the Re-Conveyance documents in respect of any mortgage created as aforesaid and/or all the documents, agreements, affidavits, declarations etc. for the release of such original property documents with the banks Nationalized and/or schedule and/or un-schedule banks and/or with any other financial institutions by giving the moneys and/or payments.

19. To pay all taxes, costs, charges, expenses and other outgoings in respect of the said plot out of their own moneys and on their own account.

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 5 *[Signature]*  
 6 *[Signature]*

20. To take all steps to convert the tenure of the said plot and/or the user thereof as may be permissible in law and also to accept surrender of any tenancies and to adopt and/or continue ejectment proceedings against any Pool occupant or tenant on any portion of the said Plot.

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21. To deposit any amount required to be deposited with the authorities concerned including the NMMC/CIDCO and all other concerned authorities to apply for and obtain refund of any amount deposited and give receipts for same.



22. To enter in to agreements with the prospective purchasers of Flats/tenements or shops in building or buildings to be constructed on the said plot in their own name or style and for such consideration and on the terms and conditions as may be deemed fit and proper in accordance with the provisions of the act, rules, regulations and bye-laws relevant for the time being in force from time to time and in accordance of the orders and directions of the authorities while sanctioning the plans and granting the permissions and to receive the

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amount of purchase price and other amounts mentioned therein under and to pass the receipts in respect thereof.

23. To erect, pull down, repair, renovate, reconstruct and add, alter and improve houses, structures, buildings, sheds, fences, compound walls erections etc. and to improve or develop the said Plot or any part or portion thereof.



24. To enter into agreements with the prospective purchasers of Flats/tenements or shops in building or buildings to be constructed on the said and in their own name or style and for such consideration and on the terms and conditions as may be deemed fit and proper.

25. To put the purchasers of the tenements/flats in the Buildings to be constructed in possession of their respective flats/tenements as per the terms and conditions of the aforesaid Agreement/s.

26. To enroll such members in the Co-Operative Society and for the purpose to appear and represent us before the registrar of Co-operative Society and/or societies and to do all acts, deeds, matters and things as may be required and necessary for the said purposes.

27. To apply for and obtain the Completion Certificate and/or occupation certificate including part occupation certificate from the authorities concerned.

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2 [Signature] 5 [Signature]  
3 [Signature] 6 [Signature]

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28. To lodge any documents, deeds, declarations and any other assurances executed by them with the concerned Sub-Registrar of Assurances and/or and to appear before them and admit the execution of the said documents before the concerned Sub-Registrar of Assurances as may be necessary in that regard.



29. To apply to various departments of CIDCO/NMMC for the amalgamation of the said plot with some of the adjoining plots and for that purpose to sign, execute necessary applications, affidavits, declarations as may be required by the concerned authorities and perform all necessary acts deeds matters and things as may be required to be done.

30. To apply for membership of any other adjoining Society and for that purpose to make necessary application for membership and submit such necessary documents, applications as may be required by the said Attorney from time to time.

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31. To apply to the Joint Registrar Co-Operative Societies for the registration of the Society after the said plot is transferred in favour of the Developer firms and for that matter sign all necessary application deeds documents affidavits as may be required by the Society or as may be required by the Joint Registrar Co-operative Societies from time to time.



32. To carry out all the requisitions that may be made by all the authorities concerned including by the Municipal Collector, NMMC/CIDCO and all other concerned authorities the Government of Maharashtra, MRTP and all the officers of such Authorities.

33. To obtain all connections including water, sewerage, light, and roads and to do all acts, deeds, things and matters for the said purposes to lay and install the connections.

34. To erect, pull down, repair, renovate, reconstruct, add, alter and improve houses, structures, buildings, sheds, fences, compound walls erections etc. and to improve or develop the said plot or any part or portion thereof.

35. To pay, settle, adjust, deduct, and allow all account claims and demands for rent, assessment and repairs and other outgoing in respect of the said plot.

36. To make necessary applications for procuring permits and quotas for

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3	<i>[Signature]</i>	6	<i>[Signature]</i>

cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits, undertakings, indemnities bonds and such documents etc. as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits quotas etc.

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37. To commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of or pertaining or relating to the said plot whether pending at present or which may be filed or taken hereafter including the appeals and revisions whether civil, criminal, original and appellate and also including all proceedings before the Tribunals, collector of Additional or Deputy Collector of Land Revenue, Tahsildar, Mamlatdar or Municipal, MRTP, police, Revenue, Stamps, public works, Post and Registration Authorities and before all tax Gift Tax, Estate Duty or sales tax and also before all Magistrate or judicial and Revenue Officers or other Officers, banks, public institutions or companies or persons and to issue accept services of all summons write or proceedings processes and to do all acts, matters and things as may become necessary in connection therewith and also if thought fit compromise, refer or become non-suited.



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२०१६  
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38. To substitute and appoint from time to time one or more Attorneys or Attorney under the said Attorney hereunder with the same or limited power and at pleasure to remove and to appoint another or others. If the said Attorney think fit and proper they shall be entitled to appoint such substitute with irrevocable powers, conferring such powers as they may think fit and proper and in such event such Power of Attorney shall not be revocable.



AND GENERALLY to do and execute all acts, deeds matters and things relating to or concerning the development of the said plot and the structures now standing or to be hereafter constructed thereon as fully and effectively as we ourselves could do effectively.

AND WE HEREBY for ourselves, our heirs, executors and administrators ratify and confirm and agree to ratify and confirm whatsoever our said Attorney or any substitute or substitutes acting under him/them has done or shall lawfully or purport to do in respect of the development of the said plot by virtue of these presents.

AND WE HEREBY declare that whatsoever our said Attorney or substitute/s appointed by them shall do or purport to do under or by virtue of

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these presents shall be at their entire risk and cost and that he / they shall keep us indemnified against any loss or damage occasioned to us or our successors and assigns by virtue of their said acts. The Attorney has signed at the foot of this Power of Attorney.

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२०३०/२०२५  
[Signature]

IN WITNESS WHEREOF WE, HAVE HEREUNTO SET AND SUBSCRIBED OUR HANDS AT NAVI MUMBAI THIS 19<sup>th</sup> DAY OF OCTOBER, 20



SCHEDULE OF PROPERTY (I)

All that piece or parcel of Land known as Plot No. 204, Sector 23 of Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Navi Mumbai, containing by measurement 6898.90 sq. mtrs.

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SCHEDULE OF PROPERTY (II)

All that piece or parcel of Land known as Plot No. 207, Sector 23 of Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Navi Mumbai

SCHEDULE OF PROPERTY (III)

All that piece or parcel of Land known as Plot No. 195, Sector 19 of Village Ulwe of CIDCO Tender plot Navi Mumbai.



SCHEDULE OF PROPERTY (IV)

All that piece or parcel of Land known as Plot No. 05, Sector 19 of Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Navi Mumbai

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SIGNED SEALED AND DELIVERED

BY THE WITHINNAMED DONORS

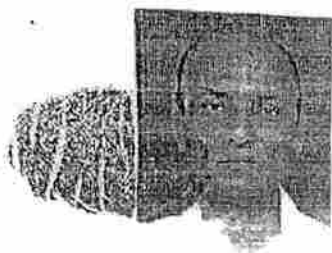
M/S. SHAGUN REALTY

Through its Partners



1) SHRI. BHUPATBHAI MADHABHAI MAVANE

*Bhupatbhai*



2) SHRI. JETHALAL RANCHHOD PATEL

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3) SHRI. PIYUSH PRAGJI PATEL

*पवळ जेठलाल रान्छोड*



4) SHRI. SHAILESH ANANDJI PATEL

*Sh*



*Shailesh*



5) SHRI. HARESH ANANDJI PATEL

*Hareesh*



I CONFIRM HAVING ACCEPTED THIS POWER OF ATTORNEY

SHRI. NISHITH BHUPATBHAI PATEL

partner of M.S SHAGUN REALTY

*Nishith*







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२०/११/१९९०

(7) दस्तावेज करमा दिवसाचा दिनांक

(10) दस्तावेज करमा दिवसाचा दिनांक

(11) अनुक्रम क्रमांक

(12) वारसाचा प्रमाण मूद्रांक शुल्क

(13) वारसाचा प्रमाण वारसा शुल्क



पुस्तकालयासाठी घेतलेला

संपत्ती

मूद्रांक शुल्क आकारतांना निवडलेला

- 5): नाव:-मेसर्स शम्भू रिपब्लिकी वॉर्क भागीदार शैलेश आनंदजी पटेल . . वय:-20; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं 11 गुडविल गार्डन भुखंड क्र 15/16 सेक्टर 6 डारणा नवी मुंबई, ब्लॉक नं:-, रोड नं:-, पिन कोड:-410210 पॅन नं:-
- 6): नाव:-मेसर्स शम्भू रिपब्लिकी वॉर्क भागीदार शैलेश आनंदजी पटेल . . वय:-22; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं 11 गुडविल गार्डन भुखंड क्र 15/16 सेक्टर 8 डारणा नवी मुंबई, ब्लॉक नं:-, रोड नं:-, पिन कोड:-410210 पॅन नं:-
- 7): नाव:-विश्वनाथ बाळु पाटील . . वय:-78; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 602 ओम गार्ड दर्शन को ऑफ ही सोमा हुतात्मा चाफेकर बंधू मार्ग मुलुंड पूर्व, ब्लॉक नं:-, रोड नं:-, पिन कोड:-400081 पॅन नं:-
- 8): नाव:-महादेव बाळु पाटील . . वय:-76; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 602 ओम गार्ड दर्शन को ऑफ ही सोमा हुतात्मा चाफेकर बंधू मार्ग मुलुंड पूर्व, ब्लॉक नं:-, रोड नं:-, पिन कोड:-400081 पॅन नं:-
- 9): नाव:-बाळु बाळु पाटील . . वय:-61; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 602 ओम गार्ड दर्शन को ऑफ ही सोमा हुतात्मा चाफेकर बंधू मार्ग मुलुंड पूर्व, ब्लॉक नं:-, रोड नं:-, पिन कोड:-400081 पॅन नं:-
- 10): नाव:-गणेश बाळु पाटील . . वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 602 ओम गार्ड दर्शन को ऑफ ही सोमा हुतात्मा चाफेकर बंधू मार्ग मुलुंड पूर्व, ब्लॉक नं:-, रोड नं:-, पिन कोड:-400081 पॅन नं:-
- 11): नाव:-सुरेश बाळु पाटील . . वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 602 ओम गार्ड दर्शन को ऑफ ही सोमा हुतात्मा चाफेकर बंधू मार्ग मुलुंड पूर्व, ब्लॉक नं:-, रोड नं:-, पिन कोड:-400081 पॅन नं:-

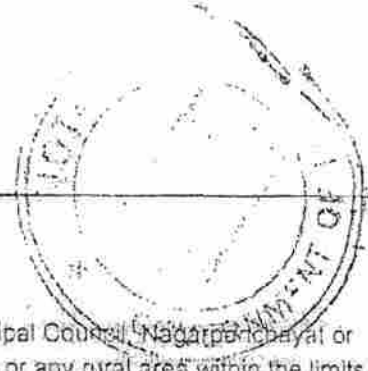
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3202/2013

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(ii) within the limits of any Municipal Council, Nagar Palika or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सह मुख्य निबंधक, पानवेल-५ (वर्ग-२)



29/01/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 795/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) उलवे

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(1) विलेखाचा प्रकार करारनामा  
 (2) मोबदला 15000  
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतीतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) भू-मापन,पॉटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:रायगडइतर वर्णन : इतर नाव: शिवाजी भुय क 207 सेक्टर 23 उलवे ता पनवेल जि रायगड - क्षेत्रफळ 1,199.90 चौ.मी पेकी 50 टक्के हिस्ता हस्तांतरण ( सदरचा दस्त हा त्रिपक्षीय करारनामा आहे ) ( Plot Number : 207 ; SECTOR NUMBER : 23 ; )

(5) क्षेत्रफळ

1) 1199.90 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असलेले तक्के.

(7) दस्तऐवज करून घेणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-नामदेव पादुरंग शिरदोगकर - - वय:-79; पत्ता:-... कोबडभुजे पो उलवे ता पनवेल , - - , Nere, Maharashtra, Raigarh(MH), Non-Government, पिन कोड:- 410206 पॅन नं:-  
 2): नाव:-सिडको लि तर्फे एल एन भोईर - - वय:-50; पत्ता:-पल्लोटे नं. 28, इमारतीचे नाव: सिडको भवन सोबीडी बेलापुर नवी मुंबई , ब्लॉक नं. - , रोड नं. - , पिन कोड:-400614 पॅन नं:-

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार भुपतभाई नाथवभाई भावाजी 64; पत्ता:-प्लॉट नं. -, नाळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर , ब्लॉक नं. -, रोड नं. -, पिन कोड:-410210 पॅन नं:-ACIFS9168B  
 2): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार निशीथ भुपत पटेल - - वय:-28; पत्ता:- प्लॉट नं. -, नाळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर , ब्लॉक नं. -, रोड नं. -, पिन कोड:-410210 पॅन नं:-ACIFS9168B  
 3): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार जेठालाल रमंछोड पटेल - - वय:-... पत्ता:- प्लॉट नं. -, नाळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर , ब्लॉक नं. -, रोड नं. -, पिन कोड:-410210 पॅन नं:-ACIFS9168B  
 4): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार पियुष प्रागजी पटेल - - वय:-... पत्ता:- प्लॉट नं. -, नाळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर , ब्लॉक नं. -, रोड नं. -, पिन कोड:-410210 पॅन नं:-ACIFS9168B  
 5): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार शैलेश आनंदजी पटेल - - वय:-19; पत्ता:- प्लॉट नं. -, नाळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर , ब्लॉक नं. -, रोड नं. -, पिन कोड:-410210 पॅन नं:-ACIFS9168B  
 6): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार हरेश आनंदजी पटेल - - वय:-21; पत्ता:- प्लॉट नं. -, नाळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर ,



प व ल - २
कोबडभुजे पो उलवे ता पनवेल , - - , Nere, Maharashtra, Raigarh(MH), Non-Government, पिन कोड:- 410206 पॅन नं:-
१५/११०



<b>प व ल - २</b>	
१०७३	२०२०
२६/११०	

ब्लॉक नं.: - , रोड नं.: - , पिन कोड:-410210, पैन नं:-ACIFS9168B

7) नाव:-नामदेव बांडुरंग शिरडोंगकर - - वय:-79; पत्ता:-, , कोंवडभुजे पोडलावे , ता. पनवेल , जि रायगड , - , कोंवडभुजे , Maharashtra, RAIGARHIMH), Non-Government. पिन कोड:-410206 पैन नं:-

(9) दस्तावेज करण दिनांक 29/01/2014

(10) दस्तावेज करण दिनांक 29/01/2014

(11) अनुक्रमांक, खंड व पृष्ठ 795/2014

(12) मालकी नं. 689000

30000



<b>प व ल - २</b>	
८०३६	२०१५
१६/१२६	

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सहाय्यक न्यायिक, वर्ग २  
(पनवेल-२)

Summary-2( दस्त गोपवारा भाग - २ )



23/12/2014

सूची क्र.2

दुय्यम निबंधन सह दु.नि.पनावेल २

दस्त क्रमांक : 9487/2014

नोटणी :

Regn:63

गावाचे नाव : 1) उलवे

(1) वित्तखाचा प्रकार शाडेपहा  
(2) गोबदला 432029313  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0

(4) भू-मापन,पोटहिस्ता व घरकमांक (असल्यास)

1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: प्लॉट नं. 195, सेक्टर 8, उलवे, ता. पनवेल, जि. रायगड., क्षेत्र 2850.23 चौ.मी. (असल्यास) 195 ; ) )

(5) क्षेत्ररुद्ध

1) 2850.23 चौ.मी.ओटर

(6) आकारणी किय जुडी देण्यात आसेल तेव्हा.

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

1): नाव:-शगुन रिअल्टी तर्फे भागीदार भुपतभाई एम नावानी - - वय: 65; पत्ता:-प्लॉट नं. -; माळा नं. -; इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. -; रोड नं. -; महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
2): नाव:-शगुन रिअल्टी तर्फे भागीदार निशित भुपत पटेल - - वय:-28; पत्ता:-प्लॉट नं. -; माळा नं. -; इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. -; रोड नं. -; महाराष्ट्र, राईगारह(Raigard). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
3): नाव:-शगुन रिअल्टी तर्फे भागीदार जेठालाल रणजंड पटेल - - वय:-52; पत्ता:-प्लॉट नं. -; माळा नं. -; इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. -; रोड नं. -; महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
4): नाव:-शगुन रिअल्टी तर्फे भागीदार विद्युप प्रागजी पटेल - - वय:-22; पत्ता:-प्लॉट नं. -; माळा नं. -; इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. -; रोड नं. -; महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
5): नाव:-शगुन रिअल्टी तर्फे भागीदार शैलेश आनंदजी पटेल - - वय:-21; पत्ता:-प्लॉट नं. -; माळा नं. -; इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. -; रोड नं. -; महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
6): नाव:-शगुन रिअल्टी तर्फे भागीदार हरीश आनंदजी पटेल - - वय:-21; पत्ता:-प्लॉट नं. -; माळा नं. -; इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. -; रोड नं. -; महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

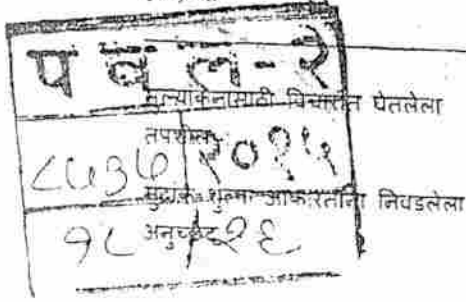
(9) दस्तऐवज करून दिल्याचा दिनांक 23/12/2014

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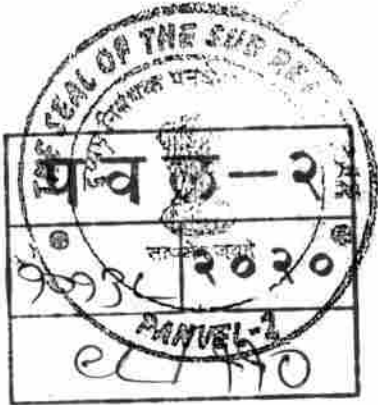


Part-2: दस्त गापवारा भाग - २

- (10) दस्त नोंदणी केल्याचा दिनांक 23/12/2014  
(11) अनुक्रमांक. रॉड व प्लॉट 9487/2014  
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 17281200  
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000  
(14) शेरा



(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.





23/07/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दरत क्रमांक : 6142/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) उलवे

(1) विलेखाचा प्रकार करारनामा  
 (2) मोबदला 20000  
 (3) बाजारभाव(भाडेपट्ट्याच्या बावतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

**प व ल-२**  
 ८८३८/२०१५  
 १९/२९

(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:रायगड इतर वर्णन :- इतर माहिती: भूखंड क्र 5 सेक्टर 19 उलवे ता पनवेल जि रायगड - प्लॉट नं. 1599.66 चौ.मी पैकी 50% 799.83 चौ.मी. अविभक्त हिस्सा(सदरचा) ( ) इतर हक्क: ( ) ( Plot Number : 5 ; SECTOR NUMBER : )

(5) क्षेत्रफळ

1) 1599.66 चौ.मीटर पोटखराब क्षेत्र

(6) आकारणी किंवा जुडी टेंप्यात असत तेव्हा

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

1): नाव:-धितम गोपाळ नाईक - - वय:-46; पत्ता:-प्लॉट नं. 1599.66, इमारतीचे नाव: रा चहाळ ता पनवेल जि रायगड , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं.-AEBPN4068E  
 2): नाव:-सिडको लि तर्फे ए बी घोरपडे - - वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सिडको भवन सीबीडी देलापुर नवी मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400814 पॅन नं.-

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-मेसर्स शगुन रिअल्टी तर्फे भागीदार भुपतभाई माधवराव चव्हाण, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप 11 गुडवील गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं.- ACIFS9168B  
 2): नाव:-मेसर्स शगुन रिअल्टी तर्फे भागीदार निशिग भुपतभाई चव्हाण, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप 11 गुडवील गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं.- ACIFS9168B  
 3): नाव:-मेसर्स शगुन रिअल्टी तर्फे भागीदार जेठालाल रणछोड पटेल - - वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप 11 गुडवील गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं.- ACIFS9168B  
 4): नाव:-मेसर्स शगुन रिअल्टी तर्फे भागीदार पियुष प्रागजी पटेल - - वय:-23; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप 11 गुडवील गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं.- ACIFS9168B  
 5): नाव:-मेसर्स शगुन रिअल्टी तर्फे भागीदार शैलेश आनंदजी पटेल - - वय:-21; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप 11 गुडवील गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं.- ACIFS9168B  
 6): नाव:-मेसर्स शगुन रिअल्टी तर्फे भागीदार हरेश आनंदजी पटेल - - वय:-22; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप 11 गुडवील गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं.- ACIFS9168B



(10)दस्त नोंदणी केल्याचा दिनांक 23/07/2015

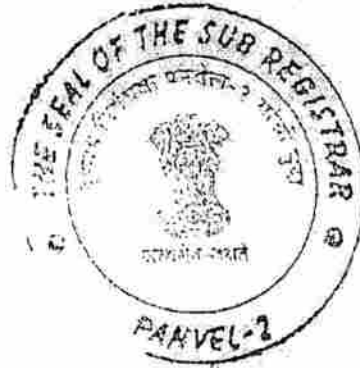
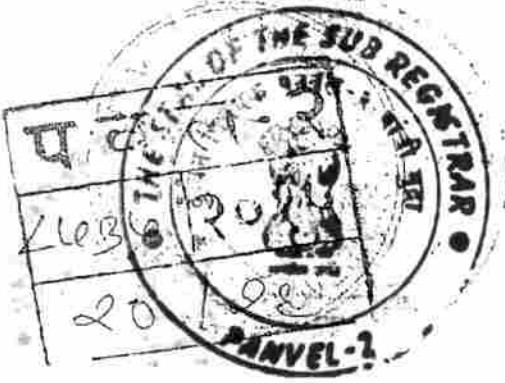
(11)अनुक्रमांक,खंड व पृष्ठ 6142/2015

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 643500

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

4) प व ल - २	
मुद्रांक शुल्क	२०२०
नोंदणी शुल्क	१००/११०
मुद्रांक शुल्क अकारताना सिवडलेला अनुच्छेद	

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सहदुय्यम निबंधक, वार्ड  
(पानवेल-२)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PIYUSH PRAGJI PATEL  
PRAGJI RANCHHOD PATEL

01/12/1991  
Permanent Account Number  
ABDPF2559B

Signature



10000012

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NISHITH BHUPAT PATEL  
BHUPAT MADHAVBHAI MAVANI

12/05/1985  
Permanent Account Number  
AMKPP2941F

Signature



पवल-२	
विवरण क्रमांक	२०२०
GOVT. OF INDIA	
१०१/११०	

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PATEL SHAILESH  
ANANDJI GANESHA PATEL

01/06/1994  
Permanent Account Number  
CAAPP7315K

Signature



20000012

आयकर विभाग  
INCOME TAX DEPARTMENT



विवरण क्रमांक २०२०  
GOVT. OF INDIA

HARESH ANANDJI PATEL  
ANANDJI GANESHA PATEL

29/07/1992  
Permanent Account Number  
BIZPP4162N

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAVANI BHUPAT MADHAVBHAI  
M L MAVANI

16/07/1948  
Permanent Account Number  
AIQPM9260L

Signature



विवरण क्रमांक / PERMANENT ACCOUNT NUMBER

AGXPP7192B



नाम NAME  
JETHALAL RANCHOD PATEL

पिता का नाम / FATHER'S NAME  
RANCHOD GELA PATEL

जन्म तिथि / DATE OF BIRTH  
19-10-1962

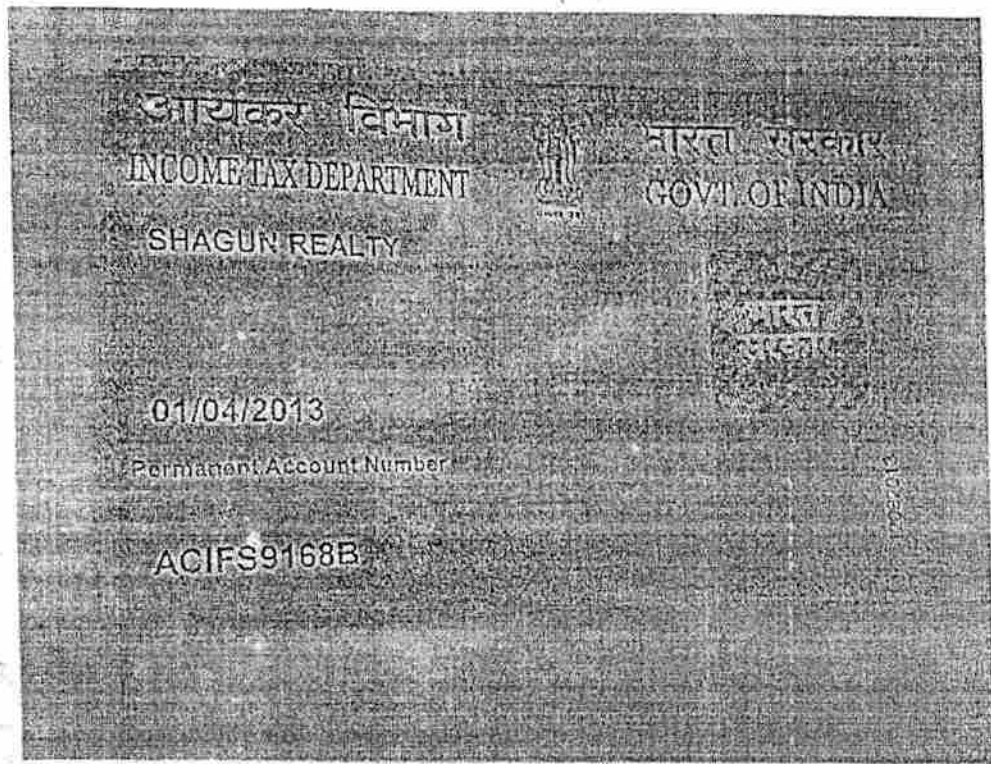
व्यक्ति / SIGNATURE



Commissioner of Income Tax (Computer Operations)








पवल-२	
१०१३८	२०२०
१०१/११०	

पवल-२	
८०३४	२०१५
२२/२६	




**GOVERNMENT OF INDIA**  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No. MH43 20070017/63      DOI: 30-11-2007  
 Valid till 30-11-2007

AUTHORITY TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV. DOI  
 TRCWG 30-11-2007

FORM 7  
 RULE 16 (2)

Name: MADAN THAKARE  
 S/DW of NAMDEV THAKARE  
 Add. PLOT-3, FLT-3, SEC-26 A, KOPARI GAON  
 NAVI MUMBAI  
 DOB: 05-01-1983      BG: O+

Signature & ID of  
 Issuing Authority: MH43 2007217  
 Signature/Thumb  
 Impression of Holder

पवल-२	
१०९३८	२०२०
१०८/११०	



आयकर विभाग      सादर सरकार  
 INCOME TAX DEPARTMENT      GOVT. OF INDIA  
 MANGESH MAHADEO INDORE  
 MAHADEO KASHIRAM INDORE  
 22/09/1987  
 ACBPI506SN



19/10/2015 5:28:04 PM

दस्त गोपवारा भाग-2

पवल 2 २५ २३  
दस्त क्रमांक:8737/2015

दस्त क्रमांक :पवल2/8737/2015

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार निशित भुपत पटेल - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:-		
2	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार भुपतभाई माधवभाई नवानी - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	कुलमुखत्यार देणार वय :-67 स्वाक्षरी:-		
	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार जेठालाल रणछोड पटेल - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	कुलमुखत्यार देणार वय :-53 स्वाक्षरी:-		
	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार पियुष प्रागजी पटेल - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	कुलमुखत्यार देणार वय :-24 स्वाक्षरी:-		
	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार शैलेश आनंदजी पटेल - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	कुलमुखत्यार देणार वय :-22 स्वाक्षरी:-		
6	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार हरीश आनंदजी पटेल - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	कुलमुखत्यार देणार वय :-23 स्वाक्षरी:-		

**पवल-२**  
१०१३८ २०३०  
१०४/११०



वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबूल करतात.  
शिकका क्र.3 ची वेळ:19 / 10 / 2015 05 : 24 : 25 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविलात

अनु

353/8737

सोमवार, 19 ऑक्टोबर 2015 5:24 म.नं.

दस्त गोशवारा भाग-1

पवल 2 28/28

दस्त क्रमांक: 8737/2015

दस्त क्रमांक: पवल 2 /8737/2015

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.1,000/-

दु. नि. सह. दु. नि. पवल 2 यांचे कार्यालयात

अ. क्र. 8737 वर दि. 19-10-2015

रोजी 5:21 म.नं. वा. हजर केला.

पावती: 10766

पावती दिनांक: 19/10/2015

सादरकरणाराचे नाव: मेसर्स शगुन रिजल्टी तर्फे भागीदार निशित भुपत पटेल - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

पवल-2

रु. 520.00

पृष्ठांची संख्या: 26

999L/2020

104/990

रु. 620.00

दस्त हजर करणाऱ्याची सही:

Joint Sr Panvel 2



Joint Sr Panvel 2

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीद्वन अन्य अस्त एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तींस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिकका क्रं. 1 19 / 10 / 2015 05 : 21 : 54 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 19 / 10 / 2015 05 : 22 : 14 PM ची वेळ: (फी)



दस्तऐवजासाथत जाडलेली कागदपत्रे  
कुळपुस्त्यापत्रे, व्यक्ती इत्यादी दनाव.  
आडवून आल्यास याची संपूर्ण जबाबदा-  
दस्त निष्पादकाची राहिल.

क्र. पत्राचा राचे नाव व पत्ता

1. नाव: लदन नामदेव ठाकरे - -

वय: 30

पत्ता: 307/308 शिव सेंटर सेक्टर 17 वाशी नवी-मुंबई  
पिन कोड: 400703

स्वाक्षरी

आयाचित्र

अंगठ्याचा ठसा



2. नाव: मंगेश इंदोरे - -

वय: 30

पत्ता: 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई  
पिन कोड: 400703

स्वाक्षरी



शिकका क्र.4 ची वेळ: 19 / 10 / 2015 05 : 25 : 25 PM

शिकका क्र.5 ची वेळ: 19 / 10 / 2015 05 : 26 : 16 PM नोंदणी पुस्तक 4 मध्ये

प व ल - २  
८७३७ २०१५  
२६ / २६

प व ल - २  
१०१३८ २०२०  
१०६ / ११०

8737 / 2015

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प्रमाणित करणेत येते की सदर दस्तास एकूण २६  
पाने आहेत. पुस्तक क्र. १  
क्रमांक ८७३७ वर नोंदला

सह दुय्यम निदेशक वर्ग-२ पनवेल २  
दिनांक १९ महि २०१५

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

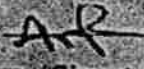
**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**


**EHIPP3629H**

नाम / Name  
**AKSHAY RAMCHANDRA PHADKE**

पिता का नाम / Father's Name  
**RAMCHANDRA RAJARAM PHADKE**

जन्म की तारीख / Date of Birth  
**01/01/1995**

  
 हस्ताक्षर / Signature



MUM-SPO-190345  
 157458236  
 13 30


**भारत सरकार**  
**GOVERNMENT OF INDIA**



साईनाथ बरकु चौधरी  
 Sainath Barku Chaudhari

जन्म वर्ष / Year of Birth : 1977  
 पुरुष / Male



**6710 7800 2009**

**आधार - सामान्य माणसाचा अधिकार**

**प व ल - २**

१०९३८	२०२०
१००१/११०	



पवल-२	
१०५३८	२०२०
१०८/११०	



353/10138

गुरुवार, 12 नोव्हेंबर 2020 2:23 म.नं.

दस्त गोषवारा भाग-1

पवेल 2

902/990

दस्त क्रमांक: 10138/2020

दस्त क्रमांक: पवेल 2/10138/2020

वाजारा मूल्य: रु. 29,96,458/- मोबदला: रु. 40,00,000/-

भरणेले मुद्रांक शुल्क: रु. 1,20,000/-

द. ति. मह. दु. नि. पवेल 2 यांचे कार्यालयात

अ. क्र. 10138 वर दि. 12-11-2020

वेळी 2:19 म.नं. वा हजर केला.

पावती: 11516

पावती दिनांक: 12/11/2020

सादरकरणाराचे नाव: साक्षी शैलेंद्र पाटील - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण: 32200.00

दस्त हजर करणाऱ्याची सही:

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 12 / 11 / 2020 02 : 19 : 35 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 12 / 11 / 2020 02 : 21 : 06 PM ची वेळ: (फी)



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

लिहून देणार

लिहून घेणार





दस्त गोपवारा भाग-2

पवेल2

दस्त क्रमांक:10138/2020

12/11/2020 3 06:20 PM

दस्त क्रमांक :पवेल2/10138/2020

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स श्रगुन रिअल्टी तर्फे भागीदार निशिध भुपत पटेल तर्फे कु मु म्हणुन मदन नामदेव ठाकरे -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: इंसिग्रिया, भूखंड क्र 195, सेक्टर 19, उलवे, ता. पनवेल, जि. रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर(एमएच). पॅन नंबर:ACIFS9168B	लिहून देणार वय :-36 स्वाक्षरी:-		
2	नाव:साक्षी शैलेंद्र पाटील -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए/203, साई साक्षात प्लॉट नं 09, गोलक कोर्स, सेक्टर 06, खारघर ता पनवेल जि रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर(एमएच). पॅन नंबर:AQQP8381D	लिहून घेणार वय :-44 स्वाक्षरी:-		
3	नाव:शैलेंद्र राजाराम पाटील -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए/203, साई साक्षात प्लॉट नं 09, गोलक कोर्स, सेक्टर 06, खारघर ता पनवेल जि रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर(एमएच). पॅन नंबर:ADLPP1859N	लिहून घेणार वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तपाकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ:12 / 11 / 2020 03 : 02 : 57 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अश्वय फडके - - वय:28 पत्ता:606, सत्रा प्लाजा, प्लॉट नं 19/20, सेक्टर 19डी, वाशी नवी मुंबई पिन कोड:400703		
2	नाव:साईनाथ चौधरी - - वय:44 पत्ता:606, सत्रा प्लाजा, प्लॉट नं 19/20, सेक्टर 19डी, वाशी नवी मुंबई पिन कोड:400703		

शिक्का क्र.4 ची वेळ:12 / 11 / 2020 03 : 04 : 15 PM

Join/ Sr Panvel 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface
1	SAAKSHI SHAIENDRA PATIL	eChallan	69103332020111213380	MH006959170202021E	120000.00	SD	0003130048202021	12/11/2020
2		DHC		1211202004539	2000	RF	1211202004539D	12/11/2020
3		DHC		1211202004597	200	RF	1211202004597D	12/11/2020
4	SAAKSHI SHAIENDRA PATIL	eChallan		MH006959170202021E	30000	RF	0003130048202021	12/11/2020

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

10138 /2020

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

प्रमाणित करणेत येते की, सदर दस्तास एकूण

पाने आहेत, पुस्तक क्र.

क्रमांक 40934 वर नोंदला

990



35710139

पावती

Original/Duplicate

Thursday, November 12, 2020

नोंदणी क्र.: 39म

2:33 PM

Regn. 39M

पावती क्र.: 11517 दिनांक: 12/11/2020

सहाचे नाव: उलवे

दस्तावेजाचा अनुक्रमांक: पवल2-10139-2020

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: साक्षी शैलेंद्र पाटील - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2200.00

पृष्ठांची संख्या: 110

एकूण: रु. 32200.00

Joint Sr Panvel 2

बाजार मूल्य: रु.2996458 /-

मोबदला रु.4000000/-

भरलेले मुद्रांक शुल्क: रु. 120000/-

सह दुय्यम निबंधक वर्ग-२  
(पत्रवेल- २)

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1211202004659 दिनांक: 12/11/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1211202004787 दिनांक: 12/11/2020

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006958825202021E दिनांक: 12/11/2020

बँकेचे नाव व पत्ता:

मुळ दस्तावेज परत दिला

निर्णीक

दुय्यम निबंधक पत्रवेल-२

मुळ दस्तावेज परत मिळाला

पत्रकारची सहा



13/11/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.ति.पनवेल 2

दस्त क्रमांक : 10139/2020

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4000000
(3) बाजारभाव(माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2996458
(4) भू-मापन,पोंटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: , इतर माहिती: विभाग क्र 27/1,दर-73,300/-प्रती चौ.मी,ऑफिस क्र 804,आठवा मजला," इंसिग्रिया " भूखंड क्र 195,सेक्टर 19,उलवे,ता. पनवेल,जि. रायगड. क्षेत्रफळ 307.64 चौ. फुट कारपेट + 72.12 चौ. फुट एनक्लोज बालकनी.(( Plot Number : 195 ; SECTOR NUMBER : 19 ; ))
(5) क्षेत्रफळ	1) 307.64 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:-मेसर्स शगुन रिअल्टी तर्फे भागीदार निशिथ भूपत पटेल तर्फे कु मु म्हणुन मदन नामदेव ठाकरे -- वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: इंसिग्रिया, भूखंड क्र 195, सेक्टर 19, उलवे, ता. पनवेल, जि. रायगड. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ACIFS9168B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-साक्षी शैलेंद्र पाटील -- वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/203, साई साक्षात प्लॉट नं 09, गोल्ल कोर्स, सेक्टर 06, खारघर ता पनवेल जि रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410210 पॅन नं:-AQQPP8381D 2): नाव:-शैलेंद्र राजाराम पाटील -- वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/203, साई साक्षात प्लॉट नं 09, गोल्ल कोर्स, सेक्टर 06, खारघर ता पनवेल जि रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410210 पॅन नं:-ADLPP1859N
(9) दस्तऐवज करून दिल्याचा दिनांक	12/11/2020
(10)दस्त नोंदणी केल्याचा दिनांक	13/11/2020
(11)अनुक्रमांक,खंड व पृष्ठ	10139/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	120000
(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)

मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )		12 November 2020, 02:13:46 PM	
Valuation ID	202011125400	पवल2	
मूल्यांकनाचे वर्ष	2020		
जिल्हा	रायगड		
ता.सं.का.चे नांव	पनवेल		
गावाचे नांव	उलवे, गव्हाण, खारकोपर		
प्रमुख मूल्य विभाग	27		
उप मूल्य विभाग	27.2		
क्षेत्राचे नांव	Influence Area	सर्व्हे नंबर / न. भू. क्रमांक :	
वार्षिक मूल्य दर तकल्यानुसार मूल्यदर रु. मूल्यदर 74800/-		मोजमापनाचे एकक चौ. मीटर	
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र	38.152 चौ. मीटर	मिळकतीचा वापर	कार्यालये/व्यावसायिक
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे तय	0 TO 2वर्षे
उदरवाहन सुविधा	आहे	मजला	5th to 10th Floor
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
घसा यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= वार्षिक मूल्यदर * घसा यानुसार टक्केवारी ) = (74800 * (100 / 100 ) ) = Rs.74800/-	
मजला निहाय घट/वाढ		= 1.05 of 74800 = Rs.78540/-	
Rules Applicable	3		
A)	मुख्य मिळकतीचे मूल्य		
		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 78540 * 38.152 = Rs.2996458.08/-	
एकत्रित अंतिम मूल्य		<p>- मुख्य मिळकतीचे मूल्य + खल्या जमिनीवरील वाहन तळाचे मूल्य + चढिस्त वाहन तळाचे मूल्य + लगेतच्या बांधीव क्षेत्राची बांधकाम मूल्य + वरील गळतीचे मूल्य + इमारतीची ओवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मोडर्नाईज मजला क्षेत्र मूल्य + वाटेला बांधकाम</p> <p>= A + B + C + D + E + F + G + H + I = 2996458.08 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2996458/-</p>	

पवल-२  
१२/११/२०२०  
१/११०

Home Print



सह दुय्यम निबंधक वर्ग-२  
(पनवेल-२)



CHALLAN  
MTR Form Number-6



GRN	MH006958825202021E	BARCODE			Date	12/11/2020-12:00:33	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AQQPP8381D			
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			Full Name	SAAKSHI SHAILENDRA PATIL			
Location	RAIGAD			Flat/Block No.	OFFICE NO 804, 8TH FLOOR, INSIGNIA			
Year	2020-2021 One Time			Premises/Building	OFFICE NO 804, 8TH FLOOR, INSIGNIA			
Account Head Details			Amount In Rs.	Road/Street	PLOT NO 195, SECTOR 19, ULWE			
0030046401	Stamp Duty		120000.00	Area/Locality	PANVEL RAIGAD			
0030063301	Registration Fee		30000.00	Town/City/District	पवेल-२			
				PIN	४०९२१२९२९			
				Remarks (If Any)	२/११०			
				SecondPartyName=SHAGUN REALTY				
Total			1,50,000.00	Amount In	One Lakh Fifty Thousand Rupees			
				Words	एक लाख पचास हजार रुपये			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332020111213306 2641761334		
Cheque/DD No.				Bank Date	RBI Date	12/11/2020-12:00:51	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :

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

Mobile No. : 9892356404

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी कराययाच्या दस्तांसाठी लागू आहे. नोंदणी व कराययाच्या दस्तांसाठी सदर चलन लागू नाही.



**CHALLAN**  
**MTR Form Number-6**



GRN	MH006958825202021E	BARCODE		Date	12/11/2020-12:00:33	Form ID	25.2
Department: Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment: Registration Fee				PAN No.(If Applicable)		AQQPP8381D	
Office Name: PNL2 PANVEL 2 JOINT SUB REGISTRAR				Full Name		SAAKSHI SHAILENDRA PATIL	
Location: RAIGAD				Flat/Block No.		OFFICE NO 804, 8TH FLOOR, INSIGNIA	
Year: 2020-2021 One Time				Premises/Building		PLOT NO 195, SECTOR 19, ULWE	
Account Head Details		Amount In Rs.		Road/Street		PANVEL RAIGAD	
0030046401 Stamp Duty		120000.00		Area/Locality		PANVEL RAIGAD	
0030063301 Registration Fee		30000.00		Town/City/District		PANVEL RAIGAD	
				PIN		407302	
				Remarks (If Any)		3/990	
				SecondPartyName=SHAGUN REALTY-			
Total		1,50,000.00		Amount In Words		One Lakh Fifty Thousand Rupees	
Payment Details: IDBI BANK				FOR USE IN RECEIVING PANVEL-2			
Cheque-DD Details				Bank CIN	Ref. No.	69103332020111213306	2641761334
Cheque/DD No.				Bank Date	RBI Date	12/11/2020-12:00:51	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. : 9892356404  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 यादर घेवण केवळ दुसऱ्या निवडक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-353-10139	0003130280202021	12/11/2020-14:28:36	IGR147	30000.00
2	(IS)-353-10139	0003130280202021	12/11/2020-14:28:36	IGR147	120000.00
Total Defacement Amount					1,50,000.00

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1211202004787

Date 12/11/2020

Received from SHAGUN REALTY, Mobile number 9892356404, an amount of Rs.200/-, 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 IBKL

Date 12/11/2020

Bank CIN 10004152020111204260

REF No. 2644999368

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

पवल-२	
१०/१२/२०२०	
२/११०	



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1211202004659

Date 12/11/2020

Received from SHAGUN REALTY, Mobile number 9892356404, an amount of Rs.2000/-, 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

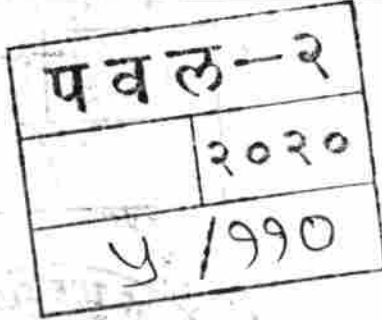
Bank Name IBKL

Date 12/11/2020

Bank CIN 10004152020111204147

REF No. 2644997350

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





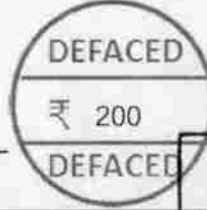


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1211202004787	Receipt Date	12/11/2020
-----	---------------	--------------	------------

Received from SHAGUN REALTY, Mobile number 9892356404, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 10139 dated 12/11/2020 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.



**Payment Details**

Bank Name	IBKL	Payment Date	12/11/2020	पवल-२
Bank CIN	10004152020111204260	REF No.	2644999368	२०२०
Deface No	1211202004787D	Deface Date	12/11/2020	६/११०

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



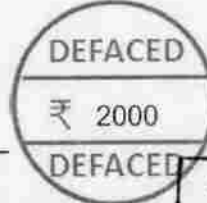


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1211202004659 Receipt Date 12/11/2020

Received from SHAGUN REALTY, Mobile number 9892356404, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 10139 dated 12/11/2020 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.



**Payment Details**

Bank Name IBKL	Payment Date 12/11/2020
Bank CIN 10004152020111204147	REF No. 2644997350
Deface No 1211202004659D	Deface Date 12/11/2020

पवल-२  
१०/११/२०२०  
५/११०

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

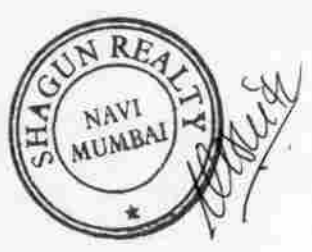


पवल-२
०७२६/२०२०
C/११०



AGREEMENT FOR SALE

THIS AGREEMENT is entered & executed at Ulwe , Navi Mumbai, Taluka-Panvel, District-Raigad On 2<sup>th</sup> day of November-2020 BETWEEN M/S SHAGUN REALTY a duly registered partnership firm,(PAN No.ACIFS9168B) through its Partner 1) MR. BHUPATBHAI MADHABHAI MAVANI 2) MR. NISHITH BHUPAT PATEL 3) MR. JETHALAL RANCHHOD PATEL 4) MR. PIYUSH PRAGJI PATEL 5) MR. SHAILESH ANANDJI PATEL 6) MR. HARESH ANANDJI PATEL all are an adult Indian Inhabitants, Occupation-Business, having office address at INSIGNIA, Plot No.195,Sector-19,Ulwe, Navi Mumbai - 410206, hereinafter referred to as "THE BUILDER " (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its Partners, executors, administrators and assigns) of the ONE PART.



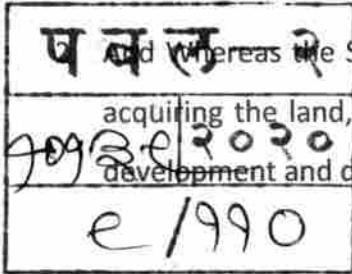
*[Handwritten signature]*

*[Handwritten signature]*

AND

MRS.SAAKSHI SHAILENDRA PATIL (PAN NO. AQQPP8381D) aged 44 Years & MR. SHAILENDRA RAJARAM PATIL ( PAN NO. ADLPP1859N) aged 52 Years are adult Indian inhabitant residing at A/203 ,SAI SAAKSHAAT, PLOT 09, NEAR GOLF COURSE, SECTOR 06, KHARGHAR, KHARGHAR RAIGARH, MAHARASHTRA-410210 ,hereinafter referred to as "THE PURCHASERS" (which expression shall unless repugnant to the context shall be deemed and include his/her/their, heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

1. Whereas The City and Industrial Development Corporation of Maharashtra Limited ( hereinafter referred to as "M/s. CIDCO LTD") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2<sup>nd</sup> floor, Nariman Point, Mumbai - 400021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.



And whereas the State Govt. has pursuant to the section 113A of the MRTP Act acquiring the land, in the Navi Mumbai and vesting such lands in the CIDCO for development and disposal.

3. That M/s. Shagun Realty i.e Party of the First Part by their application dated 21-1-2014 requested M/s. CIDCO of Maharashtra / Corporation to grant lease of a piece parcel of land and so acquired and vested in the corporation of the State Government. After the Application/ Offer No. 147 of M/s. Shagun Realty to acquire a plot of lease M/s. CIDCO of Maharashtra has accepted the request/offer and issued a allotment letter dated 17/4/2014 in the name of M/s. Shagun Realty in respect of **Plot No. 195, Sector-19, Ulwe, Taluka-Panvel, District-Raigad**, ( hereinafter referred to as said plot) with the various terms and conditions enumerated therein, with the payment of Lease premium of **Rs.43,20,29,313/- (Rupees:- Forty Three Crore Twenty Lacs Twenty Nine Thousand Three Hundred Thirteen Only)** and accordingly, the Party of the First Part herein i.e **M/s. SHAGUN REALTY** on 09/11/2014, paid the Lease premium to **M/s. CIDCO Ltd/Corporation** in respect of the said plot.

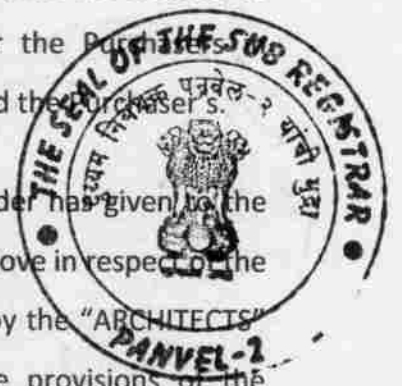


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4. By registered Agreement to Lease dated 23/12/2014, which is registered at the office of Sub-Registrar, Panvel-2 at **Serial No.PVL2-9487-2014 dated 23/12/2014, Receipt No.9718** , which is entered and executed between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and M/s. SHAGUN REALTY a partnership firm , as the Licensee as the Other Part therein for Commercial purpose and by virtue of the registered Agreement To Lease dated 23/12/2014, M/s. SHAGUN REALTY a partnership firm i.e. Party of the First Part has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein.
  
5. Thereafter, M/s. SHAGUN REALTY a partnership firm, i.e the Party of the First Part herein has prepared Building Plans in respect of intending Commercial Building viz.**INSIGNIA**, which is to be erected upon the Said Plot, through Architect and submitted the same to M/s.Cidco Ltd for approval and sought approval to such plans and obtained Development permission for Commercial Building on Plot No. 195, Sector-19, Ulwe, Taluka-PAnvel, District-Raigad, vide Commencement Certificate No. **CIDCO/BP-13345/TPO(NM&K)/2015/1403 dated 14/12/2015 on** the terms and conditions set and prescribed therein.
  
6. The Builder is having exclusive right with the permission of the M/s.Cidco Ltd to sell the shops/offices (Commercial Unit) in the said building to be constructed by the Builder i.e. Party of the First Part on the said land and thus are entitled to enter into an Agreement for sale with the Purchaser or the Purchaser's consideration of the agreed sale price between the builder and the Purchaser's.
  
7. The Purchaser has demanded from the Builder and the Builder has given to the Purchaser inspection of all the documents referred, herein above in respect of the Said Land and the plan designs and specifications prepared by the "ARCHITECTS" and of such other documents as are specified under the provisions of the Maharashtra Ownership Flat (Regulations of the Promotion of construction, Sales, Management and Transfer) Act 1963 (hereinafter referred to as "the SAID ACT") and the rules made there under.
  
8. The Purchaser has examined and approved the building known as "**INSIGNIA**" the name of building , which to be constructed upon the Said Plot of land) and floor plan, the nature and quality of construction and fittings, fixture, facilities and

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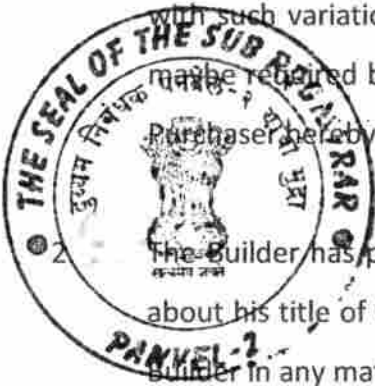
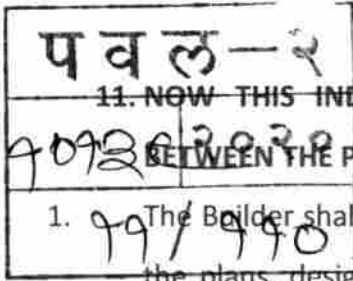


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amenities to be provided thereto as per the general specification stated in the Second Schedule here under written.

9. The Purchaser has approached the Builder to purchase from the Builder the Commercial Unit in "INSIGNIA" Building Office bearing No. 804 on the 8<sup>th</sup> Floor of Carpet area admeasuring to 307.64 Sq.ft & 72.12 Sq.ft Enclosed Balcony and the Purchaser has agreed to purchase the said Commercial Unit for a lumsum consideration of Rs.40,00,000/- (RUPEES :- FORTY LAKH ONLY ) and on the terms and conditions stated herein.
10. The Purchaser has, prior execution of these presents, paid to the Builder a sum of Rs.40,00,000/- (RUPEES :- FORTY LAKH ONLY ) being booking charges and part payment of the said sale price Rs. 40,00,000/- (RUPEES :- FORTY LAKH ONLY ) Commercial unit Office bearing No.804 on the 8th Floor , agreed to be sold by the Builder to the Purchasers and purchasers has further agreed to pay to the Builder the balance sale price//consideration of NO BALANCE at the time of and the manner hereinafter appearing.



3. The Builder hereby agrees with the previous permission of the M/s. Cidco Ltd to sell to the Purchaser and the Purchaser hereby agree to purchase the Said Office bearing No. 804 on the 8th Floor , of Carpet area admeasuring to 307.64 Sq.ft & 72.12 Sq.ft Enclosed Balcony and also an undivided interest in the common areas and facilities as shown on the plan hereto attached for a lumpsum price which includes the proportionate price for undivided interest in the common areas and facilities of the said building .



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4. The Purchaser has verified and has accepted that the super covered area.
5. The premises under the purchase include enclosed balcony and or balconies, if any, the right to use common areas and facilities available in the building and also the Purchaser undivided interest in the restricted areas and facilities for the use of the said premises.
6. The Purchaser agrees to pay to the Builder the token amount of **Rs. 40,00,000/- (RUPEES :- FORTY LAKH ONLY )** and the said amount has been paid to the BUILDER for the purchase of above mentioned Commercial Unit by the Purchaser. The balance consideration amount of **Rs.40,00,000/- (RUPEES :- FORTY LAKH ONLY )** to be paid in the following manner :-

SCHEDULE OF PAYMENT	PERCENTAGE OF PAYMENT
Earnest Money Deposit	20%
On Commencement of Plinth Work	22%
On Commencement of 1 <sup>st</sup> Slab	10%
On Commencement of 2 <sup>nd</sup> Slab	10%
On Commencement of 4 <sup>th</sup> Slab	8%
On Commencement of 6 <sup>th</sup> Slab	8%
On Commencement of 8 <sup>th</sup> Slab	6%
On Commencement of 10 <sup>th</sup> Slab	6%
On Commencement of 12 <sup>th</sup> Slab	4%
Floor, Door, Window, Plumbing	4%
At the time of Possession	2%
<b>TOTAL</b>	<b>100 %</b>

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6.A) Payment to be made for credit in favour **M/S.SHAGUN REALTY** of our Account

**No.011620110000733**, BANK OF INDIA,CBD,BELAPUR ,NAVI MUMBAI.

7. The specification, materials, textures/ fittings and all such other amenities shall be as per as the list set out in the Second Schedule hereunder written and the Purchaser as satisfied themselves about the same and about the design of the building.
8. If due to any unavoidable circumstances, there is any increase as in the price of the building materials such as cement, steel etc, the Purchaser shall bear such cost increase in price without raising any objection in respect thereof.
9. The Builder shall not be liable for any loss, damage, injury or delay due to any cause beyond their control, including acts of Government, strikes, lock outs, fire, lightening, explosion, flooding, riots, civil commotions, acts of war, malicious mischief or theft.

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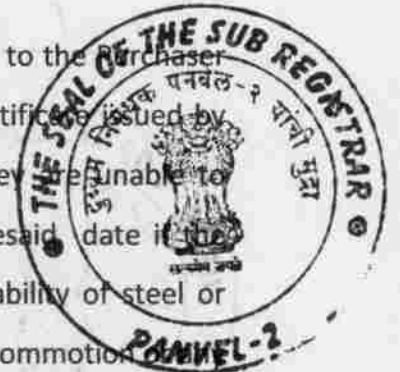
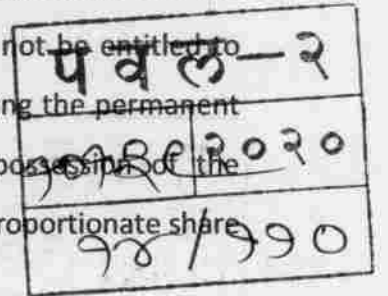
10. If the Purchaser commits default in payments of any of the installments as aforesaid on their respective due dates (time being the essence of this Agreement), the Builder shall be at liberty to terminate this Agreement in which event, the Builder is at liberty to forfeit the booking amount of the Purchase price of Commercial Unit. On the Builder terminating this Agreement 'under this Clause, they shall be at liberty to sell the said Commercial Unit to any other person as the Builder may deem fit at such price as the Builder may determine and the Purchaser shall not be entitled to question such sale or to claim any amount whatsoever from the Builder. The balance amount after deducting booking amount, as aforesaid may be refunded without a payment of interest by the Builder to the purchaser only after the Builder have disposed of and or sold the said Commercial Unit to any other purchaser.

11. Any delay or indulgence by the Builder in enforcing the terms of this Agreement or any forbearance on their part of giving extensions of time by the Builder to the Purchaser for payment of purchase price in installments or otherwise shall not be construed as a waiver on the part of the builder of any breach of this Agreement by the Purchaser nor shall be the same in any manner prejudice the rights of the Builder.





12. Without prejudice to the Builder rights under this Agreement and or in law, the Purchaser shall be liable to pay interest at 9% per annum on all amounts due and payable by the Purchaser under this Agreement, if such amount remains unpaid for seven days after its due date.
13. The Builder shall not be liable for any loss, damage injury of delay due to the Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to the M/s. Cidco Ltd causing delay in giving and supplying permanent water connection or such other service connections necessary for using and or occupying the flat/shop.
14. On obtaining the part occupancy/occupancy certificate from M/s. Cidco Ltd, the Builder shall be at liberty to hand over possession of the said flat/shop to the Purchaser even though permanent electricity and water connections are not sanctioned by the concerned authorities. The Purchaser shall not be entitled to make any claim or demand on the Builder for the delay in getting the permanent electric and water connections. On the Builder offering possession of the flat/shop to the Purchaser shall be liable to bear and pay their proportionate share in the consumption of electricity and water.
15. The Builder shall deliver possession of the said Commercial Unit to the Purchaser on or before 30 months from the date of Commencement Certificate issued by M/S CIDCO LTD. The Builder shall not incur any liability if they are unable to deliver possession of the Shop/ Commercial Unit by the aforesaid date if the completion of the building is delayed by reasons of non-availability of steel or cement or any other building material or by reason of war, civil commotion, act of the God or if on-delivery of possession is a result of any notice, order, rules, notifications of the Government, Court, of Law and or any other public authority or for non-availability of water and or electricity connection from the concerned authorities of any reasons unforeseen or beyond the control of the Builder.
16. Upon possession of the said Commercial Unit being delivered to the Purchaser the Purchaser shall be entitled to the occupation of the said Commercial Unit and shall have no claim against the Builder in respect of any items of work in the Shop/ Commercial Unit.



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17. Commencing a week after notice is given by the Builder to the Purchaser that the said Commercial Unit is ready for the use and occupation the Purchaser shall be liable to bear and pay all taxes and charges for electricity and other services and the outgoings payable in respect of the said Commercial Unit from the date from which the Builder obtain the part occupancy/ occupancy certificate from M/s. Cidco Ltd and or other Local Authority.

18. After the entire units been sold by the Builder, the Builder will co-operate to all the Commercial Unit Purchaser/owners to form the Society and for the same the Purchaser/ owner have to contribute the expenses from their own Pocket. The Purchaser shall sign, execute all the other applications, declarations, affidavits, undertakings, indemnity or any other document as may be required by the Builder to admit the purchaser as a member in the proposed Society. The Purchaser shall abide by all the byelaws adopted by the Society and shall also abide by the terms and conditions of the same.

19. Commencing a week after notice is given by the Builder to the Purchaser that the said Commercial Unit is ready for the use and occupation the Purchaser shall be liable to bear and pay to the Builder the proportionate share (i.e. in proportion to the floor area of the said fiat) of out-goings in respect of the said area and Building namely local taxes or such other levies by the concerned local authority and or

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Government water charges, insurance, common lights, repairs and salaries of the collectors, watchman, sweepers, and all other expenses necessary and incidental to the management and maintenance of the said Building. The Purchaser undertakes to pay such monthly contribution and such proportionate share of out goings regularly on or before 5<sup>th</sup> day of each every month in advance and shall not withhold the same for any reason whatsoever.



20. The Purchaser agrees and binds himself to pay regular by the 5<sup>th</sup> day of each month in advance to the Builder or to the proposed Society, the proportionate share that may be decided by the Builder for the following outgoings

- Insurance Premium
- All Municipal or semi government assessment bills and other taxes and outgoings that may from time to time be levied against the said plot and our building, water taxes and the water charges.



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- c. Outgoings for the maintenance and management of the building, common lights and other outgoings and collection charges incurred in connection with the said property.
- d. Any property tax, Municipal tax, of any other tax, charges levied by any Local Authority on the said plot of land and or on the land along with the constructed building.
- e. The purchaser shall deposit with the Builder before taking the possession of the said flat the sum as worked out by the Builder towards the aforesaid expenses. If found necessary, the Purchaser shall deposit further amount of amounts with the builder on and upon being required or called upon by the Builder to do so.
- f. It is agreed that in the event Municipal Authority levies additional charges/ ceases over and above the lease premium from the Builder by way of water resource development charges the Purchaser shall pay the proportionate of such charges as may be demanded by the Builder from time to time.
- g. In addition to the Purchase price of the Flat, the Purchaser have to bear the additional charges such as Water deposit charges, Electricity Deposit Charges, Cable lying charges, by M.S.E.B, Club house membership charges etc, within 21 months from the date of issue of completion Certificate.

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21. It is agreed that if one or more of such Commercial Unit remains unsold at the time the building is ready for occupation, the Builder shall be deemed to be the member thereof until such Shop/ Commercial Unit is agreed to be sold by the Builder.
22. The Purchaser shall from the date of Possession thereof maintain the said Commercial Unit at his own cost in a good and tenantable condition and shall not do or suffer to be done anything to the said building or the said Commercial Unit, staircase and common passages, which may be against the rules or bye-laws of the CIDCO or any public authority duly constituted by law being in force. No structural / architectural alterations / modification or changes shall be carried out by the Purchaser to the Shop/ Commercial Unit agreed to be sold by the Builder to the Purchaser under this Agreement, without the prior written permission of the Builder or of the proposed Society. The Purchaser shall be responsible for any breach of any rules and regulations in respect thereof.



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23. So long as each Purchaser in the said building shall not be separately assessed, the Purchaser shall pay such proportionate part of the assessment in respect of the entire building as may be provisionally determined by the Society whose decision shall be final and binding upon the Purchaser and shall not questioned by the Purchaser.

24. The Purchaser shall not at any time demolish or cause to be demolished the Commercial Unit or any part thereof agreed to be bought by them or shall be at any time make or cause to be made any additions or alterations of whatsoever nature to the said Commercial Unit or any part thereof.

25. The Purchaser shall use the Commercial Unit strictly for the Commercial purpose for which it is been allotted and for not other purpose.

26. The Purchaser shall not store in the premises goods of hazardous or combustible nature or which tend to affect the construction structure of the said building or cause damages to the occupants of the Building.

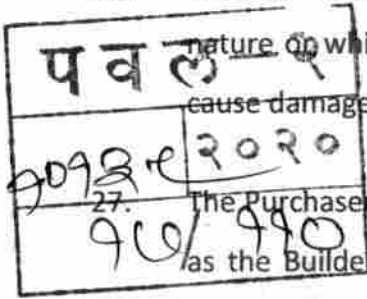
27. The Purchaser shall be bound from time to time to sign all papers and documents as the Builder may require them to do from time to time for safeguarding the interest of the Builder and of the Purchasers of other premises in the said building.

28. Failure to comply with the provisions of this clause will render this Agreement is null and void and 20% of the purchase price and other money paid by the Purchaser shall stand forfeited to the Builder.

28. The Builder shall be at liberty to sell, assign, transfer or otherwise deal with their rights and interest in the said plot and in the building to be constructed thereon provided it does not in any way affect or prejudice the rights of the Purchaser herein.

29. Nothing contained in these presents is intended to be nor shall be construed to be a grant, demise or assignment in law in or of the said flat or any part thereof or the said Building thereon or any part thereof.

30. The Purchaser shall not let, sublet, transfer, assign or part with the possession of the said Commercial Unit without the prior consent in writing of the Builder and



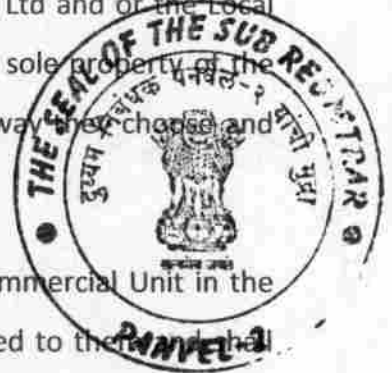
until all the dues payable by them to the Builder under this Agreement are fully paid.

31. The Purchaser and the person to whom said Commercial Unit is let, sub-let transferred, assigned or given possession of shall observe and perform all the rules and regulations which the Builder or the proposed Society has adopted for protection and maintenance of the said building and flat therein and shall pay and contribute regularly and punctually towards the taxes or expenses or other outgoings in accordance with the terms and conditions of this Agreement.

32. The Purchaser shall not be entitled to sell and or transfer his right, title, interest and benefits under this Agreement to any person without obtaining prior "NO OBJECTION CERTIFICATE" in writing from the Builder or the proposed Society. The Builder will issue such NO OBJECTION CERTIFICATE to the Purchaser for transferring and assigning the benefits and rights of this Agreement for the said unit only on payment of the transfer charges. The transfer charges will be decided by the Builder or by the proposed Society Only. The Purchaser shall not be entitled for grant of such NO OBJECTION CERTIFICATE unless and until all the dues payable under this Agreement are paid in full.

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33. The Builder shall have a right to make additions, alterations, raise strays or put additional structures as may be permitted by the M/s.Cidco Ltd and or the Local Authority. Such additions alterations, structures will be the sole property of the Builder who will be entitled to dispose of the same in any way they choose and the Purchaser hereby consents to the same.



34. The Purchaser shall maintain at his own cost Said Shop/ Commercial Unit in the same conditions, state and order in which it will be delivered to them and shall abide by all the bye-laws, rules and regulations of the Co-operative Society, the Government, the CIDCO, the Maharashtra State Electricity Board and Local Authority.

35. The Purchaser hereby agrees and binds to pay to the Builder the stamp duty and registration charges pertaining to this Agreement and also to bear and pay his proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the Lease Deed/ Deed of Assignment to be executed by the CIDCO in favour of the proposed Co-operative Society.



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36. The Purchaser shall not do or permit to be done any act or thing which may render void or void able any insurance of any premises in or of the said building or any pan thereof or cause any increase on premium to be payable in respect thereof.
37. The Builder shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in respect of the unsold premises in the said building The Builder shall however bear and pay the Municipal/government taxes and any other taxes as may be levied by the Local Authority in respect of such unsold premise in the building.
38. This Agreement shall always be subject to the terms and conditions contained in the said Agreement to lease and also subject to the provisions contained in the Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 and the rules and regulations made there under including the New Bombay Disposal of Lands Regulations, 1975
39. If there is ~~any~~ increase in F.S.I. or any other benefits, then such increase in F.S.I. or other benefits shall go to the Builders. The Purchaser or the member of the co-operative housing society or any other incoming member or a limited company or any other legal body shall not raise any objections to the Builders utilizing such increased F.S.I. and or using and or appropriating such benefits.

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All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by registered post or by certificate of posting at his/her permanent address specified as under :



ADDRESS—  
 MRS. SAAKSHI SHAILENDRA PATIL  
 MR. SHAILENDRA RAJARAM PATIL  
 /203, SAI SAAKSHAAT, PLOT NO 09 ,  
 NEAR GOLF COURSE, SECTOR-06  
 KHARGMAR, KHARGHAR RAIGARH,  
 PANVEL, MAHARASHTRA-410210

The Stamp duty and Registration Charges payable under this Agreement shall be borne and paid wholly and exclusive by the Purchaser.

41. The Purchaser hereby undertakes to lodge this Agreement with the Sub Registrar of Assurances for the purpose of registration within seven days from the date hereof and to intimate to the Builder the number under which this Agreement is registered with the Sub Registrar of Assurances.



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IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the day, month and year first above written as hereinafter appearing.

SIGNED, SEALED AND DELIVERED BY )  
THE WITHIN NAMED "BUILDER" )  
M/s. SHAGUN REALTY, )  
A Registered Partnership Firm through its Partner, )

MR. NISHITH B. PATEL

In the presence of.....

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*Nishith*



1)

2)

SIGNED, SEALED AND DELIVERED BY )  
THE WITHIN NAMED "PURCHASER" )



MRS. SAAKSHI SHAIENDRA PATIL )

*Sakshi*



MR. SHAIENDRA RAJARAM PATIL )

*Shailendra*



In the presence of ....

1)

2)

## RECEIPT

RECEIVED a sum of Rs. 40,00,000/- (RUPEES :- FORTY LAKH ONLY) from MRS.SAAKSHI SHAILENDRA PATIL & MR. SHAILENDRA RAJARAM PATIL (Purchaser) being the advance and part payment against the Sale price in respect of Commercial Unit, Office bearing No. 804 on the 8th Floor of Carpet area admeasuring 64 Sq.ft & 72.12 Sq.ft Enclosed Balcony in the Building Known as "INSIGNIA " located upon the Plot No. 195, containing by measurement 2850.23 Sq. mtrs at Sector-19, at Ulwe, Taluka- Panvel, District- Raigad. agreed under these presents.

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### Details of Payments

SR.No.	Date	Cheque No.	Bank	Amount
	12.06.2018	908883	IDBI BANK	30,00,000/-
	03.09.2018	000037	HDFC BANK	5,00,000/-
	19.09.2020	RTGS		5,00,000/-
			<b>TOTAL</b>	<b>40,00,000/-</b>



WE SAY RECEIVED RS. 40,00,000/-



(MR. NISHITH B. PATEL)

Partner of M/s. SHAGUN REALTY ,

WITNESSES :-

- 1.
- 2.

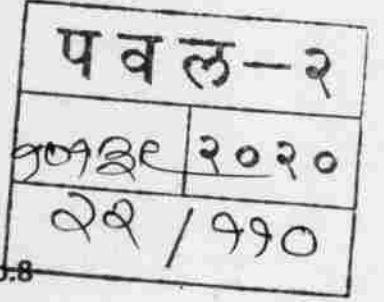


**SCHEDULE-I**

**(THE DESCRIPTION OF THE LAND)**

**ALL THAT** piece or parcel of land known as Plot No.195, at Sector-19, at Ulwe node, Commercial Plot, in Taluka- Panvel, District- Raigad., containing by measurement 2850.23 Sq.mtrs or thereabout and bounded as follows :-

On Or Towards the North by :- 30 Mtrs Wide Road  
On Or Towards the South by :- 15 Mtrs. Wide Road  
On Or Towards the East by :- Plot No.7, SF Plot No.8  
On Or Towards the West by :- 30 Mtrs. Wide Road



**SCHEDULE-II**

**(THE DESCRIPTION OF THE FLAT)**

Commercial Unit Office bearing No. 804 on the 8th Floor , of Carpet area admeasuring to 307.64 Sq.ft & 72.12 Sq.ft Enclosed Balcony along with an undivided interest in the common areas and facilities in "INSIGNIA"building, which is located upon Plot No.195, at Sector-19, at Ulwe node, Commercial Plot, in Taluka- Panvel, District- Raigad., containing by measurement 2850.23 Sq.mtrs or thereabout.

Falling within the Sub-registrar of assurances of Panvel, Taluka & District- Raigad.



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SCHEDULE-II  
(AMENITIES)

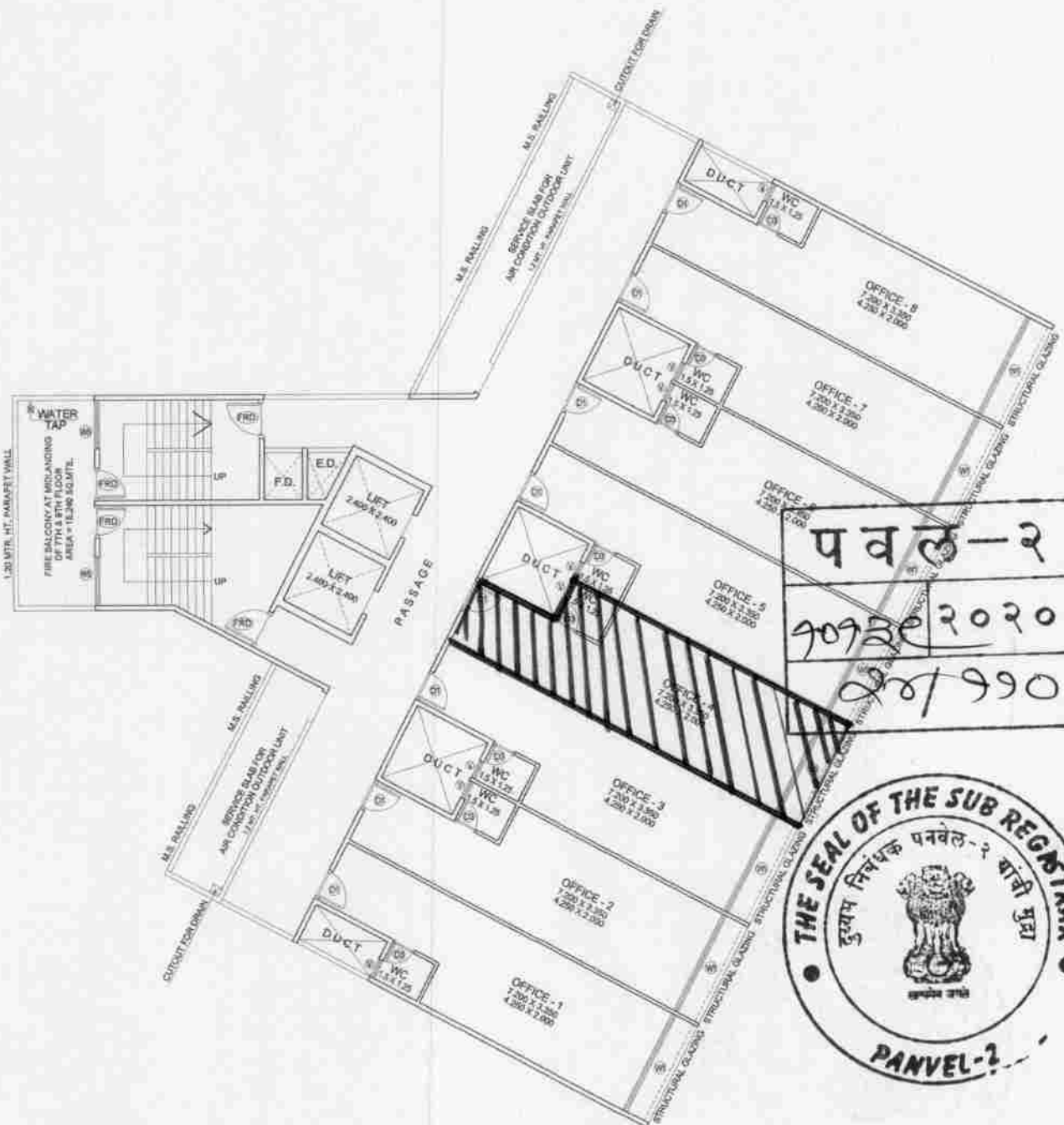
1. FLOORING:  
Tiles will be provided.
2. ELECTRIFICATION:  
Wiring will be installed.
3. TOILETS:  
Tiling in Toilets & Sanitary ware and CP fittings.

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२३	DOORS Flush Doors



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5TH TO 12TH FLOOR PLAN

OFFICE NO : 804

PROJECT BY : M/s. SHAGUN REALTY.  
 INSIGNIA  
 PLOT- 195, SECTOR- 19, ULWE, NAVI MUMBAI - 410206

PROJECT: INSIGNIA  
 PLOT- 195, SECTOR- 19, ULWE  
 ULWE , NAVI MUMBAI.

**stapi**  
 soyar talib architects  
 201, Parel Station, Parel Road, Parel  
 401 014, Mumbai - 400 012, India  
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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

साक्षी शैलेंद्रा पाटील  
BHAU MANIK THAKUR

01/08/1978  
Permanent Account Number

AQPP8381D

Signature

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२६/११०	

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२७/११०



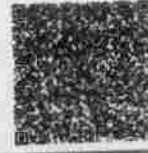


भारत सरकार

Government of India



साक्षी शैलेन्द्र पाटील  
Saakshi Shalendra Patil  
जन्म तिथि / DOB : 01/06/1976  
महिला / Female



5435 3040 1035

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

अक्षया द स्टीलमन सोएचएस रो न.  
1 प्लॉट न. 1, रोड न. 2, सेक्टर 3  
गार्डन के सामने, सेक्टर 3 नई  
पणवेल, पनवेल, पनवेल, रायगड,  
महाराष्ट्र, 410206

Address:

akshaya the steelman CHS row  
no. 1 plot no. 11, road no. 2, opp.  
sector 3 Gardan, sector 3 new  
PANvel, Panvel, Panvel, Raigad,  
Maharashtra, 410206

प व ल-२	
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5435 3040 1035

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



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आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SHALENDRA RAJARAM PATIL  
 RAJARAM GOPAL PATIL

भारत सरकार  
 GOVT. OF INDIA

11/08/1968  
 Permanent Account Number  
 ADLPP1859N

Signature



*Patil*

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३१ / ११०	





भारत सरकार

Government of India



शैलेन्द्र राजाराम पाटील  
Shalendra Rajaram Patil  
जन्म तिथि / DOB : 11/08/1968  
पुरुष / Male



2629 7541 0686

मेरा आधार, मेरी पहचान

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भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: शैलेन्द्र राजाराम पाटील, ए/203, साई साक्षात,  
प्लॉट ०९, गॉल्फ कोर्स के पास, विभाग ०६, खर्घर,  
खर्घर, रायगड, महाराष्ट्र, 410210  
Address: C/O SHAILENDRA RAJARAM PATIL,  
A/203, SAI SAAKSHAAT, PLOT 09, Near Golf  
Course, SECTOR 06, Kharghar, Kharghar,  
Raigarh, Maharashtra, 410210



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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 : **P52000005695**

Project: **Insignia, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 195, SECTOR 5, ULWE Ulawe, Panvel, Raigarh, 410206;**

1. **Shagun Realty** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400703**.
2. 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:  

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 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 **11/08/2017** and ending on **11/08/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 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. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 8/11/2017 11:35:41 PM

Dated: **11/08/2017**  
Place: **Mumbai**

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



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आयकर विभाग  
INCOME TAX DEPARTMENT

SHAGUN REALTY

01/04/2013

Permanent Account Number

ACIFS9168B

भारत सरकार  
GOVT. OF INDIA



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# CIDCO OCCUPANCY COMPLETION CERTIFICATE

BP-13345/4691

Date : 29 May, 2019

Unique Code : 20150302102325001

To,  
M/s. Shagun Realty Through its Partners, Shri  
Nishith B. Patel and Others Five  
At Shop No. 11, Goodwill Garden, Plot No. 15/16,  
Sector-08, Khaghar, Navi Mumbai  
PIN - 410210

Sub : Occupancy Certificate for **Mercantile / Business (Commercial)** [ Commercial Bldg ]  
Building on Plot No. **195**, Sector **19** at **Ulwe**, Navi Mumbai.

Ref : 1) Your architect letter, dtd: 27.03.2019  
2) Final Fire NOC issued by CFO, CIDCO vide letter no. CIDCO/FIRE/HQ/SAP-163/2019, dtd: 27.03.2019  
3) Time extension issue by AEO(KHR-Plots) vide letter no. CIDCO/M(TS-III)/KHR-Plots/2019/6098, dtd: 21.05.2019

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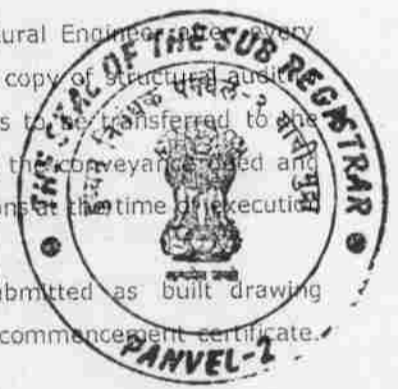
Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Mercantile / Business (Commercial)** [ Commercial Bldg ] Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer once every 5 years from the date of occupancy certificate granted and submit the copy of Structural audit report to the Estate section, CIDCO for their record, However, If the said premise is to be transferred to any other person or register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate, Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.



Document certified by PATIL MITHILESH JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH JANARDHAN  
Designation : Associate Planner  
Organization : CIDCO

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३६/११०	



BP-13345/4691

Date : 29 May, 2019

Unique Code : 20150302102325001

**OCCUPANCY COMPLETION**  
**CERTIFICATE**

I hereby certify that the development of Mercantile / Business (Commercial) [ Commercial Bldg ] Building G+1st floor, 2nd & 3rd Floor Parking+4th to 12th floor Offices [ Total BUA = 4260.38Sq.mtrs, Residential BUA = 0 Sq.mtrs, Commercial BUA = 4260.38 Sq.mtrs, Any Other BUA = 0 Sq.mtrs Number of units = 93No., No.of Commercial Units = 93No., Any Other Units = 0No. Ground+No. Of Floors = G+1st floor, 2nd & 3rd Floor Parking+4th to 12th floor Offices ] Plot No. 195,], Sector - 19 at Ulwe of Navi Mumbai completed under the supervision of Soyuz Talib Architect has been inspected on 23 May, 2019 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 14 December, 2015 and that the development is fit for the use for which it has been carried out.

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००/११०	



Thanking you,

Yours faithfully,  
Document certified by PATIL MITHILESH  
JANARDHAN <mithilesh.patil@gmail.com>

Name: PATIL MITHILESH  
JANARDHAN  
Designation: Associate  
Planner  
Organization: CIDCO

ASSOCIATE PLANNER (BP)

Page 2 of 2

पवल-२	
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इतर  
पावती

Monday, 28 December 2015  
10:42 AM

Original/Duplicate

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Regn 399

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पावती क्र 12480 दिनांक: 28/12/2015

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सावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल-1-0-2015

दस्तऐवजाचा प्रकार:

मादर करणाऱ्याचे नाव: ~~श्री. राजेश रमेश शिंदे~~ शिंदे राजेश रमेश

वर्णन अर्ज क्र 5347/15 मोजे उलव जाद न. 195 से 19 सप्त 2005 से 2015

शोध व निरीक्षण

पंकज:

JOINT S R PANVEL



सह दुस्यम निबंधक, पनवेल-२

1). देयकाचा प्रकार: eChallan रकम: रु. 325/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH005349865201516E दिनांक: 22/12/2015 (आवेदन-१)

बँकेचे नाव व पत्ता:



*Rajendra D. Tambe*  
B.com., L.L.B.

Advocate High Court.

Enroll No. Mah/3758/2002

Email:rajendratambe@hotmail.com

SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

Reference :- Plot No.195, (Commercial Plot ) containing by measurement

२८५०.२३० Sq.mtrs	
१०१३६	२०२०
४३/११०	

at Sector-19, at Ulwe, in Taluka- Panvel, District- Raigad.

Pursuant to the search and investigation of the title of Plot No.195, (Commercial Plot ) containing by measurement 2850.230 Sq.mtrs at Sector-19, at Ulwe . in

Taluka- Panvel, District- Raigad. (hereinafter referred to as "Said Plot"). The

title of the said Plot is held by M/s SUN REALTY, a duly registered partnership firm, through

its Partners as MR. 1) PUPATBHAI MADHABHAI MAVANI 2) MR. NISHITH

RHURAT PATEL 3) MR. JETHALAL RANCHHOD PATEL 4) MR.

PIYUSH PRAGJI PATEL 5) MR. SHAILESH ANANDJI PATEL 6) MR.

HARESH ANANDJI PATEL, having office address at Shop no.11, Goodwill

Garden Plot no.15/16, Sector-08, Kharghar, Taluka- Panvel, District- Raigad. have



requested me to take a search of the Said Plot at the office of Sub-Registrar of Assurances, Panvel-1,2,3,4 & 5 and accordingly I have conducted a Search of the Said Plot from the Year 2003 till today at the office of Sub-registrar of assurances, Panvel-1 to 5 with the help of Search Clerck, Viz. Mr. Kisan J. Bhide by paying the requisite charges for the same and after pursuing the same, I arrived at the following conclusion :-

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The Property which is the subject matter of Search is came into existence after letter of allotment is been issued by M/s.CIDCO Ltd on 17/12/2014. I have searched the records of the office Sub-registrar of Assurances of Panvel-1 to 5 from the Year 2003 till today but, some records were not available and the Index-II was also not ready at the office of Sub-Registrar of assurances and hence as per the document number provided to me, I verified the day book at the office of Sub-Registrar of Assurances and during my search, I have found the following registered documents in respect of Said Plot and the description of the same are as under :-



+



**Rajendra D. Tambe**

B.com., L.L.B.

**Advocate High Court.**

Enroll No. Mah/3758/2002

Email:rajendratambe@hotmail.com

Document No.	Date- Month-Year	Description of Document
1.	23/12/2014	Agreement To Lease, dated 23/12/2014 bearing document which is registered at Serial No.PVL2-9487-2014 dated 23/12/2014, Receipt No.9718, which is entered and executed between M/s.CIDCO Ltd, therein referred to as Corporation as the First Part and M/s SHAGUN REALTY, a Partnership Firm , as the Licensee as the other Part. The value of the Agreement as per Lease Premium Amount is Rs. Rs.43,20,29,313/ and Stamp Duty of Rs.1,72,81,200/- is being paid.

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Hence, after the conduct of my search, except the above referred registered documents, I do not found any registered encumbrances of any nature of what so ever nature in respect of Said Plot as per the abovementioned records of the Sub-Registrar of Assurances, Panvel-1 to 5.

This Search Report is qualified in value and submitted from the records available "On as is Where is basis" at that particular point of time and without any liability on the part of the undersigned.

↑



I hereby enclosed receipt No.12480 dated 28/12/2015 of Rs.325/-, which is deposited for Search at the office of Joint Sub-registrar of assurances, Panvel-1

Dated this 4<sup>th</sup> day of JANUARY, 2016



*R.D. Tambe*  
RAJENDRA D.TAMBE,  
Advocate

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१००/११०	





**Rajendra D. Tambe**

B.com., L.L.B.

**Advocate High Court.**

Enroll No. Mah/3758/2002

Email:rajendratambe@hotmail.com

**TITLE CERTIFICATE**

TO WHOM SO EVER IT MAY CONCERN

Reference :- Plot No.195, (Commercial Plot ) containing by  
2850.230 Sq.mtrs at Sector-19, at Ulwe , in Taluka- Panvel, District- Raigad.

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measurement	
०८/११०	

Pursuant to the search and investigation of the title of Plot No.195, (Commercial Plot) containing by measurement 2850.230 Sq.mtrs at Sector-19, at Ulwe in Taluka- Panvel, District- Raigad. (hereinafter referred to as "Said Plot") Builder viz. M/s SHAGUN REALTY, a duly registered partnership firm, through its Partner 1) MR. BHUPATBHAI MADHABHAI MAVANI 2)MR. NISHITH BHUPAT PATEL 3) MR. JETHALAL RANCHHOD PATEL 4) MR. PIYUSH PRAGJI PATEL 5) MR. SHAILESH ANANDJI PATEL 6) MR. HARESH ANANDJI PATEL, having office address at Shop no.11, Goodwill Garden Plot no.15/16, Sector-08, Kharghar-410210, Taluka- Panvel, District- Raigad, have requested me to investigate the title of the Said Plot and hence I have verified the following records/documents, which are supplied to me :-



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1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s.CIDCO LTD") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2<sup>nd</sup> floor, Nariman Point, Mumbai -400021 and is also New Town Development Authority declared

प व ल - २
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२०/११०

for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.

2. That M/s. Shagun Realty by their application dated 21-1-2014 requested



M/s.CIDCO of Maharashtra / Corporation to grant lease of a piece or parcel of land so acquired and vested in the corporation of the State Government.

As per the Application/ Offer No. 147 of M/s. Shagun Realty to acquire a plot on lease M/s. CIDCO of Maharashtra has accepted the request/offer

and issued a allotment letter dated 17/4/2014 in the name of M/s. Shagun Realty in respect of said plot, with the various terms and conditions enumerated therein, with the payment of Lease premium of Rs.43,20,29,313/- (Rupees. Forty Three Crore Twenty Lacs Twenty Nine Thousand Three Hundred Thirteen Only) and accordingly, the Builder

+



**Rajendra D. Tambe**

B.com., L.L.B.

**Advocate High Court.**

Enroll No. Mah/3758/2002

Email:rajendratambe@hotmail.com

herein i.e M/s. SHAGUN REALTY on 09/11/2014, paid the Lease premium to M/s. CIDCO Ltd/Corporation in respect of the said plot.

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3. Thereafter By registered Agreement to Lease dated 23/12/2014, which is registered at the office of Sub-Registrar, Panvel-2 at Serial No. PVL2-9487

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५०/११०

2014 dated 23/12/2014, Receipt No.9718 , which is entered and executed between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and M/s. SHAGUN REALTY a partnership firm, as the Licensee as the Other Part therein for Commercial purpose and by virtue of the registered Agreement To Lease dated 23/12/2014, M/s. SHAGUN REALTY partnership firm has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein.



4. Thereafter, M/s. SHAGUN REALTY a partnership firm, i.e the Builder herein has prepared Building Plans in respect of intending Commercial Building viz. **INSIGNIA**, which is to be erected upon the Said Plot, through Architect and submitted the same to M/s.Cidco Ltd for approval and sought approval to such plans and obtained Development permission for Commercial Building on Plot No. 195, Sector-19, Ulwe, Taluka-Panvel,

4

District-Raigad, vide Commencement Certificate No. CIDCO/BP-13345/TPO(NM&K)/2015/1403 dated 14/12/2015 on the terms and conditions set and prescribed therein.

Hence after pursuing and investigation of the above records which are supplied to me, I have arrived at the following opinion:-

That The Builder viz. M/s SHAGUN REALTY, including its Partners, is

hereby legally authorised to do or cause to do all or any of the acts, deeds matters and things related to the development of the Said Plot.

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Dated 4<sup>th</sup> day of JANUARY, 2016



  
RAJENDRA D. TAMBE,  
Advocate



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

## REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

## HEAD OFFICE:

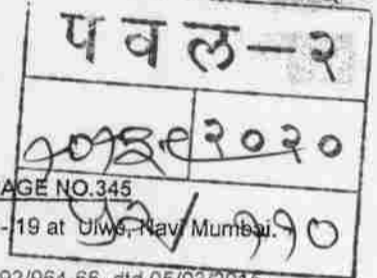
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

## Ref. No.

CIDCO/BP-13345/TPO(NM & K)/2015/ **1403-1**

Date : **14 DEC 2015**

To,  
M/s. Shagun Realty,  
Through its Partners, Shri. Nishith B. Patel & Others Five,  
At Shop No. 11, Goodwill Garden, Plot No. 15/16,  
Sector-08, Kharghar, Navi Mumbai



## ASSESSMENT ORDER NO.345/2015-16 REGISTER NO.01 PAGE NO.345

- SUB - Payment of development charges for Commercial Building on Plot No.195, Sector -19 at Ulwe, Navi Mumbai.
- REF- 1) Your architect's application dated 30/03/2015 & 22/05/2015  
2) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/15/B/NM/492/964-66, dtd.05/03/2015  
3) PSIDC NOC issued by EE(Elec-II) vide letter No. CIDCO/EE(Elect-II)/15/UL-0964/1059, dtd. 24/03/2015  
4) Fire NOC issued by Administrator (Fire Service & STO), CIDCO vide letter no.CIDCO/Fire/11/2015/173, dtd.05/12/2015  
5) Approval of Electric Sub-Station location issued by EE(O&M Division) Nerul vide letter No.EE/NERUL/000837, dtd. 03/03/2015  
6) Revised Approval of Electric Sub-Station location issued by EE(O&M Division) Nerul vide letter No.EE/NERUL/TECH/ 003738, dtd. 26/11/2015

## ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

1.	Name of Assessee	- M/s. Shagun Realty, Through its Partners Shri. Nishith B. Patel & Others Five
2.	Location	- Plot No.195, Sector - 19 at Ulwe, Navi Mumbai.
3.	Land use	- Commercial
4.	Plot area	- 2850.23 Sq. mtrs
5.	Permissible FSI	- 1.50
6.	Rates as per Stamp Duty Ready Reckoner, for Sec-19, Ulwe	- Rs.20100/-
7.	AREA FOR ASSESSEMENT FOR COMMERCIAL :-	
i)	Plot area	: 2850.230 Sq.mt.
ii)	Built up area	: 4260.381 Sq.mt.
8.	DEVELOPMENT CHARGES FOR COMMERCIAL :-	
i)	Plot area	: 2850.230 Sq.mt. X 20100/- X 1.0% = Rs. 572896.23
ii)	Built up area	: 4260.381 Sq.mt. X 20100/- X 4.0% = Rs.3425346.32
9.	Total Assessed development Charges	: 8(i) + 8(ii) = Rs. 3998242.55 Say Rs. 3998243/-
10.	Date of Assessment	: 07/12/2015
11.	Due date of completion	: 23/12/2014 to 22/12/2018
12.	Development charges paid of Rs.39,98,300/- vide Receipt No.14389, dtd. 02/12/2015	

Unique Code No. 2015 03 021 02 3250 01 is for this Development Permission on Plot No. 195, Sector-19, at Ulwe, Navi Mumbai.

Yours faithfully,

*Manjula*  
14/12/15

(Manjula Nayak)  
Sr. Planner (Bldg. Permission)  
Navi Mumbai & Khopta

C.C.TO: STAPL, Architect  
1405/1406, 14TH floor, Kesar Solitaire,  
Plot No. 05, Sector - 19, Sanpada, Navi Mumbai

In case of any corruption related complaint, please visit:



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

(CIN - U97999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

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

Ref. No. CIDCO/BP-13345/TPO(NM & K)/2015/ **1403-7**

Date: **14 DEC 2015**

To,  
M/s. Shagun Realty,  
Through its Partners, Shri. Nishith B. Patel & Others Five,  
At Shop No. 11, Goodwill Garden, Plot No. 15/16,  
Sector-08, Kharghar, Navi Mumbai

**ASSESSMENT ORDER NO.345 /2015-16 REGISTER NO.01 PAGE NO.345**

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	2	5	0	0	1
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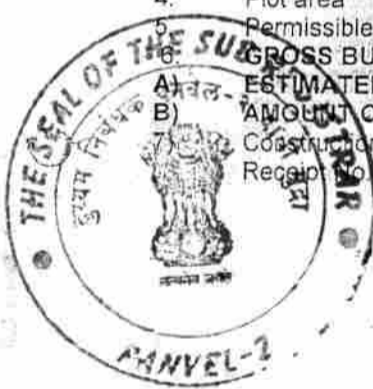
**SUB:-** Payment of Construction & Other Workers Welfare Cess charges for Commercial Building on Plot No.195, Sector - 19 at Ulwe, Navi Mumbai.

**REF:-** 1) Your architect's application dated 30/03/2015 & 22/05/2015

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**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

1. Name of Assessee	:- M/s. Shagun Realty, Through its Partners, Shri. Nishith B. Patel & Others Five
2. Location	:- Plot No. 195, Sector - 19, Ulwe Navi Mumbai.
3. Land use	:- Commercial
4. Plot area	:- 2850.23 Sq. mtrs
5. Permissible FSI	:- 1.50
6. GROSS BUA FOR ASSESSEMENT	:- 7681.189 Sq.mtrs.
A) ESTIMATED COST OF CONSTN.	:- 7681.189 Sq.mtrs. X 14875/- = Rs. 114257686.375
B) AMOUNT OF CESS	:- Rs. 114257686.375 X 1% = Rs. 1142576.863
7. Construction & Other Workers Welfare Cess charges paid	Rs. 11,42,600/- vide Receipt No. 14389, dtd. 02/12/2015.



Yours faithfully,  
*Manjula*  
14/12/15

(Manjula Nayak)  
Sr. Planner (Bldg. Permission)  
Navi Mumbai & Khopta





## CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

### REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

### HEAD OFFICE:

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

### Ref. No.

CIDCO/BP-13345/TPO(NM & K)/2015/

1404-1

Date: 14 DEC 2015

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	2	5	0	0	1
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To,  
M/s. Shagun Realty,  
Through its Partners, Shri. Nishith B. Patel & Others Five,  
At Shop No. 11, Goodwill Garden, Plot No. 15/16,  
Sector-08, Kharghar, Navi Mumbai

SUB :- Development Permission for Commercial Building on Plot No.195, Sector - 19 at Ulwe, Navi Mumbai,

REF:- 1) Your architect's application dated 30/03/2015 & 22/05/2015

- 2) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/15/B/NM/492/964-66, dtd. 05/03/2015
- 3) PSIDC NOC issued by EE(Elec-II) vide letter No. CIDCO/EE(Elect-II)/15/UL-0964/1059, dtd. 24/03/2015
- 4) Fire NOC issued by Administrator (Fire Service & STO), CIDCO vide letter no. CIDCO/Fire/Khr/2015/173, dtd. 05/12/2015
- 5) Approval of Electric Sub-Station location issued by EE(O&M Division) Nerul vide letter No. EE/NERUL/TECH/000837, dtd. 03/03/2015
- 6) Revised Approval of Electric Sub-Station location issued by EE(O&M Division) Nerul vide letter No. EE/NERUL/TECH/003738, dtd. 26/11/2015

Dear Sir,

Please refer to your application for development permission for Commercial Building on Plot No. 195, Sector - 19 at Ulwe, Navi Mumbai.

The development permission is hereby granted to construct Commercial Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1961 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 concerned Executive Engineer(W/S), CIDCO prior to the commencement of the construction Work.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic. You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours faithfully,

*Manjula*  
14/12/15

(Manjula Nayak)  
Sr. Planner (Bldg. Permission)  
Navi Mumbai & Khopta

C.C. TO: STAPL, Architect  
1405/1406, 14<sup>TH</sup> floor, Kesar Solitaire,  
Plot No. 05, Sector - 19, Sanpada, Navi Mumbai

In case of any corruption related complaint, please visit:

REF.NO.CIDCO/BP-13345/TPO(NM&K)/2015 1404 - 1

DATE 14 DEC 2015

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD**  
**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s. Shaqun Realty, Through its Partners, Shri. Nishith B. Patel & Others Five on Plot No. 195, Sector-19 at Ulwe, Navi Mumbai as per the approved plans and subject to the following conditions for the development work of the proposed Commercial Bldg. (Ground + 1<sup>st</sup> floor, Parkings on 2<sup>nd</sup> & 3<sup>rd</sup> floor and Offices on 4<sup>th</sup> to 12<sup>th</sup> floor Offices), Commercial BUA = 4260.381 Sq.mf. Total BUA= 4260.381 Sq.Mt.

(Nos. of Shopping Units - 21, Nos. of Office units - 72)

Total No's of Commercial Units - 93

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This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

This Certificate is liable to be revoked by the Corporation if:-

(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him has not carried out the development work in accordance with the provisions of section - 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

2. The applicant shall:-

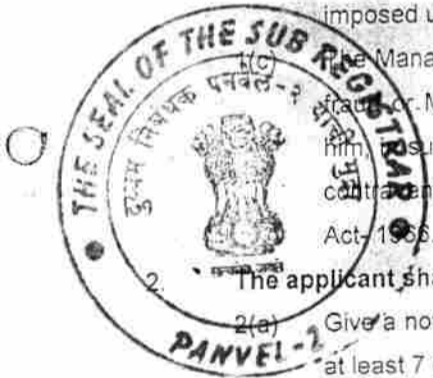
2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.

2(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.



*[Handwritten signature]*

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 1,36,000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground 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 fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-1/1994 Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
- As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
    - Name and address of the owner/developer, Architect and Contractor.
    - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
    - Number of Residential flats/Commercial Units with areas.
    - Address where copies of detailed approved plans shall be available for inspection.
  - A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

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17 4 DEC 2015

REF.NO.CIDCO/BP-13345/TPO(NM&K)/2015 1404-1

DATE

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

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Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 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.



Manjula  
14/12/15

(Manjula Nayak)

Sr. Planner (Bldg. Permission)  
Navi Mumbai & Khopta

C.C. TO: Architect : STAPL,  
1405/1406, Kesar Solitair,  
Sector-19, Sanpada ,Navi Mumbai.

Plot No. 195, Sector-19, Ulwe.

C.C. TO: Separately to:

1. M (TS-II)
2. CUC
3. EE (KHR/PNL/KLM/DRON/ULWE)
4. EE (WS)

### RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

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1. The following systems may be adopted for harvesting the rain water down from terrace and the paved surface.

- (i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- (iii) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.



*[Handwritten signature]*

- a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
- b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
- c) Coarse sand as upper middle layer upto 20% of the depth;
- d) A thin layer of fine sand as top layer;
- e) Top 10% of the pits/ trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/ trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall atleast be 15 cms.

- g) Perforated concrete slabs shall be provided on the pits/trenches.

- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

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The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 Sq. mt.

Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



You are requested to note the following additional conditions:-

- 1) Area reserved for the parking shall be utilized for the purpose of parking only and a notarized undertaking to this effect shall be submitted to TPO(BP/NM&K)
- 2) The standby arrangement of generator/alternative electric power supply of requisite capacity shall be made in case of failure of electric supply.
- 3) The parking spaces shall be paved & clearly marked, painted and numbered
- 4) Cautionary/ inforamatory signage shall be provided in the drive ways to guide the motorists.
- 5) Anti Skid finish (Surface) shall be provided at the parking floors
- 6) Adequate No. of parking attendants shall be employed.
- 7) The entire drive way as well as parking spaces shall be kept free of obstructions.
- 8) Necessary care shall be taken to abate the nuisance of car exhaust/ smoke/ lights/ noise in ground floor, 1<sup>st</sup> & 2<sup>nd</sup> podium floor parking area.
- 9) The registered undertaking indemnifying the TPO(BP/NM&K) against any litigation arising out of hardship to used in case of the failure of Mechanized system & Car lifts/ nuisance due to mechanical system & car lifts to the building under reference & to the adjoining wing & adjoining buildings shall be submitted to TPO(BP/NM&K)
- 10) The mechanized parking system shall be equipped with electric sensor device and also proper precaution & safety measures shall be taken to avoid any mishap & maintenance of Mechanized parking system shall be done regularly and notarized undertaking & indemnity bond to this effect shall be submitted to TPO(BP)
- 11) The parking layout shall also meet the requirement of Fire Officer, CIDCO
- 12) The slab of the underground tank if any, slab to cover existing well if any along with driveway shall be designed to bear the required vehicular load and the stability certificate to that effect shall be submitted to TPO(BP/NM&K)

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Wednesday, February 24, 2016

4:15 PM

Original/Duplicate

नोंदणी क्र. 39M

Regn: 39M

पावती क्र.: 2977

दिनांक: 24/02/2016

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल-2-2032-2016

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मदन नामदेव ठाकरे - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 15

एकूण:

₹. 100.00

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आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:34 PM ह्या वेळेस मिळेल.

Joint Registrar

बाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 300/-





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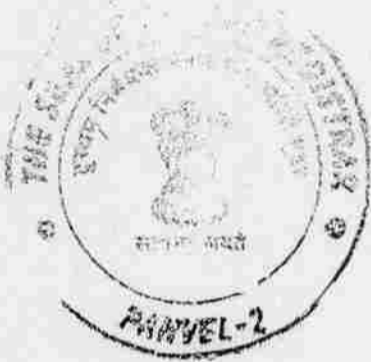
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Data of Bank Receipt for GRN MH007552831201516R

Bank - IDBI BANK

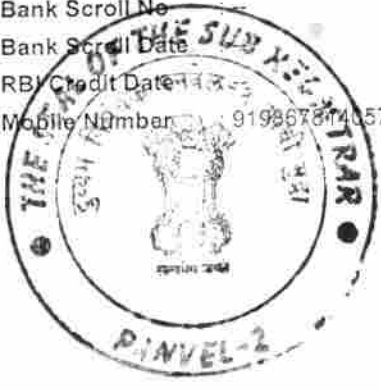
Bank/Branch  
 Pmt Txn id : 83606830 Simple Receipt  
 Pmt DtTime : 24/02/2016 12:08:28 Print DtTime :  
 ChallanIdNo : 69103332016022450465 GRAS GRN : MH007552831201516R  
 District : 1301 / RAIGAD Office Name : IGR147 / PNL2\_PANVEL 2 JOINT SUB REGISTRAR  
 StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 500.00 (Rs Five Hundred Rupees Only)  
 RgnFee Schm :  
 RgnFee Amt :

Article : B25  
 Prop. Invblty : Immovable  
 Prop Descr : ULWE, PANVELRAIGAD  
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 410208  
 Duty Payer : DLN - MADAN NAMDEV THAKRE  
 Other Party : DLN - SHAGUN REALTY

Consideration : 1.00

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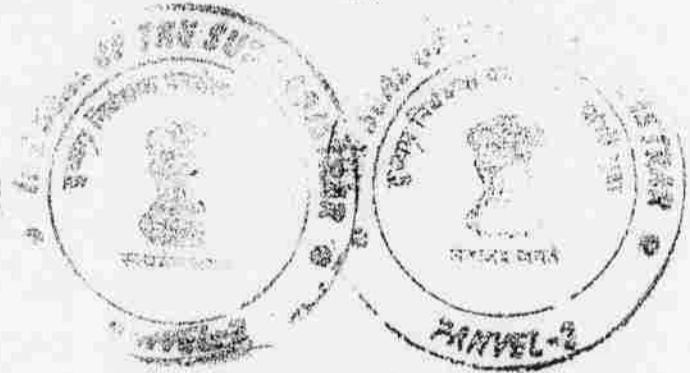
Bank Scroll No :  
 Bank Scroll Date :  
 RBI Credit Date :  
 Mobile Number : 919867874057



सहदुय्यम निबंधक, वर्ग  
 (एनएन-२)

only for verification-not to be printed and used

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**SPECIAL POWER OF ATTORNEY FOR ADMISSION**

KNOW ALL MEN BY THESE PRESENTS THAT We, 1) MR. BHUPATBHAI MADHABHAI MAVANI, 2) MR. NISHITH BHUPAT PATEL, 3) MR. JETHALAL RANCHHOD PATEL, 4) MR. PIYUSH PRAGJI PATEL, 5) MR. SHAILESH ANANDJI PATEL and 6) MR. HARESH ANANDJI PATEL Partner of M/S SHAGUN REALTY having its office at Plot No.204, Sector No.23, Ulwe, Navi Mumbai, DO HEREBY SEND GREETINGS:



Whereas We are the owners in possession of Residential/Commercial Flats, in Building known as "INSIGNIA", Plot No.195, Sector No.19, Ulwe, Taluka Panvel and District Raigad, (hereinafter for the sake of brevity referred to as "the said Property").

....2

*Anandji*  
*Harsh*  
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*Harsh*  
*Harsh*

*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*



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Specimen signature of our said Attorney 1) SHRI.MADAN NAMDEV THAKARE 2)SHRI. PRADEEP LADKU CHAUDHARI 3)MR. RAJA BHOIR AND 4) MR. PRADIP JADHAV is as under:



Handwritten signatures of the attorneys, including a large, stylized signature.

Handwritten signature: *Pradeep*



IN WITNESS WHEREOF We 1) MR. BHUPATBHAI MADHABHAI MAVANI 2) MR. NISHITH BHUPAT PATEL 3) MR. JETHALAL RANCHHOD PATEL, 4) MR. PIYUSH PRAGJI PATEL 5) MR. SHAILESH ANANDJI PATEL and 6) MR. HARESH ANANDJI PATEL Partner of M/S SHAGUN REALTY have signed this POWER OF ATTORNEY on this 24<sup>th</sup> day of Feb 2016.

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Signed And Delivered by the )  
Within named )

1) MR. BHUPATBHAI MADHABHAI MAVANI )



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2) MR. NISHITH BHUPAT PATEL )

Handwritten signature: *Kashtik*



3) MR. JETHALAL RANCHHOD PATEL )

Handwritten signature: *जिगन्तिकाच रणधीर*



4) MR. PIYUSH PRAGJI PATEL )  
 5) MR. SHAILESH ANANDJI PATEL )



6) MR. HARESH ANANDJI PATEL )  
 Partner of )  
 M/S SHAGUN REALTY )



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 ६६/११०

Witnesses:

JADHAY RAMDAS





प व ल - २  
३३९८६  
५५, ६६



23/12/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 9487/2014

नोटणी :

Regn:63m

गावाचे नाव : 1) उलवे

(1) विलेखाचा प्रकार भाडेपट्टा  
(2) मावदला 432029313  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावं) 0

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: प्लॉट नं. 195, उलवे, ता. पनवेल, जि. रायगड., क्षेत्र 2850.23 चौ.मी. ( ( Plot Number 195 : ) )

क्षेत्रफळ

1) 2850.23 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:-शगुन रिअल्टी तर्फे भागीदार भुपतभाई एम मावानी - - वय:-65; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, रॉड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
2): नाव:-शगुन रिअल्टी तर्फे भागीदार निशित भुपत पटेल - - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गुडवील गार्डन सेक्टर 8, खारघर, नवी मुंबई, रॉड नं:-, महाराष्ट्र, राईगार (MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
3): नाव:-शगुन रिअल्टी तर्फे भागीदार जठालाल रणछोड पटेल - - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं:-, रॉड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
4): नाव:-शगुन रिअल्टी तर्फे भागीदार प्रियुष प्रागजी पटेल - - वय:-22; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं:-, रॉड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
5): नाव:-शगुन रिअल्टी तर्फे भागीदार शैलेश आनंदजी पटेल - - वय:-21; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं:-, रॉड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B  
6): नाव:-शगुन रिअल्टी तर्फे भागीदार हरेश आनंदजी पटेल - - वय:-22; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं:-, रॉड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-सिडको लि. - - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सीवीडी बेलापूर, नवी मुंबई, ब्लॉक नं:-, रॉड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक 23/12/2014

प व ल - २  
२०३२ २०२६  
८ १५

प व ल - २  
२०१३ २०२०  
६०/११०

THE SEAL OF THE SUB REGISTRAR  
दुय्यम निबंधक पनवेल-२ गांधी मुद्रा  
पानवेल-२

THE SEAL OF THE SUB REGISTRAR  
दुय्यम निबंधक पनवेल-२ गांधी मुद्रा  
पानवेल-२  
GOVERNMENT OF INDIA

739CE  
 Summary-2(दस्तावेज गोपवारा भाग - २ )  
 ५६ ६६

- (10) दस्त, नोंदणी केल्याचा दिनांक 23/12/2014
- (11) अनुक्रमांक, खंड व पृष्ठ 9487/2014
- (12) बीजारभावाप्रमाणे मुद्रांक शुल्क 17281200
- (13) बीजारभावाप्रमाणे नोंदणी शुल्क 30000

**प व ल - २**  
 १०१३६२०३०  
 तपशील -  
 ७१/११०

मुद्रांक शुल्क भाकारतना निवडलेला  
 अनुक्रमांक

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



THE SEAL

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RIYUSH PRAGJI PATEL

PRAGJI RANCHHOD PATEL

01/12/1991  
Permanent Account Number  
ABDPF2559B

Signature



15055019

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NRNETH BHUPAT PATEL

BHUPAT MADHAVBHAI MAVANI

12/08/1983

Permanent Account Number  
AKKPP2941E

Signature

yu/EE



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PATEL SHAILESH

ANANDJI GANESHA PATEL

01/06/1994  
Permanent Account Number  
CAAPP7315K

Signature



आयकर विभाग

HARESH ANANDJI PATEL  
ANANDJI HARESHA PATEL

29/07/1993

Permanent Account Number  
B12901805

Signature



प व ल-२  
१०१३६ २०२०  
७२ / ११०

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAVANI BHUPAT MADHAVBHAI

M L MAVANI

16/07/1948  
Permanent Account Number  
AIQPM9260L

Signature



PERMANENT ACCOUNT NUMBER

AGXPH1921



JETHALAL GANESHOD PATEL  
RANCHHOD PATEL

16/10/1962



प व ल-२

प व ल-२  
२०३२ २०१६  
१० / १५



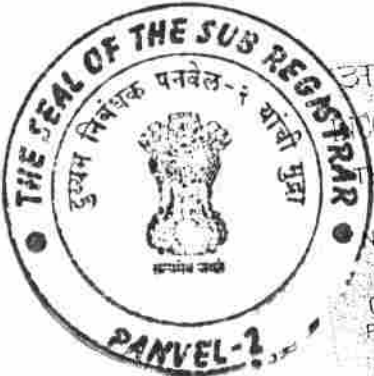
प व ल - २  
 १३१८६  
 ५८ १६६



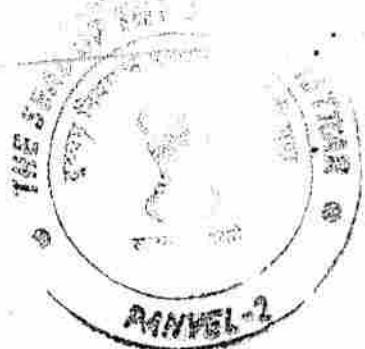
भारत सरकार  
 GOVT. OF INDIA  
 आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PRADEEP LADAKU CHAUDHARI  
 LADAKU MAHADU CHAUDHARI  
 01/04/1982  
 Permanent Account Number  
 AMRPC9203G  
 Signature

प व ल - २  
 २०३२ २०१६  
 ९९ / १५

प व ल - २  
 १०१३६ २०२०  
 ७३ / ११०



भारत सरकार  
 GOVT. OF INDIA  
 आयकर विभाग  
 INCOME TAX DEPARTMENT  
 THAKARE MADAN NAMDEV  
 NAMDEV PANDURANG THAKARE  
 05/01/1983  
 Permanent Account Number  
 AIYPT0285G  
 Signature



भारत सरकार  
 GOVT. OF INDIA  
 आयकर विभाग  
 INCOME TAX DEPARTMENT  
 RAJA LAXMAN BHOIR  
 LAXMAN BHIVA BHOIR  
 08/05/1988  
 Permanent Account Number  
 AZLPB4813G  
 Signature

THE UNION OF INDIA  
 MAHARASHTRA STATE MOTOR DRIVING LICENCE  
 CL No MH04 20120839074  
 Valid Till 20-06-2032 (NT)  
 DOI 21-06-2012  
 20-06-2018 (TR)  
 DLR 30-06-2015  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV DOI  
 MCWG 21-06-2012  
 LMV-TR 21-06-2012  
 DOB 22-06-1986 BG  
 Name: PRADEEP JADHAV  
 S/O of HARIBHAU JADHAV  
 A/O AT JAMBHIWALI, POST-DABHAD,  
 TAL BHIWANDI, DIST THANE  
 PIN 421302  
 Signature & ID of  
 Issuing Authority: MH04 2015530C  
 Signature/Thumb  
 Impression of Holder



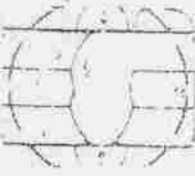
THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH03 20100105620  
Valid Till 27-12-2030 (NT)

DOI 23-12-2010



FORM 7  
RULE 16



AUTHORISATION  
OF VEHICLE  
COV  
MCWG

पवल-२  
9376E  
ये १ ६६



DOB 23-07-1981

Name SAMEER MHASKAR  
S/DW of SURESH MHASKAR  
Add AZAD NAGAR, MITHAGAR ROAD  
MULUND (E), MUMBAI

PIN 400081

Signature & ID of Issuing Authority MH03 2040365



पवल-२  
१०१३६ २०२०  
१०१३६/११०

Signature/Thumb  
Impression of Holder



THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH43 20080024146  
Valid Till 04-08-2020 (NT)

DOI 05-08-2008



FORM 7  
RULE 16 (2)



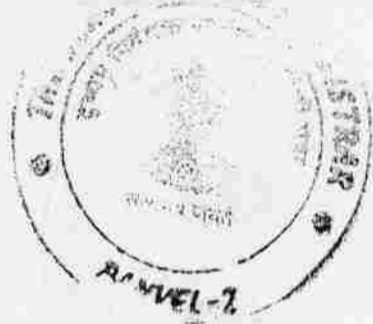
AEO 01-08-2014  
AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA  
COV DOJ  
MCWG 05-08-2008  
LMV 22-07-2014



DOB 11-02-1980 BG

Name MANGESH KHANDARE  
S/DW of SHANKAR KHANDARE  
Add GURU CHAYA APT, R NO-1-B, PLT NO-137 138  
SEC-23, JUI NAGAR, NAVI MUMBAI

PIN 400708  
Signature & ID of Issuing Authority MH43 2014308



Signature/Thumb  
Impression of Holder



Summary-2(दस्त गोपवारा भाग - २ )

प  
353/2032  
बुधवार 24 फेब्रुवारी 2016 4:15 म.नं.  
9396  
दस्त क्रमांक: पवल2 /2032/2016

दस्त गोपवारा भाग-1

पवल2 73 | 94  
दस्त क्रमांक 2032/2016

बाजार मुल्य: रु. 0/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दस्तावेज सह. दु. पवल2 यांना कोर्टालयात

अ. क्र. 2032 दि. 24-02-2016

रोजी 14 म.नं. वी. म.नं. कला.

पावती:2977

पावती दिनांक: 24/02/2016

सादरकरणाचा नाव: मदन नामदेव ठाकरे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकुण: 400.00

पवल-२  
मदन नामदेव ठाकरे यांच्या सही:  
०७३२०२०  
७५/११०  
Joint Sr Panvel 2

Joint Sr Panvel 2



दस्तावेज प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: रु. 500/-

तेव्हा

शिकका क्र. 1 24 / 02 / 2016 04 : 13 : 17 PM ची वेळ: (सादरीकरण)

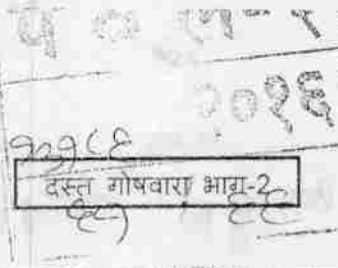
शिकका क्र. 2 24 / 02 / 2016 04 : 14 : 29 PM ची वेळ: (फी)



दस्तावेज सादर करताना साईलवली कागदपत्रे  
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्ठादर्याची राहिल.



24/02/2016 4 20:35 PM



पवल 2 १४/१५

दस्त क्रमांक:2032/2016

दस्त क्रमांक :पवल2/2032/2016

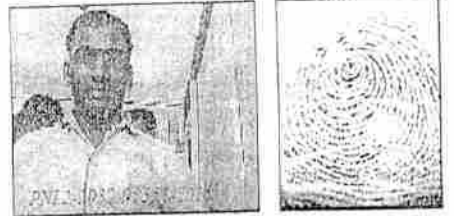
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मदन नामदेव ठाकरे - - पत्ता:-, 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई, -, क.ऊ.वाळार, MAHARASHTRA, THANE, Non-Government. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय:-		
2	नाव:प्रदीप लडकु चौधरी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:-		
3	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार भुपतभाई माधाभाई मवानी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 204 सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पैन नंबर:	कुलमुखत्यार देणार वय :-66 स्वाक्षरी:-		
4	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार निशिथ भुपत पटेल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 204 सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पैन नंबर:	कुलमुखत्यार देणार वय :-30 स्वाक्षरी:-		
5	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार जेठालाल रणछोड पटेल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(00:). पैन नंबर:	कुलमुखत्यार देणार वय :-54 स्वाक्षरी:-		
	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार पियुष प्रागजी पटेल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 204 सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(00:). पैन नंबर:	कुलमुखत्यार देणार वय :-24 स्वाक्षरी:-		
7	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार शैलेश आनंदजी पटेल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 204 सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(00:). पैन नंबर:	कुलमुखत्यार देणार वय :-22 स्वाक्षरी:-		
8	नाव:मेसर्स शगुन रिअल्टी तर्फे भागीदार हरेश आनंदजी पटेल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 204 सेक्टर 23 उलवे ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(00:). पैन नंबर:	कुलमुखत्यार देणार वय :-24 स्वाक्षरी:-		



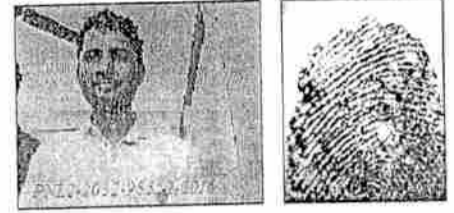
9 नाव: राजा भोईर - -  
 पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:  
 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई  
 ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे.  
 पॅन नंबर:

पाँवर ऑफ अटॉर्नी  
 होल्डर  
 वय :-30  
 स्वाक्षरी:-



10 नाव: प्रदीप जोधिव -  
 पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:  
 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई  
 ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे.  
 पॅन नंबर:

पाँवर ऑफ अटॉर्नी  
 होल्डर  
 वय :-30  
 स्वाक्षरी:-



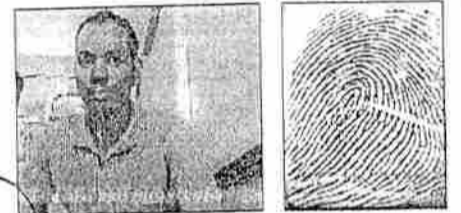
वरील दस्तऐवज करून देणार तथाकथीन कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
 शिकका क्र.3 ची वेळ: 24 / 02 / 2016 04 : 18 : 30 PM

ओळख -  
 खालील इसम असे निवेदीत करतात की दस्तऐवज करून देणा-याना व्यक्तीस। ओळखतात. व त्याची ओळख पटवितात

अनु क्र. पक्षिकाराचे नाव व पत्ता

1 नाव: समीर सहसकर -  
 वय: 24  
 पत्ता: 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई  
 पिन कोड: 400703

छायाचित्र अंगठ्याचा ठसा



स्वाक्षरी

2 नाव: मंगेश शंकर खंदारे - -  
 पत्ता: 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई  
 पिन कोड: 400703

स्वाक्षरी



**पवल-२**  
 2032/2016  
 95/94



24 / 02 / 2016 04 : 19 : 45 PM  
 24 / 02 / 2016 04 : 19 : 56 PM नोंदणी पुस्तक 4 मध्ये

**पवल-२**  
 2032/2016  
 95/94

EPayment Details.

sr. Epayment Number  
 1 MH007552831201516R

Defacement Number  
 0004410206201516

2032 /2016

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- 2 Get print immediately after registration

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प्रमाणित करणेत येते की  
 माने आदेश, पत्ता नं. -  
 क्रमांक: 2032

सह दुय्यम निवेदीक, वर्ग-२ पनवेल-२  
 दिनांक २०/०२/२०१६



घोषणापत्र

प व ल - २

मी मदन नामदेव ठाकरे

७३७६ नंबर

२६

घोषित करतो की दुर्यम निबंधक पतवेल यांचे कार्यालयात

६३ / ६६

करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री/श्रीमती/मेसर्स शागुन रिचर्वी

व इ. यांनी दिनांक

२४/२/१६ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी

सादर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबूली

जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र

देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्य कोणत्याही

कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेला नाही.

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात

सक्षम आहे. सादरचे कथन चुकीचे आढळून आले

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिले

मला जाणीव आहे.

कुलमुखत्यारपत्र धारकाचे नाव व सही

मी/ आम्ही मूल अखत्यारपत्र वाचलेले आहे आणि त्याची सत्यता पडताळून पाहिलेली आहे.



प व ल - २  
२०१६/२०२०  
७३७/११०



पवल-२	
१०१३६	२०२०
७६/११०	



353/8737

पावती

Original/Duplicate

Monday, October 19, 2015

नोंदणी क्र. 39म

5:24 PM

Regn. 39M

पावती क्र.: 10766

दिनांक: 19/10/2015

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल-2-8737-2015

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

तादर करणाऱ्याचे नाव: मेसर्स शगुन रिजल्टी तर्फे भागीदार निशित भुपत पटेल -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 520.00

पृष्ठांची संख्या: 26

एकूण:

₹. 620.00

आपगास मूळ दस्त, धबनेल पिन.सूची-२ व सोडी अंदाजे

5:42 PM ह्या वेळेस मिळेल.

Joint Sr. Panvel 2

बाजार मूल्य: ₹. 1/-

भरलेले मुद्रांक शुल्क: ₹. 1000/-

मोबदला: ₹.0/-

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹. 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹. 520/-

*Desist*

पवल-२	
२०२०	२०२०
००/११०	





महाराष्ट्र MAHARASHTRA

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V 294699



जिल्हा कोषालय कार्यालय,  
पनवेल  
13 OCT 2015  
मंडळ प्रमुख लिपिक / लिपिका

प व ल-२  
८६३६/२०१  
१/२६

प व ल-२  
१०१३६/२०२०  
८१/११०

POWER OF ATTORNEY



ALL TO WHOM THESE PRESENTS SHALL COME We, **SHAGUN REALTY** a Partnership firm, duly registered under the Indian Partnership Act, 1932, through its Partner 1)MR. BHUPAL MADHABHI MAVANI 2)MR. JETHALAL RANCHHOD PATEL 3)MR. PRAKASH PRAGJI PATEL 4)MR. SHAILESH ANANDJI PATEL AND 5) MR. HARESH ANANDJI PATEL having address at Shop No.11, Goodwill Garden, Plot No. 15/16, Sector No.8, Kharghar, Navi Mumbai, hereinafter referred to as the DONORS/GRANTORS SEND GREETINGS:-



*Handwritten signatures and names:*  
 1. *Madhavi*  
 2. *Prakash*  
 3. *Shailish*  
 4. *Hareish*  
 5. *Bhupal*

नोडल-२ Annexure-II

1. मूल दस्तावेज का प्रकार (प्लॉट/कॉम्प्लेक्स/खसरा)	139404
2. दस्तावेज प्रकार	
3. प्लॉट/खसरे का क्याप्चर साहित्य का?	होम / नदी
4. प्लॉट/खसरे का क्याप्चर साहित्य का -	
5. प्लॉट/खसरे का क्याप्चर साहित्य का प्रकार क्या है?	Jethatal R. Pate
6. क्या प्लॉट/खसरे का क्याप्चर साहित्य का, पता क्या है?	Self
7. प्लॉट/खसरे का क्याप्चर साहित्य का	
8. प्लॉट/खसरे का क्याप्चर साहित्य का	500r
9. प्लॉट/खसरे का क्याप्चर साहित्य का (होम/नदी) का क्याप्चर साहित्य का प्रकार क्या है?	निलेश सी. भोजने परपेना क्र. 1201013, सी/२/५/०-१, सेक्टर-२, वार्ड वासी, नवी मुंबई ४०० ००३
10. प्लॉट/खसरे का क्याप्चर साहित्य का (होम/नदी) का क्याप्चर साहित्य का प्रकार क्या है?	

17 9 OCT 2015

पवल-२  
१०१३६२०२०  
६२/११०

17 9 OCT 2015



पवल-२  
२६३५२०१५  
२/१२

-2-

AND WHEREAS : due to our other commitments & for the purpose of effective administration, we hereby grant irrevocable Power of Attorney in favour of our Partner **SHRI. NISHITH BHUPAT PATEL**, an adult, Indian Inhabitant having his address at Shop No. 11, Goodwill Garden, Plot No. 15/16, Sector 8,

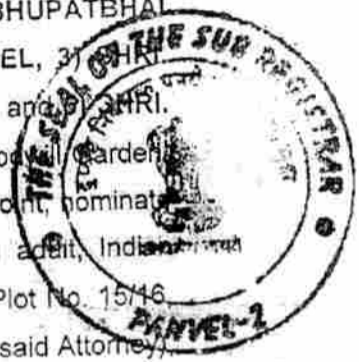


...3

Kharghar, Navi Mumbai (hereinafter referred to as the said Attorney), for the purpose of doing various acts, deeds, matters and things in respect of the said plot and the development thereof.

पवल-२  
८०३७ २०१५  
२८

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT, We  
M/S SHAGUN REALTY, a Partnership Firm registered under the Indian Partnership Act, 1932, through our Partners 1) SHRI. BHUPATBHAI MADHABHAI MAVANI, 2) SHRI. JETHALAL RANCHHOD PATEL, 3) SHRI. PIYUSH PRAGJI PATEL, 4) SHRI. SHAILESH ANANDJI PATEL and 5) SHRI. HARESH ANANDJI PATEL, having our office at Shop no. 11, Goodwill Garden, Plot No. 15/16, Sector - 8, Kharghar, Navi Mumbai, do hereby appoint, nominate and constitute our Partner MR. NISHITH BHUPAT PATEL, an adult, Indian Inhabitant, having his address at Shop no. 11, Goodwill Garden, Plot No. 15/16 Sector - 8, Kharghar, Navi Mumbai (hereinafter referred to as the said Attorney), to be our true and lawful Attorney to do all or any of the following acts, deeds, matters and things for us in our name and on our behalf as regards the development of the said Plot.



1. To deal and correspond with the NMMC/CIDCO (including all its departments and officers) or any other officer, body or authority or authorities in connection with or relating to or touching the said FSI rights and Global FSI to be utilized in the said plot and in particular to do the following:

पवल-२  
१०९३२ २०२०  
८३/११७

To apply for and obtain sanction of building plans or the amendments and/or revision of the plans with the alterations and/or additions as our said Attorney may require and also to apply for and obtain amalgamation and/or sub-division of the said plot and/or to get approved the lay-out of the said plot.



To apply for and obtain the Commencement Certificate, Occupation Certificate and/or Completion Certificate and other necessary Certificates permissions in respect of the said FSI rights to be utilized in the building or buildings to be constructed and completed on the said plot;

<c> To deal with the Assessment Department of the NMMC/CIDCO and to dispose off and deal with all matters in connection with the Assessment of the said plot.

2. To represent us before the Sub-Registrar of Assurances and to lodge and admit any of the Agreement, Deeds, documents and other writings that may be executed by our said Attorney under this Power of Attorney.

1. Shri. Mavani  
2. Shri. Patel  
3. श्री. भूपतभाई मावणी  
4. Shri. Patel  
5. Shri. Patel  
6. Shri. Patel

3. To seek CIDCO's permission, sanction, NOC for development of the said plot & for that purpose to sign, execute all necessary documents, writing, undertakings, as the said Attorney may deem fit & proper.

4. To file the Income Tax return of the said three firms along with all necessary papers & to obtain the Assessment Order. To file any appeal, revision or Review against any order or applications in the Tribunal, High Court or commissioner, Income Tax or any other Appellate authority under the Income Tax Acts 1961 and for that purpose to file all necessary memorandums, Appeal, Revision, Review applications with concerned Authorities.

पत्र-२  
2024  
MRE

5. To appoint Solicitors, Advocates, Chartered Accountants, Architects and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to pay their fees or charges.



6. To sign all applications, forms, papers, undertakings, Affidavits, Declarations, terms and conditions, etc., as may from time to time be thought necessary or as may be required by the authorities concerned.

पत्र-२  
2020  
1990

7. To commence, prosecute, settle, compromise, carry on or enforce and to defend, answer or oppose any action, suit or other legal proceedings in any Court of Law - Civil, Criminal or Revenue or Tribunal including the Slum Tribunal and to appear before any Government Officer or authority.

8. To declare and affirm Plaints, Written Statements, Affidavits, Applications, Petitions, Vakalatnamas and all other necessary papers and documents on our name and on our behalf and also to appear before any judge, Magistrate, Tribunal including the Slum Tribunal or other officer empowered by law to hear suits, proceedings and applications in any of the matters concerning the said plot.



9. On our behalf and in our name to accept service of Writ of Summons or other legal processes and to enter an appearance and defend or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as our Attorney shall think necessary.

10. To prefer appeal or appeals, make revision applications and/or petitions from the orders which may be made and for instituting and filing of such appeals,

1. [Signature]  
2. [Signature]  
3. [Signature]  
4. [Signature]  
5. [Signature]  
6. [Signature]

revisions, petitions, to sign and declare all petitions, memos of appeal, affidavits and all other proceedings as may be required for the said purpose.

11. To settle, adjust, compound, submit to arbitration or compromise all actions, suits, accounts, reckonings, claims and demands whatsoever between ourselves and any person or persons whomsoever and in any way connected with the said plot.

पवल-२  
८०३४/२०१५

12. To join us as confirming Party & to sign for us & in our name & on our behalf as confirming party any Deed, document, confirmation which the said Attorney may deem fit & proper. Further to join us as Confirming Party in the Lease Deed that shall be executed in favour of the Co-operative Society that shall be formed in respect of the building to be constructed on the said plot. Provided however all costs, charges, expenses in respect of such deed, document, confirmation including Lease Deed shall be borne & paid by the said Attorney/his nominees.



13. To Sign for us and on our behalf as the Promoter/ Developers/ Builders/ Confirming Party in any Agreement, writing, Deed document, confirmation which the said Attorney may deem fit & proper. To deal with and correspond with the MSEB and/or other companies or authorities and/or officers for obtaining electric connection or connections (including making or putting up a sub-station) for and/or in respect of or relating to the building to building/s now standing and/or be constructed on the said plot and for that purpose to sign all letters, applications, undertakings, terms and conditions, etc., as may from time to time be thought necessary or as may be required by the authorities concerned.

पवल-२  
१०१२/२०१०  
८५/११०



To make and sign necessary applications and pursue and follow up applications already and/or to be hereafter made to the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 in respect of the said plot including those of NOCs /Permissions under Sections 22 or 27 and/or any other section of the said Act or the statutory amendments thereof and the guidelines, directions and notifications issued thereunder by the appropriate authorities and for obtaining the further or additional or consequential NOCs/permissions under the said Act including extensions, revisions, modifications, amendments, clarifications, reviews and to make such other applications and take all necessary steps under the said Act as may be required and to do all other acts, deeds, matters and things and to sign all other forms and applications for effectively conveying and transferring the said plot and also for the better and full development of the said immovable property or otherwise as may be required

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

4. *[Signature]*  
5. *[Signature]*  
6. *[Signature]*

३५२६/२०१५ २०/१०/१५



under the said Act and to apply for and obtain any certificates/s as may be required regarding reservations on the said plot.

15. For the purposes mentioned hereinabove, to sign all applications, forms, papers, undertakings, Affidavits, Declarations, terms and conditions, etc. as may form time to time be thought necessary or as may be required by the authorities concerned. For the purposes mentioned hereinabove, to sign all applications, forms, papers, undertakings, Affidavits, Declarations, terms and conditions, etc. as may form time to time be thought necessary or as may be required by the authorities concerned.

पं. व. नं-२  
2034  
2022

16. To obtain all connections including water, sewerage, light and road and to do all acts, deeds, things and matters for the said purposes to lay and install all the connections.



17. To mortgage and/or hypothecate the said plot and/or any part thereof with any Nationalized Bank and/or with any Scheduled and/or unscheduled bank, and/or co-operative bank and/or any financial institution for raising the loan funds, money etc. which may be required by the said Attorney for doing all the acts, deeds, things and matters prescribed in this presents without any consent and/or confirmation thereof including to sign all such papers, applications, declarations, indemnities, Agreements, deeds, etc. as may be required for raising such financial loan by mortgaging and/or hypothecating etc. to the said plot and/or any part thereof without any consent and/or confirmation from us. PROVIDED THAT any person dealing with our said Attorney for the purpose of execution of this Power shall do so with express understanding that in no case we shall be personally responsible for payment of any such loan or other finance availed by our said Attorney pursuant to this Power of Attorney, as also that we shall in no case be responsible for payment of satisfaction of any amount to the said Mortgagee under any circumstances.

पं. व. नं-२  
2020  
1990

18. To execute the Re-Conveyance documents in respect of any mortgage created as aforesaid and/or all the documents, agreements, affidavits, declarations etc. for the release of such original property documents with the banks Nationalized and/or schedule and/or un-schedule banks and/or with any other financial institutions by giving the moneys and/or payments.



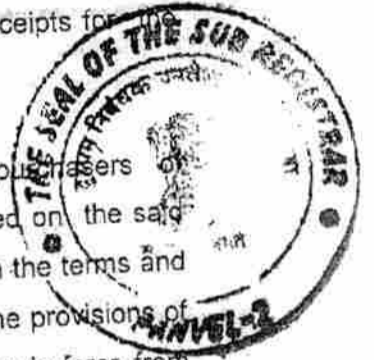
19. To pay all taxes, costs, charges, expenses and other outgoings in respect of the said plot out of their own moneys and on their own account.

1. *[Signature]*  
2. *[Signature]*  
3. *[Signature]*  
4. *[Signature]*  
5. *[Signature]*  
6. *[Signature]*

20. To take all steps to convert the tenure of the said plot and/or the user thereof as may be permissible in law and also to accept surrender of any tenancies and to adopt and/or continue ejection proceedings against any Pool occupant or tenant on any portion of the said Plot.

पवल-२  
८०३८ २०१५  
८/२८

21. To deposit any amount required to be deposited with the authorities concerned including the NMMC/CIDCO and all other concerned authorities to apply for and obtain refund of any amount deposited and give receipts for same.



22. To enter in to agreements with the prospective purchasers of Flats/tenements or shops in building or buildings to be constructed on the said plot in their own name or style and for such consideration and on the terms and conditions as may be deemed fit and proper in accordance with the provisions of the act, rules, regulations and bye-laws relevant for the time being in force from time to time and in accordance of the orders and directions of the authorities while sanctioning the plans and granting the permissions and to receive the amount of purchase price and other amounts mentioned therein under and to pass the receipts in respect thereof.

पवल-२  
१०१३८ २०३०  
८०/११०

23. To erect, pull down, repair, renovate, reconstruct and add, alter and improve houses, structures, buildings, sheds, fences, compound walls erections etc. and to improve or develop the said Plot or any part or portion thereof.



24. To enter into agreements with the prospective purchasers of Flats/tenements or shops in building or buildings to be constructed on the said plot in their own name or style and for such consideration and on the terms and conditions as may be deemed fit and proper.

25. To put the purchasers of the tenements/flats in the Buildings to be constructed in possession of their respective flats/tenements as per the terms and conditions of the aforesaid Agreement/s.

26. To enroll such members in the Co-Operative Society and for the purpose to appear and represent us before the registrar of Co-operative Society and/or societies and to do all acts, deeds, matters and things as may be required and necessary for the said purposes.

27. To apply for and obtain the Completion Certificate and/or occupation certificate including part occupation certificate from the authorities concerned.

1. *Dharami*  
2. *...*  
3. *...*  
4. *...*  
5. *...*  
6. *...*

पवल-२
१२/२०१५
२६

28. To lodge any documents, deeds, declarations and any other assurances executed by them with the concerned Sub-Registrar of Assurances and/or and to appear before them and admit the execution of the said documents before the concerned Sub-Registrar of Assurances as may be necessary in that regard.



29. To apply to various departments of CIDCO/NMMC for the amalgamation of the said plot with some of the adjoining plots and for that purpose to sign, execute necessary applications, affidavits, declarations as may be required by the concerned authorities and perform all necessary acts deeds matters and things as may be required to be done.

30. To apply for membership of any other adjoining Society and for that purpose to make necessary application for membership and submit such necessary documents, applications as may be required by the said Attorney from time to time.

पवल-२
२०/३६/२०२०
६६/११०

31. To apply to the Joint Registrar Co-Operative Societies for the registration of the Society after the said plot is transferred in favour of the Developer and for that matter sign all necessary application deeds documents affidavits as may be required by the Society or as may be required by the Joint Registrar Co-operative Societies from time to time.



32. To carry out all the requisitions that may be made by all the authorities concerned including by the Municipal Collector, NMMC/CIDCO and all other concerned authorities the Government of Maharashtra, MRTP and all the offices of such Authorities.

33. To obtain all connections including water, sewerage, light, and roads and to do all acts, deeds, things and matters for the said purposes to lay and install all the connections.

34. To erect, pull down, repair, renovate, reconstruct, add, alter and improve houses, structures, buildings, sheds, fences, compound walls erections etc. and to improve or develop the said plot or any part or portion thereof.

35. To pay, settle, adjust, deduct, and allow all account claims and demands for rent, assessment and repairs and other outgoing in respect of the said plot.

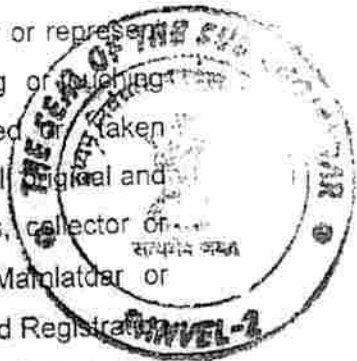
36. To make necessary applications for procuring permits and quotas for

1. *[Signature]*  
 2. *[Signature]*  
 3. *[Signature]*  
 4. *[Signature]*  
 5. *[Signature]*  
 6. *[Signature]*

cement, steel and other building materials and for the purpose to execute such applications, affidavits, undertakings, indemnities bonds and such documents etc. as may be required and to represent before the authorities and to receive the same and make payments for such permits etc.

पबल-२  
२०१५  
१०/१६

37. To commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of or pertaining to the said plot whether pending at present or which may be filed hereafter including the appeals and revisions whether civil, criminal appellate and also including all proceedings before the Tribunals, Additional or Deputy Collector of Land Revenue, Tahsildar, Mamlatdar or Municipal, MRTD, police, Revenue, Stamps, public works, Post and Registration Authorities and before all tax Gift Tax, Estate Duty or sales tax and also before all Magistrate or judicial and Revenue Officers or other Officers, banks, public institutions or companies or persons and to issue accept services of all summons writs or proceedings processes and to do all acts, matters and things as may necessary in connection therewith and also if thought fit compromise, refer become non-suited.



पबल-२  
१०/१६ २०१५  
१०/१६

To substitute and appoint from time to time one or more Attorneys or Attorney under the said Attorney hereunder with the same or limited power and pleasure to remove and to appoint another or others. If the said Attorney think fit and proper they shall be entitled to appoint such substitute with irrevocable powers conferring such powers as they may think fit and proper and in such event such Power of Attorney shall not be revocable.



AND GENERALLY to do and execute all acts, deeds matters and things relating to or concerning the development of the said plot and the structures now standing or to be hereafter constructed thereon as fully and effectively as we ourselves could do effectively.

AND WE HEREBY for ourselves, our heirs, executors and administrators ratify and confirm and agree to ratify and confirm whatsoever our said Attorney or any substitute or substitutes acting under him/them has done or shall lawfully or purport to do in respect of the development of the said plot by virtue of these presents.

AND WE HEREBY declare that whatsoever our said Attorney or substitute/s appointed by them shall do or purport to do under or by virtue of

- 1 [Signature]
- 2 [Signature]
- 3 पबल-२ १०/१६ २०१५
- 4 [Signature]
- 5 [Signature]
- 6 [Signature]

these presents shall be at their entire risk and cost and that he / they shall keep us indemnified against any loss or damage occasioned to us or our successors and assigns by virtue of their said acts. The Attorney has signed at the foot of this Power of Attorney.

पवल-२  
२०३०/२०२५  
२९/१०

IN WITNESS WHEREOF WE, HAVE HEREUNTO SET AND SUBSCRIBED OUR HANDS AT NAVI MUMBAI THIS 19<sup>th</sup> DAY OF OCTOBER, 2025



SCHEDULE OF PROPERTY (I)

All that piece or parcel of Land known as Plot No. 204, Sector 23 of Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Navi Mumbai, containing by measurement 6898.90 sq. mtrs.

SCHEDULE OF PROPERTY (II)

All that piece or parcel of Land known as Plot No. 207, Sector 23 of Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Navi Mumbai.

पवल-२  
१०७३६/२०२०  
२०/११/२०

SCHEDULE OF PROPERTY (III)

All that piece or parcel of Land known as Plot No. 195, Sector 23 of Village Ulwe of CIDCO Tender plot Navi Mumbai.



SCHEDULE OF PROPERTY (IV)

All that piece or parcel of Land known as Plot No. 05, Sector 19 of Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Navi Mumbai.

1 Shawari

2 Shawari

3 पवन नरसिंह २०१६/१३

4 Sh

5 Sh

6 Sh

प व ल - २	
८०३६	२०१५
१२ / ११	

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED DONORS

M/S. SHAGUN REALTY

Through its Partners



1) SHRI. BHUPATBHAI MADHABHAI MAVANI

*Signature*



2) SHRI. JETHALAL RANCHHOD PATEL

*पंजल जेठलल रान्छोद पतेल*



प व ल - २	
१०११	२०२०
९१ / ११०	

3) SHRI. PIYUSH PRAGJI PATEL

*Signature*



4) SHRI. SHAIL ANANDJI PATEL

*Signature*



5) SHRI. HARSH ANANDJI PATEL

*Signature*



I CONFIRM HAVING ACCEPTED THIS POWER OF ATTORNEY

SHRI. NISHITH BHUPATBHAI PATEL

partner of M.S SHAGUN REALTY

*Signature*



3202529  
20/06/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5  
दस्ता क्रमांक : 3202/2013  
नॉदणी :  
Regn.63m

नावाचे नाव : 1) उलवे

**प व ल - २**  
४००३६ २०२५  
९३ / २६

- (1) विलेखाचा प्रकार : विकसनकारनामा
- (2) मीटरदला : 88250
- (3) साक्षात् भाग (भाषांतरद्वाराच्या अधिनियमाद्वारा अकारणी देतीची पट्टेदार ते समुद्र कराराचे)

- (4) भू-मापन, पॅटर्नरिमा व पत्रकमाप (अपल्यान) : 1) मानिफेस्ट नाव: गणपतदत्त वरपे ... अकारणी देती: भूखंड क्र. 204 ... 6898.90 मी मी पेकी 50% इस्मांतरण (सदरचा दस्त हा विपक्षीय ... Number : 204 ; SECTOR NUMBER : 23 ; )

- (5) क्षेत्रफळ : 1) 6898.90 चौ.मीटर

- (6) अकारणी किंवा नुसी देण्यात आलेले तपसा.

- (7) दस्तावेज करून देणा-या/जिहने उभया-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाना हुनु नतामा किंवा आदेश असल्यास, प्रत्येकीचे नाव व पत्ता.

- 1) नाव - मेसर्स मैत्री अग्रेसरिस्टम तर्फे भागीदार विश्वनाथ बाळु पाटील ... प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: 602 ओम माई दर्शन को ओप ही सोमा हुवायमा बांधकाम ... बांधकाम वंधू मार्ग मुंबई पूर्व , ब्लॉक नं. : , रोड नं. : , पिन कोड:-400081 पॅन नं.:
- 2) नाव - मेसर्स मैत्री अग्रेसरिस्टम तर्फे भागीदार भद्रदेव बाळु पाटील ... वय:-76; पत्ता: ... प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: 602 ओम माई दर्शन को ओप ही सोमा हुवायमा बांधकाम ... बांधकाम वंधू मार्ग मुंबई पूर्व , ब्लॉक नं. : , रोड नं. : , पिन कोड:-400081 पॅन नं.:
- 3) नाव - मेसर्स मैत्री अग्रेसरिस्टम तर्फे भागीदार भद्र बाळु पाटील ... वय:-50; पत्ता: ... नं. : , माळा नं. : , इमारतीचे नाव: 602 ओम माई दर्शन को ओप ही सोमा हुवायमा बांधकाम ... बांधकाम वंधू मार्ग मुंबई पूर्व , ब्लॉक नं. : , रोड नं. : , पिन कोड:-400081 पॅन नं.:
- 4) नाव - मेसर्स मैत्री अग्रेसरिस्टम तर्फे भागीदार रमेश बाळु पाटील ... वय:-60; पत्ता: ... नं. : , माळा नं. : , इमारतीचे नाव: 602 ओम माई दर्शन को ओप ही सोमा हुवायमा बांधकाम ... बांधकाम वंधू मार्ग मुंबई पूर्व , ब्लॉक नं. : , रोड नं. : , पिन कोड:-400081 पॅन नं.:
- 5) नाव - मेसर्स मैत्री अग्रेसरिस्टम तर्फे भागीदार सुश्रुत बाळु पाटील ... वय:-50; पत्ता: ... नं. : , माळा नं. : , इमारतीचे नाव: 602 ओम माई दर्शन को ओप ही सोमा हुवायमा बांधकाम ... बांधकाम वंधू मार्ग मुंबई पूर्व , ब्लॉक नं. : , रोड नं. : , पिन कोड:-400081 पॅन नं.:
- 6) नाव - मिडको तर्फे मंगू मंगू शोर्ड ... वय:-40; पत्ता: ... नं. : , माळा नं. : , इमारतीचे नाव: ... बांधकाम वंधू मार्ग मुंबई पूर्व , ब्लॉक नं. : , रोड नं. : , पिन कोड:-400614 पॅन नं.:



**प व ल - २**  
२०१३ २०२०  
९२ / ११०

- (8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाना हुनु नतामा किंवा आदेश असल्यास, प्रत्येकीचे नाव व पत्ता.

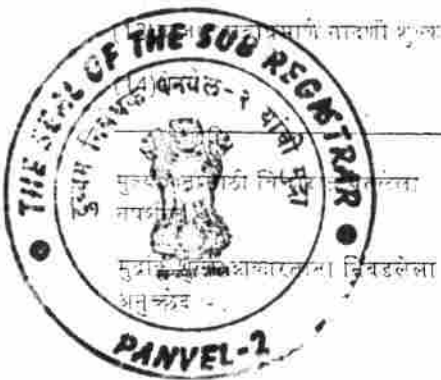
- 1) नाव:-मेसर्स शमुन रियल्टी तर्फे भागीदार भूपतभाई मधाभाई मायानी ... 64; पत्ता: ... प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: शाप नं 11 गुडविल गार्डन भूखंड क्र 15/16 सेक्टर 8 घाराघर तशी मुंबई , ब्लॉक नं. : , रोड नं. : , पिन कोड:-410210 पॅन नं.:
- 2) नाव:-मेसर्स शमुन रियल्टी तर्फे भागीदार मिशिन भूपत फाल ... वय:-27; पत्ता: ... नं. : , माळा नं. : , इमारतीचे नाव: शाप नं 11 गुडविल गार्डन भूखंड क्र 15/16 सेक्टर 8 घाराघर तशी मुंबई , ब्लॉक नं. : , रोड नं. : , पिन कोड:-410210 पॅन नं.:
- 3) नाव:-मेसर्स शमुन रियल्टी तर्फे भागीदार जेठालाल रणश्रीधर पटेल ... वय:-51; पत्ता: ... प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: शाप नं 11 गुडविल गार्डन भूखंड क्र 15/16 सेक्टर 8 घाराघर तशी मुंबई , ब्लॉक नं. : , रोड नं. : , पिन कोड:-410210 पॅन नं.:
- 4) नाव:-मेसर्स शमुन रियल्टी तर्फे भागीदार गिरीश प्रागाजी पुरव ... वय:-21; पत्ता: ... नं. : , माळा नं. : , इमारतीचे नाव: शाप नं 11 गुडविल गार्डन भूखंड क्र 15/16 सेक्टर 8 घाराघर तशी मुंबई , ब्लॉक नं. : , रोड नं. : , पिन कोड:-410210 पॅन नं.:



प व ल - २  
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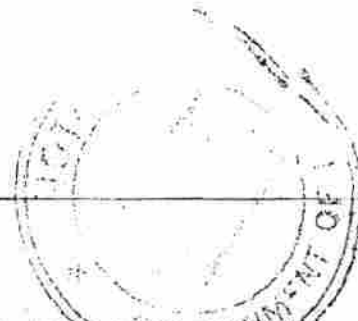


प व ल  
90958  
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20/06/2013  
3202/2013  
3444000  
36000



- 5) नावः-नेमगं शंभु गिण्डी तर्फे भागीदार श्रेयेश आनंदजी पटेल ... वयः-20; पत्ता:-प्लॉट नं. ... माळा नं. - इमारतीचे नाव: शॉप नं 11 गुडविल गार्डन भुखंड क्र 15/16 सेक्टर 8 वारधन नवी मुंबई, ब्लॉक नं. ... रोड नं. ... पिन कोड:-410210 पॅन नं.:-
- 6) नावः-नेमगं शंभु गिण्डी तर्फे भागीदार श्रेयेश आनंदजी पटेल ... वयः-22; पत्ता:-प्लॉट नं. ... माळा नं. - इमारतीचे नाव: शॉप नं 11 गुडविल गार्डन भुखंड क्र 15/16 सेक्टर 8 वारधन नवी मुंबई, ब्लॉक नं. ... रोड नं. ... पिन कोड:-410210 पॅन नं.:-
- 7) नावः-विश्वनाथ बाळु पाटील ... वयः-78; पत्ता:-प्लॉट नं. ... माळा नं. - इमारतीचे नाव: 602 ओम गार्ड दर्शन को ऑफ ही गोसा हुतात्मा चाफेकर बंधू मार्ग मुलुंड पूर्व, ब्लॉक नं. ... रोड नं. ... पिन कोड:-400081 पॅन नं.:-
- 8) नावः-महादेव बाळु पाटील ... वयः-76; पत्ता:-प्लॉट नं. ... माळा नं. - इमारतीचे नाव: 602 ओम गार्ड दर्शन को ऑफ ही गोसा हुतात्मा चाफेकर बंधू मार्ग मुलुंड पूर्व, ब्लॉक नं. ... रोड नं. ... पिन कोड:-400081 पॅन नं.:-
- 9) नावः-भजन बाळु पाटील ... वयः-61; पत्ता:-प्लॉट नं. ... माळा नं. - इमारतीचे नाव: 602 ओम गार्ड दर्शन को ऑफ ही गोसा हुतात्मा चाफेकर बंधू मार्ग मुलुंड पूर्व, ब्लॉक नं. ... रोड नं. ... पिन कोड:-400081 पॅन नं.:-
- 10) नावः-रमेश बाळु पाटील ... वयः-60; पत्ता:-प्लॉट नं. ... माळा नं. - इमारतीचे नाव: 602 ओम गार्ड दर्शन को ऑफ ही गोसा हुतात्मा चाफेकर बंधू मार्ग मुलुंड पूर्व, ब्लॉक नं. ... रोड नं. ... पिन कोड:-400081 पॅन नं.:-
- 11) नावः-सुरेश बाळु पाटील ... वयः-58; पत्ता:-प्लॉट नं. ... माळा नं. - इमारतीचे नाव: 602 ओम गार्ड दर्शन को ऑफ ही गोसा हुतात्मा चाफेकर बंधू मार्ग मुलुंड पूर्व, ब्लॉक नं. ... रोड नं. ... पिन कोड:-400081 पॅन नं.:-

(9) इनामिज कन्व्हे दिनांक 20/06/2013  
(10) इनामिज कन्व्हे दिनांक 20/06/2013  
(11) अमुकमोका मुद्रांक 3202/2013  
(12) वी वारभावाप्रमाणे मुद्रांक शुल्क 3444000  
(13) इनामिज कन्व्हे वारभावा प्रमाणे नारणी शुल्क 36000



(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सह मुख्य निबंधक, पानवेल-५ (वर्ग-२)





29/01/2014

सूची क्र.2

दुय्यम लिब्रक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 795/2014

नोंदणी :

Regn 63m

गावाचे नाव : 1) उलवे

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 15000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबितापट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 17219000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: भूखंड क्र 207 सेक्टर 23 उलवे ता पनवेल जि रायगड - क्षेत्रफळ 1,199.90 चौ.मी पेकी 50 टक्के हिस्सा हस्तांतरण ( सदरचा दस्त हा विपक्षीय करारनामा आहे ) ( Plot Number : 207 ; SECTOR NUMBER : 23 ; )

1) 1199.90 चौ.मीटर

1): नाव:-नामदेव पांडुरंग शिरदोयाकर - - वय:-79; पत्ता:- रा कोवडमूज पा उलवे ता पनवेल , - , Nere, Maharashtra, Raigarh(MH), Non-Government पिन कोड: 410206 पॅन नं:-

2): नाव:-सिडको लि तर्फे एन एन भोंडरे - - वय:-50; पत्ता:- नॉर्ट नं. आळा नं. इमारतीचे नाव: सिडको भवन सोबीडी बेंलापुर नवी मुंबई ; ब्लॉक नं.:-, रोड नं.:-, पिन कोड:-400614 पॅन नं:-

1): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार भूपतभाई नाथवभाई भावानी 64; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर , ब्लॉक नं.:-, रोड नं.:-, पिन कोड:-410210 पॅन नं:-ACIFS91688

2): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार निशीथ भूपत पटेल 64; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर , ब्लॉक नं.:-, रोड नं.:-, पिन कोड:-410210 पॅन नं:-ACIFS91688

3): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार जेठालाल रणछोडे पटेल 64; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर , ब्लॉक नं.:-, रोड नं.:-, पिन कोड:-410210 पॅन नं:-ACIFS91688

4): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार पियुष प्रायजी पटेल 64; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर , ब्लॉक नं.:-, रोड नं.:-, पिन कोड:-410210 पॅन नं:-ACIFS91688

5): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार शैलेश आनंदजी पटेल - - वय:-19; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर , ब्लॉक नं.:-, रोड नं.:-, पिन कोड:-410210 पॅन नं:-ACIFS91688

6): नाव:-मेसर्स शगुन रियल्टी तर्फे भागीदार हरेश आनंदजी पटेल - - वय:-21; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव: शॉप क्र 11 गुडविल गार्डन सेक्टर 8 खारघर ,

प व ल - 2  
2003/2014  
99/28



प व ल - 2  
2003/2014  
99/28



Index-2 सूची - २ ।

ब्लॉक नं.: - रोड नं.: - पिन कोड:-410210 पैन नं:-ACIFS9168B

7): नाव:-नामदेव पांडुरंग शिरदोंगकर - - वय:-79; पत्ता:-, - , कोंडभुजे पी उलवे , ता. पनवेल , जि रायगड , - ४, कोंडभुजे , Maharashtra, RAIGARHIMH), Non-Government. पिन कोड:-410206 पैन नं:-

<b>प नवल-२</b>	(9) कर्तव्य करण दिनांक	29/01/2014
३०१२२७२०	(10) दान नोंदणी दिनांक	29/01/2014
९५/१९९०	(11) अंकीकरण खंड व पृष्ठ	795/2014
	(12) वजारनावाचमणे मूल्य शुल्क	689000
	(13) वजारनावाचमणे नोंदणी शुल्क	30000



(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



साहदुष्यम विबंधक, वर्ग २  
(पनवल-२)

Summary-2( दस्त गोपवारा भाग - २ )



23/12/2014

सूची क्र.2

दुप्यम निदधक : सह दुनि.पन्वेल २

दस्त क्रमांक : 9487/2014

नोंदणी :

Regn:53

पवल-२
१०१३६२०२०
२८/११०

गावाचे नाव : 1) उलवे

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	432029313
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पॉटहिस्सा व घरकमाक (असल्यास)	

(5) क्षेत्रक

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक 23/12/2014

1) पालिकेचे नाव:रायगडइतर वर्णन : इतर नाहिनी. पत्ता: उलवे, ता. पन्वेल, जि. रायगड, क्षेत्र 2850.23 चौ.मी. (प्लॉट नंबर 195 ; ) )

1) 2850.23 चौ.मीटर

- 1): नाव:-शगुन रिअल्टी तर्फे भागीदार भुपतभाई एम नावानी - - वय:-65; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B
- 2): नाव:-शगुन रिअल्टी तर्फे भागीदार निधित भुपत पटेल - - वय:-28; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगार्ह(००). पिन कोड:-410210 पॅन नं:-ACIFS9168B
- 3): नाव:-शगुन रिअल्टी तर्फे भागीदार जेठलाल रणछोड पटेल - - वय:-52; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B
- 4): नाव:-शगुन रिअल्टी तर्फे भागीदार विद्युष प्रागजी पटेल - - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B
- 5): नाव:-शगुन रिअल्टी तर्फे भागीदार शैलेश आनंदजी पटेल - - वय:-21; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B
- 6): नाव:-शगुन रिअल्टी तर्फे भागीदार हरीश आनंदजी पटेल - - वय:-20; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुडवील गार्डन, सेक्टर 8, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACIFS9168B

1): नाव:-सिडको लि. - - वय:-50; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सीबीडी वेतापूर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, हांगे. पिन कोड:-400614



12/12/2014 (14) शेर

- (10) दस्तावेज नोंदणी केल्याचा दिनांक 23/12/2014  
(11) अनुक्रमांक, रोल व पृष्ठ 9487/2014  
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 17281200  
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

प व ल - २
मुद्रांक शुल्क आकारतारा निवडलेला
तपशील
२०३०/२०१२
मुद्रांक शुल्क आकारतारा निवडलेला
९८/१२६

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

प व ल - २
९०७३६२०२६
६०/११०





23/07/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दरत क्रमांक : 6142/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	20000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16080000

**प व ल - २**  
**८७३७ २०१५**  
**१९/२९**

(4) भू-मापन,पोटाहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: इतर माहिती: भूखंड क्र 5 सेक्टर 19 उलवे ता पनवेल जि रायगड - ब्लॉक नं: - रोड नं: - महाराष्ट्र, राईगार (MH). पिन कोड: -410206 पॅन नं: AEBPN4068E

(5) क्षेत्रफळ

1) 1599.66 चौ.मीटर पोटाखराब क्षेत्र

(6) आकारणी किंवा जुडी टेंप्यात असेल तेव्हा

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

1): नाव:-पितम गोपाळ नाईक - - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- रा वहाळ ता पनवेल जि रायगड , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH(MH) पिन कोड:-410206 पॅन नं:-AEBPN4068E  
 2): नाव:-सिडको लि तर्फे ए बी घोरपडे - - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- सिडको भवन सीबीडी देलापुर नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-मैसर्स शगुन रिअल्टी तर्फे भागीदार भुपतार नाईक माधाभाई नाकनी - - वय:-67; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- शॉप 11 गुडविल गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH(MH) पिन कोड:-410210 पॅन नं:- ACIFS9168B  
 2): नाव:-मैसर्स शगुन रिअल्टी तर्फे भागीदार जिशिरा - - वय:-30; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- शॉप 11 गुडविल गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार (MH). पिन कोड:-410210 पॅन नं:- ACIFS9168B  
 3): नाव:-मैसर्स शगुन रिअल्टी तर्फे भागीदार जेठाला - - वय:-52; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- शॉप 11 गुडविल गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार (MH). पिन कोड:-410210 पॅन नं:- ACIFS9168B  
 4): नाव:-मैसर्स शगुन रिअल्टी तर्फे भागीदार विठ्ठल प्रगळी पटेल - - वय:-23; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- शॉप 11 गुडविल गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार (MH). पिन कोड:-410210 पॅन नं:- ACIFS9168B  
 5): नाव:-मैसर्स शगुन रिअल्टी तर्फे भागीदार शैलेश आनंदजी पटेल - - वय:-21; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- शॉप 11 गुडविल गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:- ACIFS9168B  
 6): नाव:-मैसर्स शगुन रिअल्टी तर्फे भागीदार हरेश आनंदजी पटेल - - वय:-22; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- शॉप 11 गुडविल गार्डन सेक्टर 8 खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार (MH). पिन कोड:-410210 पॅन नं:- ACIFS9168B



**प व ल - २**  
**२०१३ ३०३०**  
**९८९९०**





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PIYUSH PRAGJI PATEL

PRAGJI RANCHHOD-PATEL

01/12/1991  
Permanent Account Number  
ABDPF2559B

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NISHITH BHUPAT PATEL

BHUPAT MADHAVBHAI MAVANI

12/05/1985

Permanent Account Number  
AMKPP2941F

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PATEL SHAILESH

ANANDJI GANESHA PATEL

01/05/1994  
Permanent Account Number  
CAAPP7315K

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HARESH ANANDJI PATEL

ANANDJI GANESHA PATEL

29/07/1992

Permanent Account Number  
BIZPP4162N

Signature



भारत सरकार GOVT. OF INDIA	
मौजिले - २	
१०३२०	२०२०
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAVANI BHUPAT MADHAVBHAI

M L MAVANI

16/07/1948  
Permanent Account Number  
AIQPM9260L

Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AGXPP7152B

नाम / NAME

JETHALAL RANCHOD RANVEL

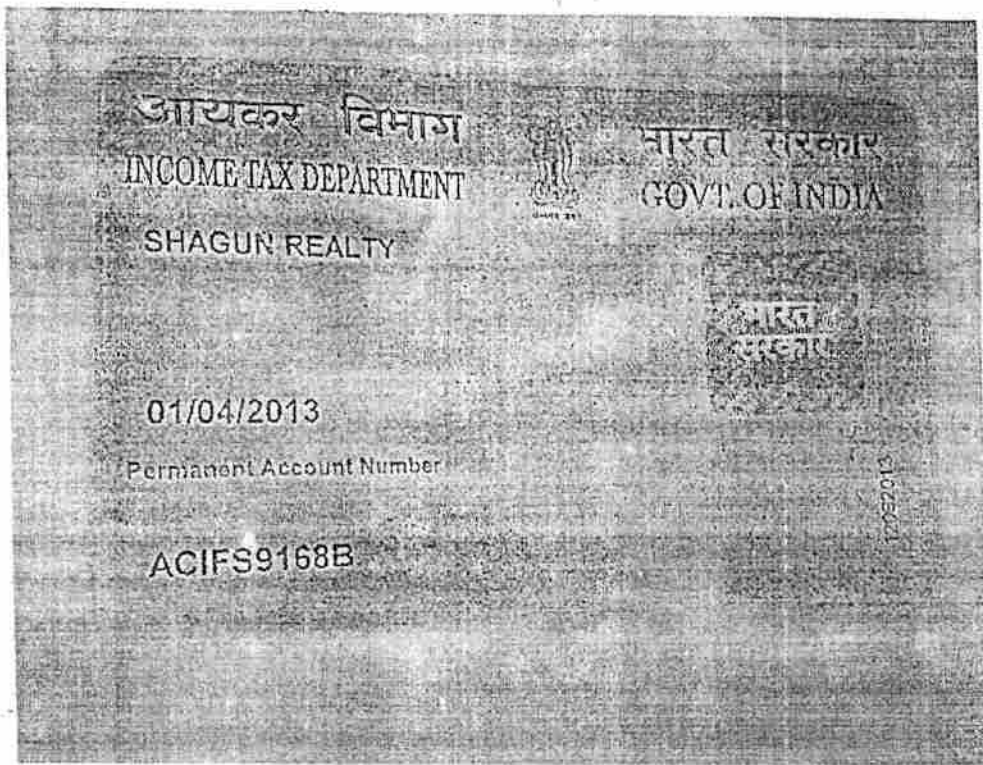
पिता का नाम / FATHER'S NAME  
RANCHOD GELA PATEL

जन्म तिथि / DATE OF BIRTH  
19-10-1962

हस्ताक्षर / SIGNATURE

Commissioner of Income Tax (Computer Operations)






प व ल-२	
१०१२	२०२०
१०१ / ११०	

प व ल-२	
८८३५	२०१५
२२ / २६	






**THE UNION OF INDIA**  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DO No. MH43 20070017763      DOI, 30-11-2007  
 Valid till 29-11-2007

**FORM 7**  
**RULE 16 (2)**

AUTHORIZATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV      DOI  
 MCWG    30-11-2007

DOB    05-01-1983    BG    O+

Name    MADAN THAKARE  
 S/D/W of NAMEDEV THAKARE  
 Add. PLOT-3, PLOT-3, SEC-26 A, KOPARI GAON  
 NAVI KUMBAI

PIN: \_\_\_\_\_  
 Signature & ID of  
 ISS. AUTHORITY    MH43 2007207

Signature/Thumb  
 Impression of holder

पवल-२	
१०१३६	२०२०
१०२/११०	



आयकर विभाग      भारत सरकार  
**TAX DEPARTMENT**      **GOVT. OF INDIA**  
 MANGESH MAHADEO INDORE  
 MAHADEO KASHIRAM INDORE

22/09/1987  
 AC 3P15065N















01/10/15 28:04 PM

दस्त गोपवारा भाग-२

पवळ २५ २९  
दस्त क्रमांक: 8737/2015

दस्त क्रमांक : पवळ 2/8737/2015

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मेसर्स शगुन रिअल्टी तर्फे भागीदार निशित भुपत पटेल - - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 30 स्वाक्षरी:-		
2	नाव: मेसर्स शगुन रिअल्टी तर्फे भागीदार भुपतभाई माधुभाई मवानी - - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	कुलमुखत्यार देणार वय :- 67 स्वाक्षरी:-		
	नाव: मेसर्स शगुन रिअल्टी तर्फे भागीदार जेठालाल रणभाई पटेल - - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	कुलमुखत्यार देणार वय :- 53 स्वाक्षरी:-		
	नाव: मेसर्स शगुन रिअल्टी तर्फे भागीदार पियुष प्रागजी पटेल - - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	कुलमुखत्यार देणार वय :- 24 स्वाक्षरी:-		
	नाव: मेसर्स शगुन रिअल्टी तर्फे भागीदार शैलेश आनंदजी पटेल - - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	कुलमुखत्यार देणार वय :- 22 स्वाक्षरी:-		
6	नाव: मेसर्स शगुन रिअल्टी तर्फे भागीदार हरेश आनंदजी पटेल - - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: शॉप क्र 11 गुडवील गार्डन प्लॉट क्र 15/16 सेक्टर 8 खारघर नवी मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाव: (00:). पॅन नंबर:	कुलमुखत्यार देणार वय :- 23 स्वाक्षरी:-		

**प व ल - २**  
9073e 2030  
703/940



वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्रा क्र.3 ची वेळ 19 / 10 / 2015 05 : 24 : 25 PM

ओळख:-

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

अनु

353/8737

सोमवार, 19 ऑक्टोबर 2015 5:24 म.नं.

दस्त गोषवारा भाग-1

पवल 2 28/28

दस्त क्रमांक: 8737/2015

दस्त क्रमांक: पवल 2 /8737/2015

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.1,000/-

दु. नि. सह. दु. नि. पवल 2 यांचे कार्यालयात

अ. क्र. 8737 वर दि.19-10-2015

रोजी 5:21 म.नं. वा. हजर केला.

पावती:10766

पावती दिनांक: 19/10/2015

सादरकरणाचे नाव: मेसर्स शगुन रिअल्टी तर्फे भागीदार निशित भुपत पटेल - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

पवल-२	
१०१३९	२०२०
१०४/११०	

दस्त हजर करणाऱ्याची सही.

Joint Sr Panvel 2

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-का) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संवयव्यवस्थित एकाच विधा अधिक व्यक्तीस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 19 / 10 / 2015 05 : 21 : 54 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19 / 10 / 2015 05 : 22 : 14 PM ची वेळ: (फी)



Sr Panvel 2



दस्तऐवजासाथत जाडलेला कागदपत्रे  
कुळपुस्त्यापत्रे, व्यक्ती इत्यादी बनाव.  
आडवून आल्यास याची संपूर्ण जबाबदा-  
दस्त निष्पादकाची राहिल.

क्र. पत्ता/राचे नाव व पत्ता

1 नाव: नटन नामदेव ठाकरे - -

वय: 30

पत्ता: 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई

पिन कोड: 400703

2 नाव: मंगेश इंदोरे - -

वय: 30

पत्ता: 307/308 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई

पिन कोड: 400703

छायाचित्र

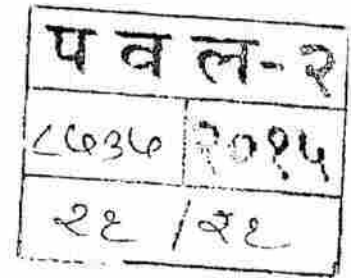
अंगठ्याचा ठसा



शिक्षा क्र.4 ची वेळ: 19 / 10 / 2015 05 : 25 : 25 PM

शिक्षा क्र.5 ची वेळ: 19 / 10 / 2015 05 : 26 : 16 PM नोंदणी पुस्तक 4 मध्ये

Joint Sr. Panel 2



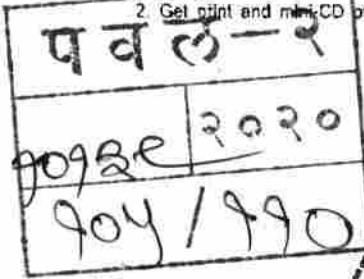
8737 /2015

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प्रमाणित करणेत येते की सदर दस्तास एकूण २६ पाने आहेत. पुस्तक क्र. १

क्रमांक ८०३७ वर नोंदला

सह दुय्यम निदेशक वर्ग-२ पनवेल २  
दिनांक १९ माहे २०१५

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

  
**भारत सरकार**  
**GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**EHIPP3629H**

नाम / Name  
**AKSHAY RAMCHANDRA PHADKE**

पिता का नाम / Father's Name  
**RAMCHANDRA RAJARAM PHADKE**

जन्म की तारीख / Date of Birth  
**01/01/1995**

  
**हस्ताक्षर / Signature**



MUM-SFO-1-100345  
 157458236  
 13 20

  
**भारत सरकार**  
**GOVERNMENT OF INDIA**



साईनाथ बंकरू चौधरी  
 Sainath Banku Chaudhari  
 जन्म वर्ष / Year of Birth: 1977  
 पुरुष / Male



**6710 7800 2009**

**आधार - सामान्य माणसाचा अधिकार**

<b>प व ल - २</b>	
१०१३०	२०२०
१०१/११०	



पवल-२	
१०१३	२०२०
१०० / ११०	



353/10139

गुरुवार, 12 नोव्हेंबर 2020 2:33 म.नं.

दस्त गोश्वारा भाग-1

पवेल 2

902/990

दस्त क्रमांक: 10139/2020

दस्त क्रमांक: पवेल 2 /10139/2020

बाजार मूल्य: रु. 29,96,458/- मोबदला: रु. 40,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,20,000/-

द. ति. मह. द. ति. पवेल 2 यांचे कार्यालयात

अ. क्र. 10139 वर दि. 12-11-2020

रोजी 2:23 म.नं. वा. हजर केला.

पावती: 11517

पावती दिनांक: 12/11/2020

सादरकरणाराचे नाव: साक्षी शैलेंद्र पाटील - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2200.00

पृष्ठांची संख्या: 110

एकुण: 32200.00

दस्त हजर करणाऱ्याची सही:

Joint Sr Panvel 2

Joint Sr Panvel 2

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 12 / 11 / 2020 02 : 23 : 29 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 12 / 11 / 2020 02 : 26 : 33 PM ची वेळ: (फी)

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

लिहून देणार

लिहून घेणार



प व ल-२	
१०१३८	२०२०
१०८/११०	







दस्त गोधवारा भाग-2

पवेल2

दस्त क्रमांक:10139/2020

990/990

12/11/2020 3 07:14 PM

दस्त क्रमांक :पवेल2/10139/2020

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:साक्षी शैलेंद्र पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/203, साई साक्षात प्लॉट नं 09, गोल्फ कोर्स, सेक्टर 06, खारघर ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पॅन नंबर:AQQP8381D	लिहून देणार वय :-44 स्वाक्षरी:-		
2	नाव:शैलेंद्र राजाराम पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/203, साई साक्षात प्लॉट नं 09, गोल्फ कोर्स, सेक्टर 06, खारघर ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पॅन नंबर:ADLPP1859N	लिहून देणार वय :-52 स्वाक्षरी:-		
3	नाव:मेसर्स शगुन रिजल्टी तर्फे भागीदार निशिय भुपत पटेल तर्फे कु मु म्हणुन मदन नामदेव ठाकरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: इमिप्रिया, भूखंड क्र 195, सेक्टर 19, उलवे, ता. पनवेल, जि. रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पॅन नंबर:ACIFS9168B	लिहून देणार वय :-36 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे प्रामुल करतात.  
शिफ्टा क्र.3 ची वेळ:12 / 11 / 2020 03 : 02 : 55 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अक्षय फडके - -  
वय:28पत्ता:606, सत्रा प्लाझा, प्लॉट नं 19/20, सेक्टर 19डी, वाशी नवी मुंबई  
पिन कोड:400703

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा

2 नाव:साईनाथ चौधरी - -  
वय:44पत्ता:606, सत्रा प्लाझा, प्लॉट नं 19/20, सेक्टर 19डी, वाशी नवी मुंबई  
पिन कोड:400703

स्वाक्षरी



शिफ्टा क्र.4 ची वेळ:12 / 11 / 2020 03 : 05 : 10 PM

Joint Sr Panvel 2



प्रमाणित करणेत येते की, सदर दस्तास एकना 990

पाने आहेत, पुस्तक क्र. 7

करारनामा

990/990

वर नोंदला

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Date
1	SAAKSHI SHAIENDRA PATIL	eChallan	69103332020111213306	MH006958825202021E	120000.00	SD	12/11/2020
2		DHC		1211202004659	2000	RF	12/11/2020
3		DHC		1211202004787	200	RF	12/11/2020
4	SAAKSHI SHAIENDRA PATIL	eChallan		MH006958825202021E	30000	RF	12/11/2020

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

10139 /2020

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