529/20890
Saturday,December 21 ,2024
3:07 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 22764 दिनांक: 21/12/2024

गावाचे नाव: **उलवे**
दस्तऐवजाचा अनुक्रमांक: **पवल5-20890-2024**
दस्तऐवजाचा प्रकार : **करारनामा**
सादर करणाऱ्याचे नाव: **मोहित श्रीवास्तव -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 880.00
पृष्ठांची संख्या: 44	
एकूण:	रु. 30880.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:26 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 5
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

बाजार मुल्य: रु.2934525 /-
मोबदला रु.3700000/-
भरलेले मुद्रांक शुल्क : रु. 222000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.880/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224217902927 दिनांक: 21/12/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012971478202425E दिनांक: 21/12/2024
बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी
मुळदस्तऐवज परत मिळाला.

दिनांक
सह दुय्यम निबंधक, पनवेल ५.(वर्ग-२)

Mohit Srivastava

हा मुळ दस्तऐवज

या श्री / श्रीम.
परत नेण्यासाठी श्री / श्रीमती
यांना प्राधीकृत करत आहे. तरी सदर दस्तांऐवज
त्यांचेकडे देण्यात यावा ही विनंती

सही

21/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक : 20890/2024
नोदंणी :
Regn:63m

गावाचे नाव : उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3700000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2934525
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका क्र.302,तिसरा मजला,क्रिस्टल प्लाझा,प्लॉट नं.82,सेक्टर नं.20,उलवे,नवी मुंबई,तालुका-पनवेल,जि.रायगड.(क्षेत्र 35.57 चौ.मी. बिल्टअप एरिया)((Plot Number : 82 ; SECTOR NUMBER : 20 ;))
(5) क्षेत्रफळ	1) 35.57 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्राजक्ता प्रभाकर मामले - वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र.203,दुसरा मजला, सत्यम हाइट्स, सेंट्रल बँक ऑफ इंडिया समोर, प्लॉट न. 81, सेक्टर नं. 19, कामोठे, ता.पनवेल, जि.रायगड, नवी मुंबई., महाराष्ट्र, राईगाइ:(००:). पिन कोड:-410206 पॅन नं:-AWEPM3175C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहित श्रीवास्तव - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र.301,तिसरा मजला, क्रिस्टल प्लाझा, प्लॉट नं.82, सेक्टर नं.20, उलवे, ता.पनवेल, जि.रायगड., महाराष्ट्र, राईगाइ:(००:). पिन कोड:-410206 पॅन नं:-CGIPS1497R 2): नाव:-नेहा श्रीवास्तव - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र.301,तिसरा मजला, क्रिस्टल प्लाझा, प्लॉट नं.82, सेक्टर नं.20, उलवे, ता.पनवेल, जि.रायगड., महाराष्ट्र, राईगाइ:(००:). पिन कोड:-410206 पॅन नं:-ESLPS9030K
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/12/2024
(10)दस्त नोंदणी केल्याचा दिनांक	21/12/2024
(11)अनुक्रमांक,खंड व पृष्ठ	20890/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	222000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला 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.

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

Valuation ID 20241221618 — 21 December 2024,02:04:54 PM

पवल5

मूल्यांकनाचे वर्ष	2024
जिल्हा	रायगड
तालुक्याचे नांव :	पनवेल
गांवाचे नांव :	उलवे,गव्हाण,खारकोपर
प्रमुख मूल्य विभाग :	27
उप मूल्य विभाग :	27.1
क्षेत्राचे नांव	Influence Area

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर	मोजमापनाचे एकक
82500	चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	35.57चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.82500/-
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - Resale — First Sale Date - 09/11/2015

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)
		= (82500 * (100 / 100))
		= Rs.82500/-
	मजला निहाय घट/वाढ	= 100% of 82500 = Rs.82500/-
Rules Applicable	3 ,19 , 18	
A)	मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
		= 82500 * 35.57
		= Rs.2934525/-

पवल - ५
२०८८ २०२४
१/४४

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या [illegible] बाल्कनी + फर्नीचर गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + [illegible] स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 2934525 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.2934525/-

= र एकोणतीस लाख चौतीस हजार पाच शे पंचवीस /-

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

Home Print

Neha Srivastava

MRS. P. P. Mamle.

पवल - ५

२०८९० | २०२४

२/४४

THE SEAL OF THE JOINT SUB-REGISTRAR

सह. दुय्यम निबंधक, पनवेल-५ यांची मुद्रा

PANVEL-5

CHALLAN

MTR Form Number-6

GRN	MH012971478202425E	BARCODE		Date 21/12/2024-11:10:47	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	CGIPS1497R
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR	Full Name	MR MOHIT SRIVASTAVA AND MRS NEHA SRIVASTAVA
Location	RAIGAD		
Year	2024-2025 One Time	Flat/Block No. Premises/Building	FLAT NO 302 Third Floor CRYSTAL PLAZA PLOT NO 82
		Road/Street	SECTOR 20 ULWE NAVI MUMBAI TALUKA PANVEL
		Area/Locality	RAIGAD
		Town/City/District	
		PIN	4 1 0 2 0 6
		Remarks (If Any)	PAN2=AWEPM3175C~SecondPartyName=MRS RAJAKTA PRABHAKAR MAMLE~CA=3700000~Marketval=8500000

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	222000.00
0030063301 Registration Fee	30000.00
Total	2,52,000.00

Amount In Words	Two Lakh Fifty Two Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00040572024122180313 / SBIDBALWGS
Cheque/DD No.		Bank Date / RBI Date	21/12/2024-11:24:13 / Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9699818482

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

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

पवन - ५
२०२४
१३ / ४४

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

Mrs. P. P. Mamle.

Mohit
Neha Srivastava

Print Date 21-12-2024 04:43:04

CHALLAN
MTR Form Number-6

GRN MH012971478202425E	BARCODE	Date 21/12/2024-11:10:47	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	CGIPS1497R
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR	Full Name	MR MOHIT SRIVASTAVA AND MRS NEHA SRIVASTAVA
Location	RAIGAD		
Year	2024-2025 One Time	Flat/Block No. Premises/Building	FLAT NO 302 Third Floor CRYSTAL PLAZA PLOT NO 82
		Road/Street	SECTOR 20 ULWE NAVI MUMBAI TALUKA PANVEL
		Area/Locality Town/City/District	RAIGAD
		PIN	4 1 0 2 0 6
		Remarks (If Any)	PAN2=AWEPM3175C~SecondPartyName=MRS PRAJAKTA PRABHAKAR MAMLE~CA=3700000~Markelval=3500000
		Amount In Words	Two Lakh Fifty Two Thousand Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	222000.00
0030063301 Registration Fee	30000.00
Total	2,52,000.00

DEFACED ₹252000.00 DEFACED

पनवेल - ५ 20 DEC 2024

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00040572024122184818 / IK0DBALWO0
Cheque/DD No.		Bank Date / RBI Date	21/12/2024-11:24:13 / Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9699818482

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount

Print Date 21-12-2024 08:41:30

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1224217902927	**Receipt Date**	21/12/2024

Received from Shri mohit Srivastava , Mobile number 9699818482, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered on Document No. 20890 dated 21/12/2024 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED
₹ 880
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	21/12/2024
Bank CIN	10004152024122102735	**REF No.**	100051991509
Deface No	1224217902927D	**Deface Date**	21/12/2024

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

पनवेल - ५
२०८९० २०२४
५ / ४४

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, पनवेल-५ यांची मुद्रा
PANVEL 5

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1224217902927	Date	21/12/2024
Received from Shri mohit Srivastava , Mobile number 9699818482, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.			
Payment Details			
Bank Name	SBIN	Date	21/12/2024
Bank CIN	10004152024122102735	REF No.	100051991509
This is computer generated receipt, hence no signature is required.			

MRS. P. P. Mamle.

Neha Srivastava

पवल - ५
२०/१२/२०२४
६/४४

THE SEAL OF THE JOINT SUB-REGISTRAR
PANVEL - 5

AGREEMENT FOR SALE

FLAT NO.302, THIRD FLOOR, BLDG. KNOWN AS "CRYSTAL PLAZA" PLOT NO.82, UNDER 12.5% EXPANSION SCHEME SECTOR-20, ULWE- 410206, NAVI MUMBAI, TALUKA–PANVEL, DIST. RAIGAD.

==========

THE BUILDING CONSISTS: OF GROUND + 4 FLOORS (WITH LIFT)

BUILT UP AREA INSQ. MTRS. :35.57

==========

SALE PRICE: 37,00,000/-

==========

STAMP DUTY: RS. 222000/-

REGISTRATION FEE: RS. 30000/-

==========

पनवेल - ५
२०८८० २०२४
७/४४

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 21 day of December 2024.

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

BETWEEN

MRS. PRAJAKTA PRABHAKAR MAMLE, (PAN NO.AWEPM6175C, AADHAAR NO. 4101 2757 3111) Indian Inhabitant, having address at **FLAT NO. 203, 2ND FLOOR, SATYAM HEIGHTS, OPPOSITE CENTRAL BANK OF INDIA, PLOT NO. 81, SECTOR-19, KAMOTHE, TAL.PANVEL, DIST.RAIGAD, NAVI MUMBAI-410206,** hereinafter referred to as **'THE TRANSFEROR/VENDOR'** (which expression shall unless it be repugnant to the context or meaning thereof mean and include her legal heirs or successors or appointed agents and assigns), of the One Part,

AND

1) MR. MOHIT SRIVASTAVA (PAN NO CGIPS1497R, AADHAR NO 5859 8678 1810) aged 36 years, **(2) MRS. NEHA SRIVASTAVA (PAN NO. ESLPS9030K ADHAAR NO.4100 6197 6707)** aged 35 years, both adults, Indians, having address at Flat no. 301, 3rd Floor, Crystal Plaza, Plot no. 82, Sector 20, Ulwe Tal Panvel District Raigad 410206, hereinafter called **THE TRANSFEREES/THE PURCHASERS** (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors executors, administrators and assigns) of the Other Part

MRS. P.P Mamle.

Neha Srivastava

DESCRIPTION OF PROPERTY

FLAT NO.	FLOOR	PLOT NO.	SECTOR
302	THIRD	82	20

BUILDING :**"CRYSTALPLAZA"**

NODE : ULWE, NAVIMUMBAI.

: TALUKA–PANVEL, DIST. RAIGAD.

UNDER 12.5% EXPANSION SCHEME

BUILT UP AREA IN SQ. MTRS.: 35.57

THE BUILDING CONSISTS: OF GROUND + 4 FLOORS (WITH LIFT)

SALE PRICE: 37,00,000/- (Rupees Thirty-Seven lacs only)

hereinafter referred to as 'THE SAID FLAT'

WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') has its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxvii of 1966) hereinafter referred to as the said Act.

पवल - ५
२०/०० २०२४
८/४४

AND WHEREAS:

By virtue of being the Development Authority, the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL - 5

AND WHEREAS:

By an Agreement to Lease dated: **20th June 2012,** made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and **1) SHRI. VASANT CHANDAR**

MR3 P.P. Mamle.

Neha Srivastava

MHATRE, 2) SMT. ANUSAYA CHANGA KENI, (therein referred to as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.82, Sector-20, admeasuring 349.92 Sq. Meters., Ulwe, Navi Mumbai, Taluka – Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT')

AND WHEREAS:

THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

पनवेल - ५
२०८० २०२४
८/४४

AND WHEREAS:

The said Agreement to Lease dated **20th June 2012,** has been Registered at the Office of Sub Registrar Assurance Panvel 3, Vide Receipt No.6603, Document No. PVL3-06465- 2012, Dated: 20.06.2012.

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

AND WHEREAS:

The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential cum Commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land to erect building/s. Due to a paucity of funds, the original Allottees could not initiate the construction of the building on the plot of land allotted to him. Hence, they approached Developer/Builder for the development of his share of the plot for residential cum commercial premises on the plot of land, vide its Plot No. 82 at Sector 20 Ulwe Taluka Panvel District Raigad. After mutually agreed terms and conditions both the parties i.e. Original Allottee and Builder/Developer entered into a Development agreement for plot No. 82 Sector 20 Ulwe vide Development agreement dated 23rd July 2012.

AND WHEREAS:

By Tripartite Agreement dated: **28th December 2012**, between the CIDCO THE FIRST PART, **1) SHRI. VASANT CHANDAR MHATRE, 2) SMT. ANUSAYA CHANGA KENI,** the Original Allottees of the SECOND PART and the **M/S. VSM DEVELOPERS,** through its Partners **1) MR. VISHNU SAROJ JOSHI, 2) MR. SUNIL RAMDAS KURKUTE, 3) MR. ABDUL**

MRS. P.P. Mahale

Neha Srivastava

MAJEED HAMID MAPARI "therein referred to as the New Licensees and hereinafter referred to as the 'BUILDER/DEVELOPER' of THE THIRD PART. The said original Allottees have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.

AND WHEREAS:

The said Tripartite Agreement dated **28th December 2012,** has been registered at the Office of Sub Registrar Assurance, Panvel-3 vide Receipt No.12576, Document No. PVL3-12275-2012, Dated. 28.12.2012.

AND WHEREAS:

The CIDCO has transferred the said Plot in favor **M/S. VSM DEVELOPERS,** through its Partners **1) MR. VISHNU SAROJ JOSHI, 2) MR. SUNIL RAMDAS KURKUTE, 3) MR. ABDUL MAJEED HAMID MAPARI,** vide CIDCO Letter NO. CIDCO/VASAHAT/12.5%SCHEME/ULWE-1178/2013, Dated: 09.01.2013.

AND WHEREAS:

The BUILDERS/DEVELOPER has entrusted the architect works to **PIYUSH TAK (CONCEPT DESIGN CELL)** (hereinafter called "The Said Architect") & RCC works to **SAMARTH AGARWAL (ADHARSHILA CONSULTANTS)**, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.

पवल - ५
२०८० २०२४
१०/११

AND WHEREAS:

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No. CIDCO/ATPO/1012, Dt.01.10.2014, granted its permission to develop the said plot and to construct a building for the Residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

MRS.P.P.Mamde.

Neha Srivastava

AND WHEREAS:

As per the Plans approved by the Corporation, the BUILDERS/DEVELOPER have constructed thereon Building as per the Plans and Specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/ Planning Authorities:

AND WHEREAS:

The BUILDERS/DEVELOPER have completed the construction of the building known as "**CRYSTAL PLAZA**" on the above-said plot and obtained the Occupancy Certificate from CIDCO, vide **BP- 12099/2408, Unique Code-2014030210233990 1, dated: 17.03.2018.**

पवल - ५
२०८० २०२४
११/४४

AND WHEREAS:

The building known as **CRYSTAL PLAZA** was constructed in the **Year 2018** by **M/S. VSM DEVELOPERS,** on **Plot No. 82, Sector-20, ULWE, Navi Mumbai, Tal. Panvel & Dist. Raigad** and on completion of construction work of the building as per the approved plan and on obtaining occupancy certificate from the concerned department, Builders had handed over the possession of the premises to the respective Purchaser.

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

AND WHEREAS the said Builders had sold the Flat/shop to prospective purchasers. Whereas by an execution and registration of **AGREEMENT FOR SALE dated 09.11.2015 sold Flat bearing No. 302, on 3rd Floor, admeasuring an area of 35.57 Sq. Meters in the building known as CRYSTAL PLAZA situated at Plot No.82, Sector-20, ULWE, Navi Mumbai, Tal. Panvel & Dist. Raigad 410206,** to **Mrs. Prajakta Prabhakar Mamle Hereinafter to be referred to as "TRANSFEROR / VENDOR".** The said Agreement for Sale was signed and executed by said Builders/Promoters under the provisions of section 4 of The Maharashtra Ownership Flat (Regulation of Promotion of Construction, Sale, Management, and Transfer) Act, 1963 by paying required charges and registering of Agreement for Sale. The said document was registered by payment of Stamp duty of Rs. 1,30,000/- (Rs. One Lakh Thirty Thousand Only) vide its Gras

MRS. P.P. Mamle

Neha Srivastava

GRN No. MH004783617201516S and registered before the concerned Sub Registrar of Assurances Panvel at Panvel5 vide its registered document serial No. PVL5-6860-2015. After payment of the agreed consideration and on receiving the occupancy certificate possession of the flat was handed over to purchaser on 28.06.2018.

AND WHEREAS THE TRANSFEROR/VENDOR herein is legally, lawfully, seized, possessed of, and otherwise well sufficiently entitled to the **Flat bearing No. 302, on 3rd Floor, measuring an area of 35.57 Sq. Meters in the building known as CRYSTAL PLAZA situated at Plot No.82, Sector-20, ULWE, Navi Mumbai, Tal. Panvel & Dist. Raigad 410206.** more particularly described in floor plan hereof, annexed hereto". For brevity's sake Flat No. 302, is hereinafter referred to as the said Flat.

AND WHEREAS on completion of construction work of the Building and on handing over the possession of units to the unit holders, the Builders/Confirming Party formed the Co. Op. Society as per The Maharashtra Co. Operative Societies Act 1960, Named as **CRYSTAL PLAZA COOPERATIVE HOUSING SOCIETY LTD** bearing **Registration No. NBOM/CIDCO/SSG(TC)/8339/2019-20 dated.24/12/2019** and TRANSFEROR/VENDOR herein became the member of said Society (hereinafter referred to as said Society).

पनवेल - ५
२०८८ २०२४
१२/४४

AND WHEREAS the said Society on its formation issued Ten (10) shares of Rs.50/- each to individual Members and TRANSFEROR/VENDOR herein was also the Member of said Society under Share Certificate No.14 Members Registration No. 14 dated 10.03.2024 for Fully Paid Up Five Shares of Rs.50/- (Fifty) each bearing Distinctive Nos. 131 to 140 (both inclusive) for Flat No. 302.

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

AND WHEREAS **THE TRANSFEROR/VENDOR** herein have decided to sell, transfer the said Flat along with shares in favor of the prospective purchasers and Transferees/Purchasers herein have approached **THE TRANSFEROR/VENDOR** and after taking the inspection of relevant papers & documents, have shown their keen interest, desire in purchasing, acquiring of said Flat. **THE**

MRS.P.P.Mamle.

Neha Srivastava

TRANSFEROR/VENDOR considering the proposal, and offer of the Transferees/Purchasers have agreed to sell, and transfer all her rights, title, interest & ownership in the said flat for the lump sum sale consideration amount of **Rs. 37,00,000/- (Rupees Thirty-Seven Lakh Only)** and the said payment shall be made as per the payment schedule given hereinto.

AND WHEREAS THE TRANSFEROR/VENDOR herein has decided to sell, transfer all her rights, title, interest & ownership in the said Flat No.302, on the 3rd floor, along with Shares and the Transferees/Purchasers herein has approached the Transferor/Vendor and shown their keen interest & desire to purchase/acquire the said Flat along with Shares from Transferor/Vendor along with all her rights, title, interest, claim, benefits & ownership in or upon the Terms & Conditions mentioned and appearing hereinafter as under.

पनवेल - ५
२०२४
२२/४४

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

AND WHEREAS THE TRANSFEROR/VENDOR has represented to the TRANSFEREES/PURCHASERS and hereby covenants that she will obtain the permission of her Membership rights, from the said Society in favor of TRANSFEREES/PURCHASERS and the Terms & Conditions of said NOC will be binding on both the Parties.

AND WHEREAS THE TRANSFEROR/VENDOR represented to the TRANSFEREES/PURCHASERS that all the arrears i.e. Maintenance Bill, Property Tax, Electric bill and other outgoing if any shall be paid by her to the said Society, concerned authority up to the 10th February 2025 and at the request of the Transferees/Purchasers and within the knowledge of Society, THE TRANSFEROR/VENDOR are hereby effectively agreed to transfer her Rights, Title, Interest, Ownership & Membership into and over the said **Flat along with shares**.

AND WHEREAS the TRANSFEREES/PURCHASERS confirm that they will use the said Flat along with shares for Residential purposes and they will regularly pay to the Society their contribution towards Property Tax and Maintenance charges etc. as per the Society Resolution in effect from time to time & payable in respect of the said Flat along with shares, the Transferees/

MRS. P.P. Mancke.

Neha Srivastava

Purchasers further undertake that they will follow the rules, regulations and Bye-Laws of said Society.

AND WHEREAS under mutual negotiations between the parties herein, the TRANSFEREES/PURCHASERS have agreed to purchase, and acquire the said Flat along with shares from the Transferor/ Vendor herein along with all her right, title, interest, benefit, ownership & membership upon the terms & conditions mentioned hereinafter.

NOW IT IS HEREBY AGREED TO, DECLARED, AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1) THE TRANSFEROR/VENDOR has represented to the Transferees/Purchasers that the above recitals form an integral part of this Agreement and the same have been incorporated herein specifically.

(i) THE TRANSFEROR/VENDOR hereby agrees to sell, transfer, and assign in favor of TRANSFEREES/PURCHASERS, and TRANSFEREES/ PURCHASERS have agreed to purchase, acquire from THE TRANSFEROR/VENDOR, aforesaid Flat No. 302 along with shares in CRYSTAL PLAZA CHS LTD, ULWE with all beneficial Rights, Title, Interest, and Ownership of THE TRANSFEROR/VENDOR in and upon the said Flat together with the fixture, fitting, and Electrical Installation therein for lump sum price of **Rs. 37,00,000/- (Rs. Thirty-Seven Lakhs Only).**

पवल - ६
२०८८० २०२४
२४/२४

(ii) THE TRANSFEROR/VENDOR herein confirms that the entire consideration needs to be paid in the account of MRS. PRAJAKTA PRABHAKAR MAMLE.

THE SEAL OF THE JOINT SUB-REGISTRAR सह. दुय्यम निबंधक, पनवेल-६

(iii) The rights, title, interest, ownership & Membership of the said TRANSFEROR/VENDOR over the said Flat along with shares shall be transferred in the name of Transferees/Purchasers, and after payment of the entire consideration.

3) In pursuance of this Agreement, the TRANSFEREES/PURCHASERS have agreed to pay THE TRANSFEROR/VENDOR the total lump sum sale consideration of **Rs. 37,00,000/- (Rs. Thirty-Seven Lakh Only)** as follows:

MRS. P.P. Mamle.

Neha Srivastava

a) Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only) is paid by the Transferees/ Purchasers to THE TRANSFEROR/VENDOR on or before execution of this Agreement for Sale being the part payment in respect of sell, transfer of said Flat along with shares, receipt for the said payment both hereby admit, acknowledged, and enclosed hereinafter separately.

b) Balance **Rs.33,50,000/- (Rupees Thirty-Three Lakh Fifty Thousand only)** shall be paid by the TRANSFEREES/PURCHASERS to THE TRANSFEROR/VENDOR on or before Thirty (30) days along with a grace period of Twenty (20) days from the date of execution of Agreement For sale either through their Financial Institution/Bank and/or through their own source and on furnishing of No Objection, No Dues Certificate of Society, Property Tax Paid Receipt of Concerned authority and against the handing over of physical possession of said Flat along with shares.

पनवेल - ५
२०२४
२५/४४

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

4) Forthwith upon the receipt of the balance payment as per clause No.3 sub-clause (b), within the stipulated time subject to observance, and performance of the Terms & Conditions (time is the essence of the contract) THE TRANSFEROR/VENDOR shall hand over the Physical Possession of the said Flat along with membership of the society through the transfer of shares to the TRANSFEREES/PURCHASERS and also the TRANSFEROR/ VENDOR shall execute other necessary deeds & documents, confirmation, and other requisite letters and give an undertaking, etc. as may be reasonably required for the sale, transfer herein contemplated, in favor of the TRANSFEREES/PURCHASERS without any claim and further demand of whatsoever nature against the sale, transfer of the aforesaid Flat along with shares.

5) THE TRANSFEROR/VENDOR immediately on receipt of the balance sale consideration amount within the time limit provided herein shall hand the physical possession of the said Flat along with shares to the TRANSFEREES/PURCHASERS and also TRANSFEROR/VENDOR shall execute the sale deed, confirmation and other requisite letters, forms, applications and give undertaking etc. as may be reasonably required for the sale, transfer herein contemplated in favor of Transferees/ Purchasers

MRS. P. P. Mamle.

Neha Srivastava

without any claim & further demand of whatsoever nature against the sale, transfer of the aforesaid Flat along with shares.

6) THE TRANSFEROR/VENDOR hereby agrees to pay the Society and all other concerned authorities the monthly outgoing, electric bills, Property tax, and dues in respect of the said Flat along with shares till the date of handing over of possession and shall obtain complete discharge for the same and from the date of taking over of possession of the said Flat along with shares the TRANSFEREES/PURCHASERS shall be liable to pay all monthly outgoing and dues in respect of the said Flat along with shares to the Builder, Society. Corporation & M.S.E.D. Co. Ltd or to any other concerned authority.

7) THE TRANSFEROR/VENDOR hereby declares that:

a) She has not entered into any agreement with any other person in respect of the said Flat along with Shares.

b) She has not transferred and/or assigned her right, title, interest, or ownership in respect of said Flat along with shares to any person/persons, body, and/or company.

c) The said flat along with membership of the society is mortgage free and there is no lien or charge on the said flat and shares with any person/persons or with any Bank, Financial Institution, or Company hereby confirm that she shall be responsible to make its free from all the encumbrances and will be responsible for Free and Marketable Title.

पवल - ५
२०८८० २०२४
७६/४४

d) Except her no other person or persons have any right, title, or interest in the above said Flat along with shares.

e) She is not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, and/or any other statute from transferring or disposing of the said Flat along with shares.

THE SEAL OF THE JOINT SUB-REGISTRAR सह. दुय्यम निबंधक, पनवेल-५ नांदेड़ मुंबई

8) It is agreed between the parties that TRANSFEREES/PURCHASERS will not delay in making the payment of the balance sale consideration amount and shall ensure payment within the time limit as provided herein (same is the essence of the contract).

MRS. P. P. Mamle.

Neha Srivastava

9) It is mutually agreed between the parties that the Transferor/Vendor is responsible for making the property clear title and will hand over all originals to transferees/purchasers or their banker for disbursement of the loan. Transferees/purchasers will not delay beyond Thirty (30) days along with twenty (20) days from the date of Registration of the said Agreement for sale on the part of the TRANSFEREES/PURCHASERS in making payment of the Balance sale consideration amount. If there is a delay more than that, in that circumstance THE TRANSFEROR/VENDOR will be at liberty to terminate this Agreement by giving notice to that effect and the payment received as of date shall be refunded without any interest. After the return of advance payment execution and registration of cancellation of the said Agreement for Sale shall be registered at the concerned Sub Registrar of Assurances. Thereafter THE TRANSFEROR/VENDOR shall be at liberty to sell, transfer the said Flat and shares to any other person or retain with him and the Transferees/Purchasers shall not be entitled to question or dispute such sale or retention on any ground whatsoever.

पनवेल - ५
२०६०/२०२४
२६/१२

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

10) THE TRANSFEROR/VENDOR do hereby covenant with the TRANSFEREES/PURCHASERS that she and only she is the absolute owner of the said Flat along with shares and of the beneficial interest, right, title & ownership in and upon the said Flat along with shares hereby agree to transfer & sale and no other person or persons has or have any right, title, interest, and claim or demand of any nature whatsoever in or upon / the in the said Flat along with shares, whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licenses, easement or otherwise whatsoever and he is having the good right, full power and absolute authority to sale, transfer the same to the TRANSFEREES/PURCHASERS.

11) THE TRANSFEROR/VENDOR do hereby covenant with the TRANSFEREES/PURCHASERS that, encumbrance of whatsoever nature in the said Flat along with open parking & Membership neither are the same or any of them are the subject matter of any litigation or stay order nor are the same or any of them the subject matter of any attachment whatsoever (whether before or after judgment) or any prohibitory order and she had not created any adverse right in the flat and membership.

MRS. P. P. MAMIR.

Neha Srivastava

12) THE TRANSFEROR/VENDOR agreed to hand over all original title documents relating to the said **Flat No. "302 along with shares"** to the Transferees/ Purchasers on receipts of full payments at the time of handing over physical possession of the said Flat along with shares.

13) THE TRANSFEROR/VENDOR hereto undertake that she will sign and execute all further and necessary documents, papers, forms, and writings as may be necessary for more perfectly assuring and assigning the said Flat along with shares unto and to the use of TRANSFEREES/PURCHASERS.

14) THE TRANSFEROR/VENDOR hereby further covenants with the TRANSFEREES/PURCHASERS that she and/or her agent, the attorney shall from time to time and at all times, whenever called upon by the Transferees/ Purchasers or their Advocate or Solicitor remain present to execute perform or cause to be done and executed and performed all such further acts, deeds, things and writings whatsoever for more perfectly conveying the said Flat along with shares and to the use of TRANSFEREES/PURCHASERS.

15) The Copies of the Certificate of Title issued by the Advocate MR. **R. R. JINDAL, B. A. LLB. Advocate of High Court And Notary (Govt. of India) of the BUILDER/DEVELOPER, showing the nature of the title of the BUILDER/DEVELOPER to the said property on which the building has been constructed and the copies of the plans and specifications of the FLAT agreed to be transferred by THE TRANSFEROR to be approved by the concerned local authority have been inspected by THE TRANSFEROR.**

पनवेल - ५
२०(CO) २०२४
१८/४४

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, पनवेल - ५ वाशी
PANVEL - 5

16) The TRANSFEREES/PURCHASERS have also acquainted themselves with all the terms & conditions of the **Agreement for Sale dated 09.11.2015 executed between THE TRANSFEROR/VENDOR herein and M/S. VSM DEVELOPERS for the Flat and Agreement to Lease dated 20th June 2012 executed between CIDCO Ltd. and the original Lessor and Tripartite Agreement dated 28.12.2012 between Builder/Developer and original Lessor** in respect of plot.

MRS. P. P. Mamle.

Neha Srivastava

17) The TRANSFEREES/PURCHASERS undertake that they will regularly pay to the said Society their contribution with effect from the date of taking over the Possession, towards Property Tax, Maintenance charges as per the Society Resolution in effect at present or as may be decided by the society from time to time, payable in respect of the said Flat along with shares. The TRANSFEREES/PURCHASERS further confirm & undertake that they will follow the Rules, Regulations, and Bye-Laws of the said Society.

18) THE TRANSFEROR/VENDOR further undertakes to fulfill all such statutory obligations and legal liabilities as are required under The Maharashtra Ownership of Flat (Regulation of the Promotion of Construction now Real Estate Regulation & Development Act 2016, STATE, Sale, Management and Transfer) Act, 1963, The Transfer of Property Act, 1882, The Maharashtra Co-Operative Societies Act, 1960 its Rule 1961, Income Tax Act, 1961 and/or any other Act in force which pertained to the sale, transfer of said Flat along with open parking.

पनवेल - ५
२०८९० | २०२४
२९/४४

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

19) THE TRANSFEROR/VENDOR hereby declares and confirms that they are not selling, transferring, and/or assigning their said Flat along with open parking to defeat consequences of any legal proceedings/due process of law or avoiding any liability of any nature whatsoever legitimately due and payable by them to any Government/Semi-Government Authorities including Income Tax Authority etc. and THE TRANSFEROR/VENDOR hereby irrevocable agrees and undertake to indemnify and do indemnify the Transferees/ Purchasers for any action that may be taken by the Income Tax Authority under the Provisions of Section 281 of I. T. Act or under any other provision by Government/Semi Government Authority.

20) THE TRANSFEROR/VENDOR covenant that in the event of if any person or persons making any claim, demand, suit, charge or other legal proceeding, claimed or made by any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the sale, transfer & assignment of the said Flat along with open parking by him in the name of TRANSFEREES/PURCHASERS, than and in such event, he will indemnify & keep indemnified and harmless the said Transferees/

MRS. P.P. Mamke

Neha Srivastava

Purchasers against such claim, demand, charge or charges that may be faced by the said TRANSFEREES/PURCHASERS.

21) It is further agreed by the TRANFEROR/VENDOR that she will provide NO DUES CERTIFICATE of Society and payment receipts all in original from builder/promoter to THE TRANSFEROR/VENDOR confirming the purchase of said Flat and payment of entire consideration made to builders/promoters.

22)The Transfer Fees of Society for the transfer of said Flat along with shares in its record shall be borne by both TRANSFEROR/VENDOR and TRANSFEREES/PURCHASERS, in the ratio of 50:50, that is equally.

23) The Stamp Duty, Registration charges and CIDCO Transfer Fees, if any payable for the completion of the sale, transfer under this Sale Agreement shall be borne & paid by TRANSFEREES/PURCHASERS alone.

THE SCHEDULE ABOVE REFERRED TO

FIRST SCHEDULE

All that piece and parcel of land bearing Plot bearing No. 82, Situated at Sector-20, in Village/Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Taluka Panvel, District Raigad containing measurement 349.92 Sq. Meters, or thereabouts and bounded as follows that is to say:

On or towards the North: Plot No. 81

On or towards the South: Plot No. 83

On or towards the East: 09.00 meters Wide Road

On or towards the West: Plot Nos. 193

पनवेल - ५
२०८९ | २०२४
२० / ११

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, पनवेल - ५ यांची मुद्रा

MRS.P.P. Mahale.

Neha Srivastava

RECEIPT

Date: 21 / 12 /2024

RECEIVED OF AND FROM the within named the Transferees/ Purchasers, the sum of Rs.3,50,000/-(Rupees Three Lakh Fifty Thousand Only) being the part payment towards agreed sale, transfer of Share Certificate No. 14 towards membership of CRYSTAL PLAZA CHS LTD and ownership of Flat bearing No. 302, Third Floor, admeasuring an area of 35.57 Sq. Meters built up in the building known as CRYSTAL PLAZA situated at Plot No.82 Sector-20, Ulwe, Navi Mumbai, Tal. Panvel & Dist. Raigad 410206.

The said payment made as follows.

S.No	Date	RTGS/ONLINE	DRAWN ON	Amount INR
1.	17.12.2024	NB17182714697 -014197536	HDFC Bank	3,50,000/-
			Total INR.	**3,50,000/-**

We Say Received

Rs.3,50,000/-

MRS. PRAJAKTA PRABHAKAR MAMLE

"TRANSFEROR/VENDOR"

MRS P. P. Mamle.

पनवेल - ५
२०८९ २०२४
२१/१२

THE SEAL OF THE JOINT SUB-REGISTRAR
PANVEL - 5

THE SCHEDULE OF THE PROPERTY

All rights, title, interest & membership under **Share Certificate No.14 Membership Registration No. 14 of CRYSTAL PLAZA CHS LTD bearing Distinctive Nos. 131 to 140 (both inclusive)** ownership of **Flat bearing No. 302, on 3rd Floor, measuring an area of 35.57 Sq. Meters built up in the building called CRYSTAL PLAZA situated at Plot No.82, Sector-20, ULWE, Navi Mumbai, Tal. Panvel & Dist. Raigad 410206**

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and year first hereinabove written.

SIGNED AND DELIVERED by the

Within named **"THE TRANSFEROR/VENDOR"**

MR. PRAJAKTA PRABHAKAR MAMLE

Income Tax **Permanent A/C. No. AWEPM3175C**

In the presence of

1. Mr. Shobhit Srivastava

2. Mr. Prabhakar Shambha Mamle

MRS. P. P. Mamle.

पनवेल - ५
२०८८ | २०२४
२२/४

SIGNED AND DELIVERED by the

Within named **"THE TRANSFEREES/PURCHASERS"**

MR. MOHIT SRIVASTAVA

Income Tax Permanent A/C. No. CGIPS1497R

MRS. NEHA SRIVASTAVA

Income Tax **Permanent A/C. No. ESLPS9030K**

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

In the presence of

1.Mr. Shobhit Srivastava

2. Mr. Prabhakar Shambha Mamle

Index-2(सूची - २)

09/11/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक : 6860/2015
नोंदणी :
Regn:63m

गावाचे नाव : **1) उलवे**

पनवेल - ५
२०१९ | २०२४
२३/४४

(1)विलेखाचा प्रकार	ॲग्रीमेंट टू सेल
(2)मोबदला	2600000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2131000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका क्र. 302 [illegible] क्रिस्टल प्लाझा,प्लॉट न. 82,सेक्टर 20,उलवे,ता.पनवेल,जि.रायगड,क्षेत्र-35.57 चौ.मी. [illegible] ((Plot Number : 82 ; SECTOR NUMBER : 20 ;)) [illegible]
(5) क्षेत्रफळ	1) 35.57 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विएमएम डेव्हलपर्स तर्फे पार्टनर विष्णू सरोज जोशी - वय:-43; [illegible] प्लॉट नं: ★ माळा नं: -, इमारतीचे नाव: शाप न. 29, मीवूड कॉर्नर, ब्लॉक नं: प्लॉट न. 19A, रोड नं: सेक्टर 25, nerul , नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-[illegible]
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्राजक्ता प्रभाकर मामले - - वय:-43; पत्ता:--, -, 203 सत्यम हेडन्स, प्लॉट न. 81, सेक्टर 19, कामोठे, नवी मुंबई, पोरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:-410206 पॅन नं:-AWEPM3175C
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/11/2015
(10)दस्त नोंदणी केल्याचा दिनांक	09/11/2015
(11)अनुक्रमांक,खंड व पृष्ठ	6860/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	130000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	26000
(14)शेरा	

THE SEAL OF THE JOINT SUB-REGISTRAR सह. दुय्यम निबंधक, पनवेल - ५ सत्यमेव जयते PANVEL - 5

सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला 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.

MRS.P.P.Mamle

COMMON FORM NO. 20 (1)

[Under the Bye-law No. 38 (a)]

A FORM OF Notice of intention of a member to transfer his shares and interest in the capital / Property of the Society.

To,

The CHAIRMAN/ SECRETARY

CRYSTAL PLAZA CHS LTD.,

PLOT NO 82, Sector 20, ULWE NAVI MUMBAI

Taluka Panvel District Raigad 410206

Sir,

I/We MRS. PRAJAKTA PRABHAKAR MAMLE member of CRYSTAL PLAZA CHS LTD Having address at Plot No. 82, Sector 20, ULWE TALUKA PANVEL DISTRICT RAIGAD and holding Ten fully paid up shares of Rupees fifty each, bearing distinctive numbers for 131 to 140 (both inclusive) and the FLAT NO 303 admeasuring 35.57 Sq. Meters built up, in the building of the society, numbered hereon as CRYSTAL PLAZA, hereby give you notice as required under Rule 24 of the Maharashtra Co-operative Societies Rules, 1961, as under :

I/ We MRS. PRAJAKTA PRABHAKAR MAMLE, member of CRYSTAL PLAZA CHS LTD having address as mentioned above intends to transfer my / our shares and my / our right, title and interest in the flat in the building of the society and my /our interest in the capital of the society to MR. MOHIT SRIVASTAVA (2) MRS NEHA SRIVASTAVA, for consideration of Rs. 37,00,000/- (Rs, Thirty-Seven Lakh Only).

The consent of the transferee is enclosed.

Yours faithfully,

MRS. P. P. Mamle

Place: ULWE

Date: 21.12.2024

Encl. : (1) consent letter from the transferee.

---

*Strike out which is not applicable.

COMMON FORM NO. 20 (2)

[Under the Bye-law No. 38 (a)]

A Form of letter of consent of the Proposed Transferee for the transfer of shares and interest of the member (Transferor) to him (Transferee).

To,

The CHAIRMAN/ SECRETARY

CRYSTAL PLAZA CHS LTD.,

PLOT NO 82, Sector 20, ULWE NAVI MUMBAI

Taluka Panvel District Raigad 410206

Sir,

MRS. PRAJAKTA PRABHAKAR MAMLE, member of CRYSTAL PLAZA CHS LTD, Propose / proposes to transfer his /her/ their shares and interest in the capital property of the society to me/ us. I/ We hereby give my/ our consent for the proposed transfer of shares and interest of MRS. PRAJAKTA PRABHAKAR MAMLE in the capital/property of the society to me/ us as required under Rule 24 (1) (b) of the Maharashtra Co-operative Societies Rules, 1961.

My / Our name and address is as under:

1) MR. MOHIT SRIVASTAVA (PAN NO CGIPS1497R, AADHAR NO 5859 8678 1810) (2) MRS. NEHA SRIVASTAVA (PAN NO. ESLPS9030K ADHAAR NO.4100 6197 6707) having address at Flat no. 301, 3rd Floor, Crystal Plaza, Plot no. 82, Sector 20, Ulwe Tal Panvel District Raigad 410206

पनवेल - ५
२०८८ २०२४
२५/४४

Yours faithfully,

Place: ULWE

Date: 01.12.2024

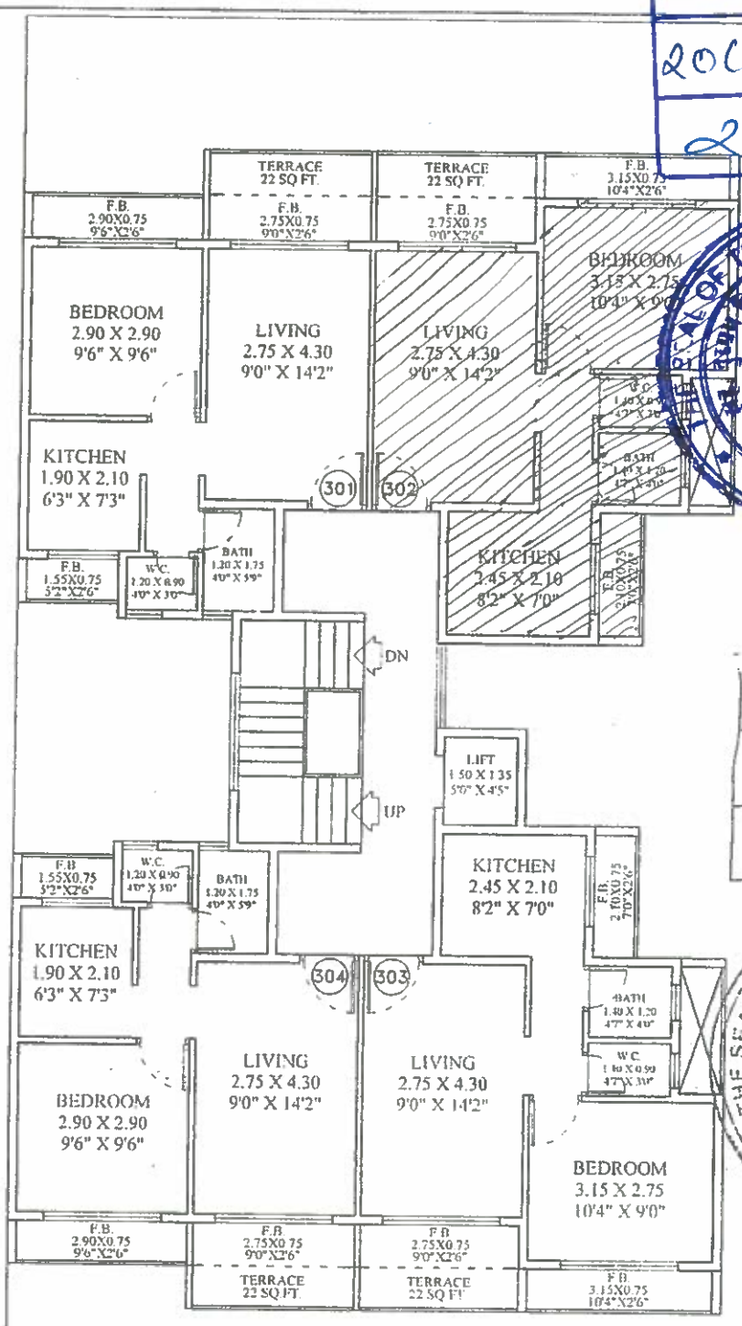
THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL - 5

MR. MOHIT SRIVASTAVA

MRS. NEHA SRIVASTAVA

*Strike out which is not applicable.

पनवेल - ५
२०८८ २०२४
२९/७७



THIRD FLOOR PLAN

<---9 M WIDE ROAD--->

CRYSTAL DEVELOPERS	"CRYSTAL PLAZA"	CONCEPT DESIGN CELL
SHOP NO 01, SHREE VINAYAK, CHS PLOT 7A, SECTOR 04, SANPADA, NAVI MUMBAI. PHONE 98210 47866	PROPOSED RESIDENTIAL BUILDING ON PLOT NO 82, SECTOR 20, ULWE, NAVI MUMBAI.	Architect's & Associates OFF. G-19, NEIGHBOURHOOD SHOPPING COMPLEX, SECTOR 5 NERUL, NAVI MUMBAI PH 022 2770 1129 / 2770 1130

MRS. P.P. Mamle.

Neha Srivastav

CIDCO OCCUPANCY COMPLETION CERTIFICATE

BP-12099/2408 Date : 17 March 2018

Unique Code : 20140302102339901

To,

M/s VSM DEVELOPERS
SHOP NO 29, PLOT NO 19A, SEAWOOD CORNOR,
SECTOR 25, NERUL, NAVI MUMBAI.
PIN - 400706

पनवेल - ५
२०८९ / २०२४
२७ / ४२

Sub : Occupancy Certificate for **Residential** Building on Plot No. **82** , Sector **20** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1. Architect online application dtd 19/2/2018
2. Time extension vide CIDCO/ EST/12.5%/ULWE/ 1178/2018/ 23495 DTD 1/2/2018
3. Maweja issued vide CIDCO/EST/12.5%/ULWE/1178/2018/23495 DTD 1/2/2018

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL - 5

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential** 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 (W/S -I) to get the water supply connection to your plot.

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

BP-12099/2408 Date : **17 March, 2018**

Unique Code : 20140302102339901

OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of **Residential** Building **G+4 [Total BUA = 523.08Sq.mtrs , Residential BUA = 454.8 Sq.mtrs , Commercial BUA = 68.27 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 20No. , No. of Residential Units = 16No. , No.of Commercial Units = 4No. , Any Other Units = 0No. Ground+No. Of Floors = G+4]** Plot No. **82 ,]** , Sector - **20** at **Ulwe 12.5 % Scheme Plot** of Navi Mumbai completed under the supervision of **piyush tak** Architect has been inspected on **26 February, 2018** 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 **01 October 2014** and that the development is fit for the use for which it has been carried out.

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

Thanking you,

Yours faithfully,

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

ASSOCIATE PLANNER (BP)

REF NO:CIDCO/ATPO/ 1012 - DATE: 1 OCT 2014

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD

COMMECEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXIVII) of 1966 to

M/s V S M Developers, through Partners -Vishnu.S.Joshi & others –two.Plot No: 82 , Sector: 20, Ulwe, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed **Residential Building :of Gr+14 floor Total Residential BUA=454.808 Sq.Mt., and Commercial BUA=68.273 Sq.Mt., Total BUA=523.081 Sq.Mt.: (Nos. of Residential Units = 16 Nos of Commercial Units = 2)**

This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected and plinth completion certificate is issued.

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.
   - 1(d) Work is carried out without obtaining necessary Environment Clearance from competent Authority.
2. **The applicant shall:-**
   - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 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.
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.

पनवेल - ५
दिनांक २०२४
४९/४८

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

पनवेल - ५
दिनांक २०१५
४३/७०

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

5. The conditions of this certificate shall be binding not only on the applicant but also on his 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. 2,000/- 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 under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the Ex. Water Supply of CIDCO in respect of capacity of overhead 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/CR-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

पवल-५
२८८८ | २०२४
४४/६०

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.

THE JOINT SUB-REGISTRAR PANVEL-5

पवल - ५
२८८८ | २०२४
३०/४४

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

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.

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

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).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule subject to the minimum total 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.

पनवेल - ५
२०६० २०२४
३१/२४

Manjula
1/10/14

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

पनवेल ५
६८६० २०२५
५६/६०

C.C. TO: ARCHITECT
M/s Concept
G – 19 Neighbourhood shoping complex
Sector – 4 nerul navi mumbai.

C.C. TO: Separately to:

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

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

Mob.: 9833909833

VSM DEVELOPERS

Builders & Developers

Shop No. 29, Plot No. 19A, Seawoods Corner, Sector-25, Nerul, Navi Mumbai - 400 706.

पनवेल - ५
२०८८ २०२४
३२/४४

Date :

POSSESSION LETTER

We, **Mr.Sunil Ramdas Kurkute** Partner of **VSM Developers** do hereby CERTIFY AND CONFIRM that we have handed over the peaceful vacant possession of the Flat No. **302**, on the Third Floor of the building **"Crystal Plaza"**, Plot No.-**82**, Sector-**20**, **Ulwe**. To **PRAJKTA PRABHAKAR MAMLE,** the Purchasers as per the Agreement dated **09 November, 2015** and as per NMMC approved plan upon receiving the Agreed consideration stated therein.

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, पनवेल-५ यांची मुद्रा
PANVEL - 5

Partner VSM DEVELOPERS
(THE BUILDERS)
****

Sunil R Kurkute

I, **PRAJKTA PRABHAKAR MAMLE,** Indian Inhabitant, do hereby **Certify and Confirm** that I have received the peaceful vacant possession of Flat No. **302**, on the Third Floor of the building **"Crystal Plaza"**, Plot No.-**82**, Sector-**20**, **Ulwe** from **Mr. Sunil Ramdas Kurkute** Partner of VSM Developers, the Builders as per the Agreement dated **09 November, 2015** And as per NMMC approved Plan. I have on personal inspection found that all the amenities, facilities, fixtures etc., are properly and fully provided and I have no grievance whatsoever, with regard to the same. I take this opportunity to record my satisfaction about the quality of the construction work carried out by you. I further record that there is no claim whatsoever outstanding from either side.

I further undertake to co-operate with you in formation of the co-operative society of the purchasers by signing the application form and also making the requisite Payments for being admitted as the member of the said society.

MRS. P. P. Mamle
PRAJKTA PRABHAKAR MAMLE
(PURCHASER)

Place:- Ulwe

Date:- 28.06.2018

Witness:

1.TUSHAR WABLE

2.VISHWAS SHINDE vshinde

Neha Srivastava

MRS. P. P. Mamle.

Share Certificate No. **14** Member Regn. No. 14 No. of Shares TEN

CRYSTAL PLAZA

CO-OP HSG. SOC. LTD.

पवल - ५
२०२४
३३/२२

REG. NO-NBOM/CIDCO/SSG(TC)/8339/JTR/2019-20 DATED - 24-12-2019

Plot No-82, Sector-20, Ulwe, Navi Mumbai, Taluka-Panvel, Dist-Raigad.

(Registered under the Maharashtra Co-Operative Societies Act, 1960)

Authorised Share Capital Rs.50,000/- Divided into 1000 share of Rs. 50/- Each

Share Certificate

This is to Certify that Shri/Smt. Prajakta Prabhakar Mamle

holding Flat No. 302 is the registered holder of TEN fully paid up share of Rs. Fifty each numbered from 131 to 140 both inclusive in CRYSTAL PLAZA Co-op. Hsg Society Ltd subject to the Bye-Laws of the Society. Given under the common Seal of **Crystal Plaza Co-op. Hsg Society Ltd**

on .....Day 10/03/2024

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

Chairman Secretary Authorised M. C. Member

Seal

P.T.O.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAJKTA PRABHAKAR MAMLE
WAMAN SAVLARAM KAULE

12/05/1968

Permanent Account Number
AWEPM3175C

MRS. P.P. Mamle
Signature

पनवेल - ५
२०८८० २०२४
३४/११४

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, पनवेल-५ यांची मुद्रा
PANVEL - 5

MRS. P. P. Mamle.

[redacted]

प्राजक्ता प्रभाकर मामले

Prajakta Prabhakar Mamle

जन्म तारीख/ DOB: 12/05/1968

महिला / FEMALE

4101 2757 3111

आधार -माझे आधार, माझी ओळख

MRS P. P. Mamle.

पनवेल - ५

२०८९ २०२४

३५/४४

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, पनवेल-५ यांची मुद्रा
सत्यमेव जयते
PANVEL - 5

[redacted] प्राधिकरण

[redacted] AUTHORITY OF INDIA

आधार

पत्ता:
पतीचे नांव: प्रभाकर शंभा मामले, फ्लॅट नं. 203, सत्यम हाईट्स, सेंट्रल बँक ऑफ इंडिया समोर, प्लॉट नं. 81, सेक्टर-19, कामोठे, नवी मुंबई, पनवेल, रायगड, महाराष्ट्र - 410206

Address
W/O: Prabhakar Shambha Mamle, Flat No. 203, Satyam Heights, Opposite Central Bank of India, Plot No. 81, Sector-19, Kamothe, Navi Mumbai, Panvel, Raigarh, Maharashtra - 410206

4101 2757 3111

www.uidai.gov.in

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2006/70185/28216

Download Date: 31/07/2020

To
मोहित श्रीवास्तव
Mohit Srivastava
Flat no 301, 3rd,Floor Crystal Plaza
Plot no 82
Sector 20 Ulwe
Panvel
Panvel
Raigarh Maharashtra - 410206
9699818482

Issue Date: 03/03/2020

Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :
5859 8678 1810
VID : 9155 9598 8497 4310

माझे आधार, माझी ओळख

भारत सरकार
Government of India

आधार

Download Date: 31/07/2020

मोहित श्रीवास्तव
Mohit Srivastava
जन्म तारीख/DOB: 18/11/1988
पुरुष/ MALE

Issue Date: 03/03/2020

5859 8678 1810
VID : 9155 9598 8497 4310

माझे आधार, माझी ओळख

Government of India

AADHAAR

प व ल - ५
२०८८० | २०२४
३८/४४

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, पनवेल-५
PANVEL - 5

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

AADHAAR

पत्ता:
फ्लॅट नो 301, 3,फ्लोर क्रिस्टल प्लाझा, प्लॉट नो 82, सेक्टर 20 उलवे, पनवेल, रायगड, महाराष्ट्र - 410206

Address:
Flat no 301, 3rd,Floor Crystal Plaza, Plot no 82, Sector 20 Ulwe, Panvel, Raigarh, Maharashtra - 410206

5859 8678 1810
VID : 9155 9598 8497 4310

1947 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOHIT SRIVASTAVA

RAKESH KUMAR SRIVASTAVA

18/11/1988

Permanent Account Number

CGIPS1497R

Signature

पनवेल - ५

२०८९० | २०२४

४७/४४

THE SEAL OF THE JOINT SUB-REGISTRAR
PANVEL - 5

W3202388

SRIVASTAVA

MOHIT

18/11/1988 M

KANPUR,UTTAR PRADESH

MUMBAI

10/08/2022 09/08/2032

```
P<INDSRIVASTAVA<<MOHIT<<<<<<<<<<<<<<<<<<<<<<
W3202388<4IND8811189M320809205C4063129822<02
```

पवल - ५

[illegible] २०२४

३८/४४

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

RAKESH KUMAR SRIVASTAVA

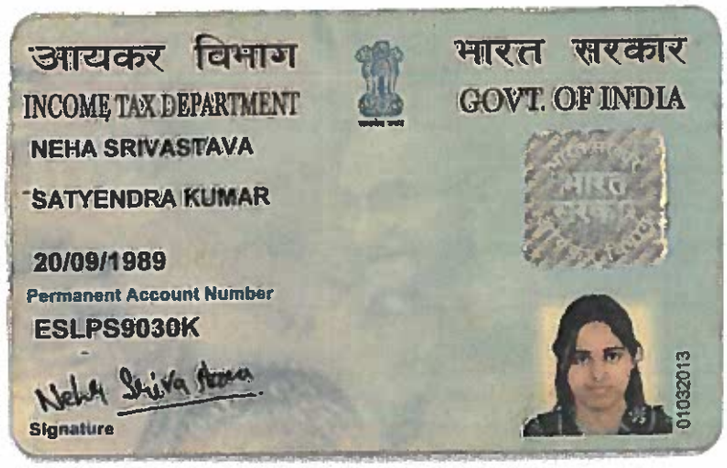
USHA SRIVASTAVA

NEHA SRIVASTAVA

301,CRYSTAL PLAZA,PLOT NO.82,SECTOR 20
ULWE,NAVI MUMBAI
PIN:410206,MAHARASHTRA,INDIA

K9870300 06/02/2013 LUCKNOW

B005C4063129822



पवल - ५

२०२४

३९/२२

Neha Srivastava

THE SEAL OF THE JOINT SUB-REGISTRAR
PANVEL - 5

भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0635/13997/03236

To
नेहा श्रीवास्तव
Neha Srivastava
C/O: Mohit Srivastava,
Flat No-301, 3rd Floor, Crystal Plaza,
Plot-82,
Sector-20, Ulwe,
VTC: Wahal,
PO: Vahal,
Sub District: Panvel,
District: Raigarh,
State: Maharashtra,
PIN Code: 410206,
Mobile: 7977863252

Signature valid

आपका आधार क्रमांक / Your Aadhaar No. :

4100 6197 6707

VID : 9193 2197 3278 9375

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पर को यूआईडीएआई द्वारा विधिवत कमनीकरण स्थिति के लिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या एप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर एप से सुरक्षित कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth. It is based on information supported by proof of document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or by QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

JOINT SUB-REGISTRAR PANVEL-5

भारत सरकार
Government of India

Aadhaar no. Issued: 23/01/2015

नेहा श्रीवास्तव
Neha Srivastava
जन्म तिथि/DOB: 20/09/1989
महिला/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

4100 6197 6707

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Details as on: 04/09/2024

पता:
द्वारा: मोहित श्रीवास्तव, फ्लैट न-301, तीसरा फ्लोर, क्रिस्टल प्लाज़ा, प्लाट-82, सेक्टर-20, उलवे, वहाळ, वहाळ, रायगढ़, महाराष्ट्र - 410206

Address:
C/O: Mohit Srivastava, Flat No-301, 3rd Floor, Crystal Plaza, Plot-82, Sector-20, Ulwe, Wahal, PO: Vahal, DIST: Raigarh, Maharashtra - 410206

4100 6197 6707

VID : 9193 2197 3278 9375

1947 | help@uidai.gov.in | www.uidai.gov.in

Neha Srivastava

भारत सरकार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00652/19628

To
शोभित श्रीवास्तव
Shobhit Srivastava
C/O Mohit Srivastava
Flat no 301, 3rd,Floor Crystal Plaza
Plot no 82
Sector 20 Ulwe
Panvel
Panvel
Raigarh Maharashtra - 410206
9580080322

Download Date: 27/08/2020

Issue Date: 31/07/2020

Signature valid

आपका आधार क्रमांक / Your Aadhaar No

3620 2422 4421
VID : 9157 7074 4481 0899

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

शोभित श्रीवास्तव
Shobhit Srivastava
जन्म तिथि/DOB: 23/10/1993
पुरुष/ MALE

3620 2422 4421
VID : 9157 7074 4481 0899

मेरा आधार, मेरी पहचान

Download Date: 27/08/2020

Issue Date: 31/07/2020

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नही।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा तैयार हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication
- This is electronically generated letter

- आधार देश भर मे मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं का पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल आपडेट रखें।
- आधार को अपने स्मार्ट फोन में रखें mAadhaar App के साथ।

- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily.
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पनवेल - ५
२०/१०/२०२४
२९/४२

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL - 5
संयुक्त दुय्यम निबंधक, पनवेल-५ यांचे मुद्रा

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
मोहित श्रीवास्तव, फ्लैट न 301, तीसरा,फ्लोर क्रिस्टल प्लाजा, प्लाट न 82, विभाग 20 उलवे, पनवेल, रायगढ़, महाराष्ट्र - 410206

Address:
C/O Mohit Srivastava, Flat no 301, 3rd,Floor Crystal Plaza, Plot no 82 Sector 20 Ulwe, Panvel, Raigarh, Maharashtra - 410206

3620 2422 4421
VID : 9157 7074 4481 0899

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
Government of India

प्रभाकर शंभा मामले
Prabhakar Shambha Mamle
जन्म तारीख / DOB : 10/03/1961
पुरुष / Male

पनवेल - ५
२०१९ | २०२४
४२/४४

JOINT SUB-REGISTRAR
PANVEL - 5

5611 8614 5717

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता वडिलाचे/आईचे नांव: शंभा दाजी मामले, फ्लॅट नं. 203, सत्यम हाइट्स, प्लॉट नं. 81, सेक्टर-19, कामोठे, नवी मुंबई, पनवेल, जेसीआय कमोठे, रायगड, पनवेल, महाराष्ट्र, 410206

Address: S/O: Shambha Daji Mamle, Flat No. 203, Satyam Heights, Plot No. 81, Sector-19, Kamothe, Navi Mumbai, Panvel, Jci Kamothe, Raigarh, Panvel, Maharashtra, 410206

5611 8614 5717

1947 | help@uidai.gov.in | www.uidai.gov.in

529/20890
शनिवार,21 डिसेंबर 2024 3:08 म.नं.

दस्त गोषवारा भाग-1

पवल5 २३/२२
दस्त क्रमांक: 20890/2024

दस्त क्रमांक: पवल5 /20890/2024

बाजार मुल्य: रु. 29,34,525/- मोबदला: रु. 37,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,22,000/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात
अ. क्रं. 20890 वर दि.21-12-2024
रोजी 3:05 म.नं. वा. हजर केला.

पावती:22764 पावती दिनांक: 21/12/2024

सादरकरणाराचे नाव: **मोहित श्रीवास्तव -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 880.00
पृष्ठांची संख्या: 44	
एकुण:	30880.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Panvel 5

Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्रं. 1 21 / 12 / 2024 03 : 05 : 41 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 12 / 2024 03 : 06 : 23 PM ची वेळ: (फी)

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL - 5

:सदरचे दस्तएवजासोबत जोडलेले कागदपत्रे. कुलमुखत्यार पत्र व्यक्ती इत्यादि बनावट आढळून आल्यास याची संपुर्ण जबाबदारी निष्पादकांची राहील

MHS.PP Mamle.
लिहून देणार

लिहून घेणार
Neha Srivastava

21/12/2024 3 10:06 PM

दस्त गोषवारा भाग-2

पवल5 २४/२४
दस्त क्रमांक:20890/2024

दस्त क्रमांक :पवल5/20890/2024
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:प्राजक्ता प्रभाकर मामले - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र.203,दुसरा मजला, सत्यम हाइट्स, सेंट्रल बँक ऑफ इंडिया समोर, प्लॉट न. 81, सेक्टर नं. 19, कामोठे, ता.पनवेल, जि.रायगड, नवी मुंबई., महाराष्ट्र, शईग्रः(ः). पॅन नंबर:AWEPM3175C	लिहून देणार वय :-56 स्वाक्षरी:- MRPMamle		✓
2	नाव:मोहित श्रीवास्तव - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र.301,तिसरा मजला, क्रिस्टल प्लाझा, प्लॉट नं.82, सेक्टर नं.20, उलवे, ता.पनवेल, जि.रायगड., महाराष्ट्र, शईग्रः(ः). पॅन नंबर:CGIPS1497R	लिहून घेणार वय :-36 स्वाक्षरी:-		✓
3	नाव:नेहा श्रीवास्तव - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र.301,तिसरा मजला, क्रिस्टल प्लाझा, प्लॉट नं.82, सेक्टर नं.20, उलवे, ता.पनवेल, जि.रायगड., महाराष्ट्र, शईग्रः(ः). पॅन नंबर:ESLPS9030K	लिहून घेणार वय :-35 स्वाक्षरी:- Neha Srivastava		✓

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 12 / 2024 03 : 08 : 04 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:शोभित श्रीवास्तव - - वय:31 पत्ता:उलवे,पनवेल. पिन कोड:410206	स्वाक्षरी		✓
2	नाव:प्रभाकर मामले - - वय:63 पत्ता:कामोठे,पनवेल. पिन कोड:410206	स्वाक्षरी		✓

शिक्का क्र.4 ची वेळ:21 / 12 / 2024 03 : 08 : 43 PM

Joint Sub Registrar Panvel 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR MOHIT SRIVASTAVA AND MRS NEHA SRIVASTAVA	eChallan	00040572024122184818	MH012971478202425E	222000.00	SD	0007170939202425	21/12/2024
2		DHC		1224217902927	880	RF	1224217902927D	21/12/2024
3	MR MOHIT SRIVASTAVA AND MRS NEHA SRIVASTAVA	eChallan		MH012971478202425E	30000	RF	0007170939202425	21/12/2024

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

20890 /2024

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THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

प्रमाणित करणेत येते की, सदर दस्तास एकूण २४
पाने असून पुस्तक क्र. १
क्रमांक 20890/2024 वर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पनवेल-५,
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