

86/10987

पावती

Original/Duplicate

Wednesday, December 27, 2023

नोंदणी क्र.: 39म

10:14 AM

Regn.: 39M

पावती क्र.: 14260 दिनांक: 27/12/2023

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल1-10987-2023

दस्तऐवजाचा प्रकार : बक्षीसपत्र

सादर करणाऱ्याचे नाव: महेश गणपत घनावडे --

नोंदणी फी

रु. 200.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:33 AM ह्या वेळेस मिळेल.

JOINT'S R/PANVEL 1

बाजार मुल्य: रु.2641332 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 26700/-

सह दुज्याम निबंधक, पनवेल-१

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223268017818 दिनांक: 27/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012967930202324E दिनांक: 27/12/2023

बँकेचे नाव व पत्ता:

दस्त परत मिळाला
पक्षकाराची सही
मूळ दस्त परत दिला
लि. निबंधक. पनवेल-१

महेश गणपत घनावडे



28/12/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 10987/2023

नोंदणी :

Regn.63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2641332
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 27/1, दर 82,500/- प्रति चौ. मी. अपार्टमेंट नं. 1102, आकरावा मजला, बी-बिंग, सिद्धिविनायक उद्योगिया को ऑप हौसिंग सोसायटी लि., प्लॉट नं. 191, सेक्टर 20, उलवे, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्र 26.125 चौ.मी. कारपेट एरिया (नाते पत्नी - पती... एकूण क्षेत्र 52.25 चौ.मी. पैकी 50% क्षेत्र म्हणजेच 26.125 चौ.मी. बक्षीस दिले) (Plot Number : 191 ;)
(5) क्षेत्रफळ	1) 26.125 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:- हेमा महेश घनावडे -- वय:- 32; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- एस एस -3 रुम नं. 323, सेक्टर नं. 7, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:- 400709 पॅन नं:- ATTPC9551A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- महेश गणपत घनावडे -- वय:- 37; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट क्रमांक 535, सप्तर्षी को-ऑपरेटिव्ह हौसिंग सोसायटी लि., प्लॉट नंबर सी २४५, सेक्टर -1, घणसोली, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:- 400701 पॅन नं:- BKZPD8014K
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	10987/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	26700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेरा	

सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



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CHALLAN
MTR Form Number-6



GRN	MH012967930202324E	BARCODE	[Barcode]		Date	26/12/2023-17:50:25	Form ID	34
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				PNL1_PANVEL NO 1 SUB REGISTRAR				
Location				RAIGAD				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				26700.00				
0030063301 Registration Fee				200.00				
Total				26,900.00				
Payment Details				STATE BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN Ref. No. 00040572023122655163 IK0CORUIC4				
Name of Bank				Bank Date RBI Date 26/12/2023-17:24:52 Not Verified with RBI				
Name of Branch				Bank-Branch STATE BANK OF INDIA				
				Scroll No. , Date Not Verified with Scroll				
Remarks (If Any)				PAN2=ATTPC9551A~SecondPartyName=Hema Mahesh Dhanawade~				
Amount In				Twenty Six Thousand Nine Hundred Rupees Only				
Words								
PIN				4 1 0 2 0 6				

Department ID :

Mobile No. : 9867233650

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

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

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९ / २८

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Print Date 26-12-2023 05:52:42

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CHALLAN
MTR Form Number-6



GRN	MH012967930202324E	BARCODE			Date	26/12/2023-17:50:25	Form ID	34		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	BKZPD8014K					
Location	RAIGAD			Full Name	Mahesh Ganpat Dhanawade					
Year	2023-2024 One Time			Flat/Block No.	Flat No.1102, 11th Floor, B Wing, Siddhivinayak					
Account Head Details		Amount In Rs.		Premises/Building	Utopia Co Op Housing Society Ltd					
0030046401	Stamp Duty	26700.00		Road/Street	Plot No.191, Sec 20, Ulwe					
0030063301	Registration Fee	200.00		Area/Locality	Tal. Panvel, Dist Raigad					
				Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	PAN2=ATTPC9551A~SecondPartyName=Hema Mahesh Dhanawade-					
				Amount In	Twenty Six Thousand Nine Hundred Rupees Only					
Total				Words	26,900.00					
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque/DD details		पानवल			Bank CIN	Ref. No.	00040572023122655163	IK0CORUIC4		
Cheque/DD No.		906662023			Bank Date	RBI Date	26/12/2023-17:24:52	Not Verified with RBI		
Name of Bank		3/22			Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 9867233650
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्यम निबंधक कार्यालयाने लादणी करायच्या दस्तांसाठी लागू आहे. नोंदणी न करायच्या दस्तांसाठी सदर चलन लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-86-10987	00068213212324	27/12/2023-10:13:54	IGR146	200.00
2	(IS)-86-10987	00068213212324	27/12/2023-10:13:54	IGR146	26700.00
Total Defacement Amount					26,900.00

Mahesh Ganpat Dhanawade

Valuation ID	20231227225			मल्याकन पत्रक (प्रभाव क्षेत्र - बाधीव)	27 December 2023, 09:32:43 AM
मल्याकनाचे वर्ष	2023	जिल्हा	रायगड	पनवेल	पवेल I
तालुक्याचे नाव:	रायगड	गावाचे नाव:	पनवेल	उलवे, गव्हाण, धारकोपर	
प्रमुख मल्ल विभाग	27	उप मल्ल विभाग	27.1	Influence Area	
क्षेत्राचे नाव		वार्षिक मल्ल दर तकमानसुर मल्लदर रु.	82500	सर्वे नसत / न. प. क्रमांक:	
बाधीव क्षेत्राची माहिती	मोजमानाचे एकक	चौ, मीटर			
मिळकतीचेर -	31.35 चौ. मीटर	मिळकतीचापर -	मिळकतीचेर -	मिळकतीचेर -	मिळकतीचेर -
बांधणीमाचे बांधणीकरण -	1-आर सी सी	मिळकतीचेर -	मिळकतीचेर -	मिळकतीचेर -	मिळकतीचेर -
जवळान सडिवाण	आहे	मजला -	3 to 5वा	मिळकतीचेर -	मिळकतीचेर -
			11th to 20th Floor	मल्लदर/बांधणीमाचा दर -	बाधीव
Sale Type - First Sale					Rs.82500/-
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानसुर मिळकतीपावे चौ. मीटर मल्लदर					
					= (वार्षिक मल्लदर * घसा-यानसुर टक्केवारी)
					= (82500 * (95 / 100))
					= Rs.78375/-
मजला मिळकतीपावे					= 1.075 of 78375 = Rs.84253/-
Rules Applicable	3, 19, 18				
A)	मल्ल मिळकतीचेर				
					= घरीत प्रमाणे मल्ल दर * मिळकतीचेर
					= 84253 * 31.35
					= Rs.2641331.55/-
एकत्रित अंतिम मल्ल					
					= मल्ल मिळकतीचेर + खर्चा विषयीघरीत बांधन खर्चाचे मल्ल + बांधिल बांधन खर्चाचे मल्ल + लग्नाच्या गळीचे मल्ल/खर्चा बांधकमी + घरीत गळीचे मल्ल + इतराती भोवतीच्या खर्चा
					खर्चाचे मल्ल + खर्चाचे मल्ल + वेळीस मजला क्षेत्र मल्ल + बांधिल बांधकमी + खर्चाचे मल्ल
					= A + B + C + D + E + F + G + H + I + J
					= 2641331.55 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
					= Rs.2641332/-
					= ₹ सव्वीस लाख एकेचाडीस हजार तीन से बत्तीस /-

Home Print

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५/२५

सह दुय्यम निबंधक, पनवेल-१



Imdhanu

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9066	2023
E/2L	

DEED OF GIFT OF IMMOVABLE PROPERTY

THIS DEED OF GIFT is made at Ulwe, Taluka-Panvel, Dist-Raigad, on the 27th day of December, 2023.



BETWEEN

MRS. HEMA MAHESH DHANAWADE, aged 32 years, Indian, Hindu, having Income Tax PAN Card No. **ATTPC9551A**, AADHAR No. **9225 4096 5060**, presently residing at- SS-3 Room No.323, Sector No.7, Koparkhairane, Navi Mumbai - 400709, hereinafter referred to as '**THE DONOR**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the One Part

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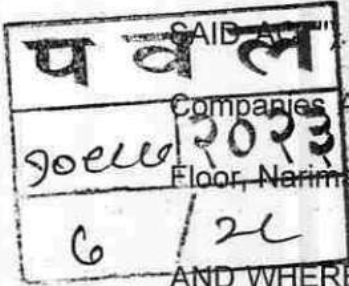
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AND

MR. MAHESH GANPAT DHANAWADE, aged 37 years, Indian, Hindu, having Income Tax PAN Card No. BKZPD8014K, AADHAR No. 8969 1074 0784, residing at Flat No. 535, Saptarshi Co-Operative Housing Society Ltd., Plot No. C245, Sector - 01, Ghansoli, Navi Mumbai - 400701, hereinafter referred to as 'The DONEE' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and permitted assigns) of the Other Part.

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO Ltd.) is a Government Undertaking (hereinafter referred to as "THE CORPORATION"). The Corporation is a New Town Development Authority declared for the area designed as the site for the new town of Mumbai by the Government of Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred as "THE



The said Corporation is a Company established under the Companies Act, 1956 (1) and having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai - 400021.

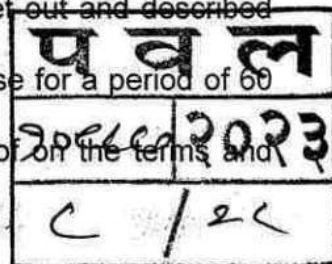
AND WHEREAS The State Government in pursuant to Section 113-A the Maharashtra Regional Town Planning Act (hereinafter referred as "MRTP ACT") acquired the land vested in City and Industrial Development Corporation of Maharashtra Ltd., for it's development and disposal.

AND WHEREAS under the said acquisition, the agricultural and other lands of (1) Mr. Waman Gana Chirlekar (2) Mr. Joma Mahadu Tandel (3) Mr. Posu Mahadu Tandel (4) Mr. Gajanan Pandurang Patil (5) Mr. Mahadev Pandurang Patil (6) Mrs. Neerabai Mahadev Bhoir (7) Mr.

Sharad Gopal Deshmukh (hereinafter referred to as "Project Affected Persons / PAP" for the sake of brevity and convenience) came to be acquired by the State Government and vested the said Lands with CIDCO Ltd. for the development of Navi Mumbai.

AND WHEREAS the Government of Maharashtra, through the Ministry of Urban Land Development, by its two resolutions being LQN/1985/1710/CR-217/85/NAVI-10 dated 06/03/1990 & CAD/1094/2094/PRAK - 287/NAVI-10 dated 28/10/1994 resolved to compensate the Land Owners, whose lands were acquired for the development of Navi Mumbai being the "Project Affected Persons (PAP)" by granting to them "12.5% GE scheme" out of the total land acquired from such PAP by granting them the same on the Lease for a period of 60 Years including the privilege and right to further transfer and / or assign the same subject to other terms and conditions as formulated by CIDCO Ltd.

AND WHEREAS under the aforesaid 12.5% GE Scheme, CIDCO Ltd. by an Agreement to Lease dated 14/07/2008 made and entered into between the Corporation and the aforementioned Mr. Waman Gana Chirlekar & 6 others persons, agreed to allot to them a developed plot of land being **PLOT NO.191, admeasuring 5099.29 Sq. Mts., situated in SECTOR 20 of ULWE NODE, Navi Mumbai**, (more particularly set out and described in the 'FIRST SCHEDULE' written hereunder) on Lease for a period of 60 (Sixty) Years and handed over the possession thereof on the terms and conditions as stipulated therein.



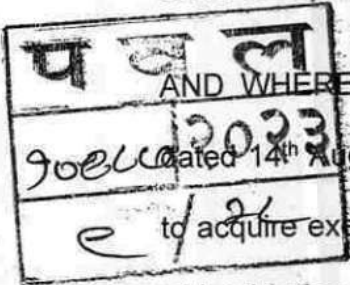
AND WHEREAS as per the terms and conditions of the agreement to Lease dated 14th July 2008, and the other regulations of the CIDCO Ltd. the PAP's were required to carry out development by construction on the said allotted plot within the stipulated time frame, however, due to paucity of funds, lack of knowledge and expertise of development and



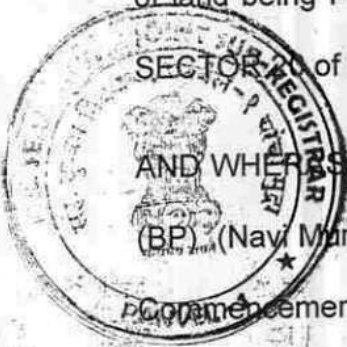
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/construction and other such reasons, they were unable to abide by the said terms and conditions of CIDCO Ltd. under the Agreement to Lease. As such the aforementioned 7 persons have by virtue of a Registered Tripartite Agreement dated 14th August, 2008, made and entered into between them as the Original licensees, the CIDCO Ltd. as the licensor and the Promoters as the New Licensee, the said WAMAN GANA CHIRLEKAR & 6 others have relinquished, given up, released and transferred all their claims, rights, title, benefits and interests of their lease holds rights derived by them under the said Agreement to Lease dated 14th August, 2008, in respect of the aforementioned Plot in favour of the Promoter's absolutely and forever for valuable consideration received by them. In accordance to and in pursuance with the said Registered Tripartite Agreement dated 14th August, 2008, CIDCO Ltd. have issued its Final Order dated 14th of August, 2008, confirming the Promoters M/S SIDHIVINAYAK BUILTHOME SPECIALITIES PVT LTD. as the New Licensees in respect of the said Plot being PLOT NO. 191, admeasuring 5099.29 Sq. Mts., situated in SECTOR 20 of ULWE NODE, Navi Mumbai.



AND WHEREAS by virtue of the said Registered Tripartite Agreement dated 14th August, 2008, the Promoters have become the New Licensees to acquire exclusive leasehold rights in respect of the aforementioned plot of land being PLOT NO. 191, admeasuring 5099.29 Sq. Mts., situated in SECTOR 20 of ULWE NODE, Navi Mumbai.



AND WHEREAS CIDCO Ltd. through the Additional Town Planning Officer (BP) (Navi Mumbai & Khopta) has issued the Development Permission & Commencement Certificate vide the letter dated 01st March 2013, bearing reference no. CIDCO/BP-8336/ATPO(NM&K)/2013/326.

AND WHEREAS pursuant to the aforesaid Development permission and Commencement Certificate, the Promoters, have completed the

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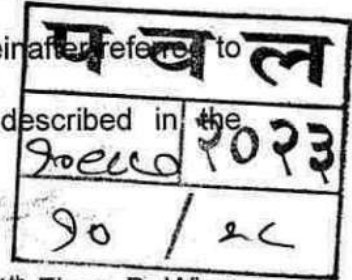
construction of Building Wing "A" and Building Wing "B" of the said complex "Siddhivinayak Utopia" and that the CIDCO Ltd. has issued a Part Occupancy Certificate dated 31st July 2017 under reference no. **CIDCO/BP-8336/TPO(NM)/2017/2695.**

AND WHEREAS pursuant to the aforesaid Development permission and Commencement Certificate, the Promoters, have completed the construction of Building Wing "C" of the said complex "Siddhivinayak Utopia" and the CIDCO Ltd. has also issued an Occupancy Certificate dated 03rd November 2020, under reference no - **8336/7642.**

AND WHEREAS all the Flat holder of the said building had formed Co-op. Housing Society in the name and style of "**M/S. SIDDHIVINAYAK UTOPIA CO-OP. HOUSING SOCIETY LTD.,**" duly registered under Maharashtra Co-op. Society Act-1960, having Registration Sr. No. NBOM/CIDCO/HSG/(TC)/9026/JTR/YEAR2021-2022, dated: 14/10/2021, (hereinafter referred as 'The said Society').

WHEREAS the **DONOR AND DONEE** are seized and possessed of, as co-owners, the premises being Flat No.1102, 11th Floor, B-Wing, SIDDHIVINAYAK UTOPIA, Plot No.191, Sector-20, Ulwe, Taluka-Panvel Dist-Raigad admeasuring **52.25 Sq. Mtrs Carpet** (hereinafter referred to as '**THE SAID PREMISES**') and more particularly described in the Schedule hereunder written.

AND WHEREAS the said premises i.e. Flat No.1102, 11th Floor, B, Wing, SIDDHIVINAYAK UTOPIA, Plot No.191, Sector-20, Ulwe, Taluka-Panvel Dist-Raigad admeasuring **52.25 Sq. Mtrs Carpet** was acquired by **DONOR AND DONEE** from **M/S. SIDDHIVINAYAK BUILTHOME SPECIALITIES PVT. LTD** vide Agreement For Sale dated 09/12/2021 registered with the Sub-Registrar of Assurances- Panvel-3 on 10/12/2021



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under Document Sr. No. PVL-3/19456/2021 dated 10/12/2021 (hereinafter referred to as 'THE SAID AGREEMENT').

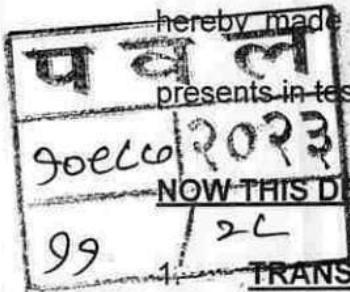
AND WHEREAS both the DONOR and DONEE have undivided equal share i.e. ½ Share each (50% share each) in and upon the said Premises and thus the DONOR herein is well and sufficiently entitled to deal with and dispose of her undivided share i.e. ½ Share (50% share) as she deems fit and proper.

AND WHEREAS the DONEE is a husband of the DONOR.

AND WHEREAS the DONOR, at her own wish and will, has decided to gift away and give to the DONEE her entire 50% share upon the said Premises, absolutely and forever, out of love and affection without any consideration.

AND WHEREAS after execution of this present Gift deed, the **DONEE** shall have 100% share over the said Premises.

AND WHEREAS the DONEE has signified his acceptance of the gift hereby made by the DONOR in favour of DONEE by executing these presents in testimony thereof.



NOW THIS DEED WITNESSETH AS HEREUNDER:

TRANSFER: That the DONOR, without any monetary

consideration and in consideration of natural love and affection,

which the DONOR bears for the DONEE, doth hereby grant and

transfer by way of **GIFT** her entire 50% share in the said premises

situate at Flat No.1102, 11th Floor, B, Wing, SIDDHIVINAYAK

UTOPIA Plot No.191, Sector-20, Ulwe, Taluka-Panvel Dist-Raigad

admeasuring 52.25 Sq. Mtrs Carpet, more particularly described

in the Schedule hereunder written, to the DONEE absolutely and



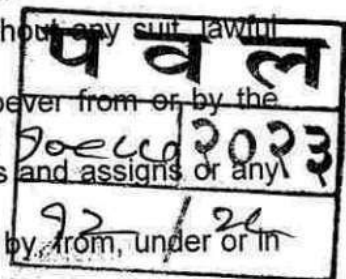
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forever and the transfer of the DONOR's entire 50% rights over the said premises over all and all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and the aggregate 50% rights over all the Estate, Right, Title, Interest, Use, Inheritance, Possession, Benefit, Claims and Demand whatsoever of the DONOR To Have and To Hold the same unto and to the use of the DONEE absolutely.

2. The DONOR shall sign, execute, file and submit all necessary documents, papers, applications, undertakings, declarations, indemnities etc. with the Corporation (CIDCO Ltd.) and other government bodies as may be required for effectively transferring the aggregate 50% rights over said Premises unto and to in favour of the DONEE.

3. The DONEE may at all times hereafter peaceably and quietly enter upon and occupy, possess and receive the benefits, issues, profits and rents thereof in respect of the said premises and every part thereof to and for his own use and benefit without any suit, law, eviction, interruption, claim or demand whatsoever from or by the DONOR or her heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by, from, under or in trust for the DONOR.



4. By executing this Deed, the DONOR has handed over the possession of the said premises permanently to the DONEE.

5. The DONEE from the date of possession, shall be 100% shareholder in the said premises, maintain the said premises in a



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good and tenantable repair and condition and shall not do or suffer to be done anything in or to the said premises or to common areas and facilities which may be against the rules, regulations and/or byelaws of the Navi Mumbai Municipal Corporation or Corporation (CIDCO Ltd.) or the Housing Society or to the said premises or to the building or any part thereof. The DONEE shall make payment of all taxes, rents, rates, assessments, dues and duties now and hereafter chargeable on the said premises to the Government or Municipality or Corporation (CIDCO Ltd.) or other Local Authority in the said premises.

6. The DONOR also hereby agrees to inform the MSED CO. LTD., with regard to the deposit amount with them as well as agrees to transfer the Electricity Meter with the deposit in the name of the DONEE.

7. The DONEE shall have the right to alienate his 100% share in the said premises, on such consideration, terms and conditions as he deems fit, however subject to the rules imposed by CIDCO Ltd.

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१३८	१२६

8. The DONEE shall have all rights to receive any monetary consideration with respect to the said premises in his own name.

9. That the Donee has now become the 100% shareholder with in the aforesaid flat premises from today and shall also enjoy all rights of ownership etc. therein. The Donor has now been left with no right, title, interests or liens etc. whatsoever of any sort/nature in the aforesaid premises henceforth after the execution/ registration of this gift deed.

10. The DONEE shall be bound by all the terms and conditions

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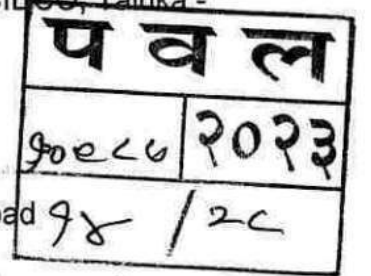
as imposed in the Agreement for Sale 09/12/2021 registered with the Sub-Registrar of Assurances- Panvel-3 on 10/12/2021 under Document Sr. No. PVL-3/19456/2021 and by the CIDCO Ltd.

11. That all the Title Deeds/papers including previous title deed (in originals), relating to the aforesaid premises have been handed-over/delivered to the Donee by the Donor at the Spot.
12. The Donor further agreed, declare and undertake that **THIS GIFT DEED IS IRREVOCABLE, MADE OUT OF HER OWN WILL SHE WILL NOT REVOKE THE SAME AT ANY TIME HEREINAFTER.**

FIRST SCHEDULE OF PLOT

All that piece & parcel of land bearing **Plot No.191**, admeasuring **5099.29 Sq.mt**, situate at **sector 20, Village Ulwe Node, Taluka- Panvel, District- Raigad**, Navi Mumbai within the administrative limits of the CIDCO, Taluka - Panvel and District- Raigad and bounded as follows:

On or towards the North by :Plot No.192 & 83/A
On or towards the South by :30.00 Mtrs Wide Road
On or towards the East by :Plot No.190 & 84
On or towards the West by :24.00 Mtrs Wide Road



THE SCHEDULE ABOVE REFERRED FLAT

Right, title, interest and leasehold rights over the **Flat No.1102, 11th Floor, B Wing**, admeasuring area **50% of 52.25 Sq. Mtrs. Carpet i.e. 26.125 Sq. Mtrs. Carpet**, building known as "**SIDDHIVINAYAK UTOPIA**", society

[Handwritten initials]

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known as "SIDDHIVINAYAK UTOPIA CO-OP. HOUSING SOCIETY LTD.," situated at Plot No.191, Sector-20, Ulwe Taluka-Panvel Dist- Raigad.

IN WITNESS WHEREOF the parties hereto have executed these presents and have hereunto set their respective hands and seals on the day and the year first herein above written.

SIGNED AND DELIVERED by the

Within named "DONOR"

MRS. HEMA MAHESH DHANAWADE

In the presence of:

1. Adv. Anita Joshi

2. Mr. Madhukar Chikane



SIGNED AND DELIVERED by the

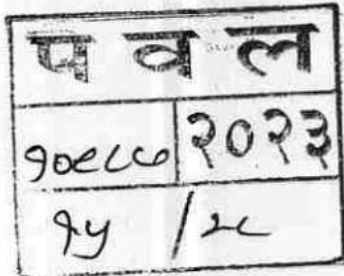
Within named "DONEE"

MR. MAHESH GANPAT DHANAWADE

In the presence of:

1. Adv. Anita Joshi

2. Mr. Madhukar Chikane



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

0/12/2021

दस्त क्रमांक : 19456/2021

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

1) विलेखाचा प्रकार	करारनामा
2) मोवदला	8000000
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मुद करावे)	4058884
4) भू-मापन, पॉटहिसमा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 27/1 दर रु. 66000/- प्रति चौ.मी. अपार्टमेंट नं. 1102, अकरावा मजला, बी-विंग, सिद्धिविनायक उद्योगपिपा, प्लॉट नं. 191, सेक्टर 20, उलवे, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्र 52.25 चौ. मी. कारपेट एरिया((Plot Number : 191 ; SECTOR NUMBER : 20 ;))
5) क्षेत्रफळ	1) 52.25 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे सिद्धिविनायक बिल्डिंग स्पेशलिटीज प्रा. लि. तर्फे डायरेक्टर वैभव पुरुषोत्तम अग्रवाल यांच्या वतीने कु. सु. धनंजय भरत महारनवर - वय:-33; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 102, लखानी लन्डमार्क, प्लॉट नं 19, सेक्टर 19, पनवेल-माथेरान रोड, न्यू पनवेल (पूर्व), ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार: (०). पिन कोड:-410206 पॅन नं:-AAHCS6184M
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- हेमा महेश घनावडे - - वय:-30; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए-501, पाचवा मजला, हेमकुंट निवास, प्लॉट न. 188, सेक्टर 19, उलवे, नवी मुंबई, महाराष्ट्र, राईगार: (०). पिन कोड:-410206 पॅन नं:-ATTPC9551A 2): नाव:- महेश गणपत घनावडे - - वय:-35; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए-501, पाचवा मजला, हेमकुंट निवास, प्लॉट न. 188, सेक्टर 19, उलवे, नवी मुंबई, महाराष्ट्र, राईगार: (०). पिन कोड:-410206 पॅन नं:-BKZPD8014K
9) दस्तऐवज करून दिल्याचा दिनांक	09/12/2021
10) दस्त नोंदणी केल्याचा दिनांक	10/12/2021
1) अनुक्रमांक, खंड व पृष्ठ	19456/2021
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	480000
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेंग	


सह दुय्यम निबंधक धर्ग-२
पनवेल क्र.३

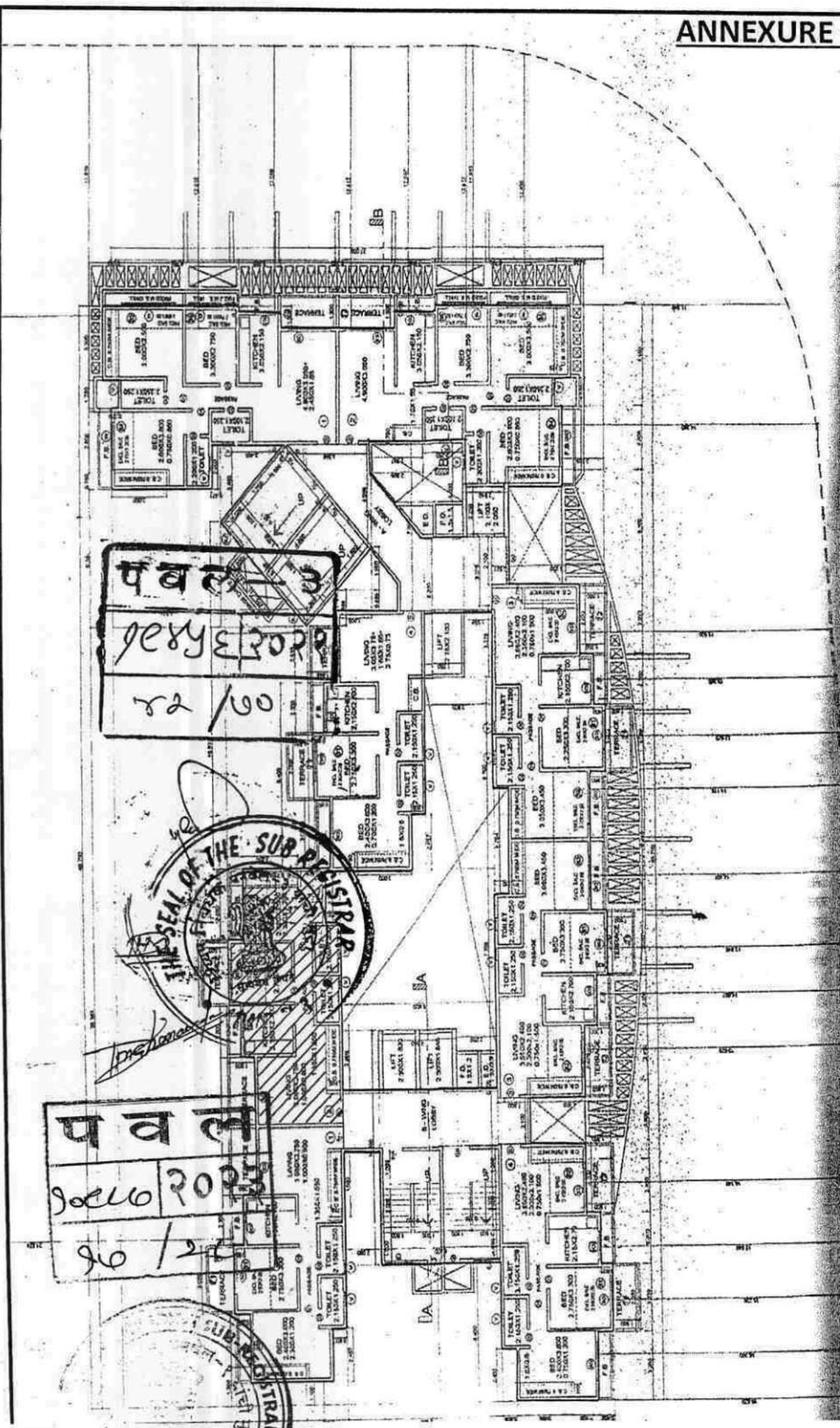
त्यांकनामाठी विचारान घेतलेला तपशील:-

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) of the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp Determination of True Market Value of Property) Rules, 1995.

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पवल-3
2023/22
22/02



पवल
2023/26
26/12





सत्यमेव जयते

-: नोंदणी प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एस जी/(टी.सी)/१०२६/जेटीआर/सन २०२१-२०२२.

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, सिध्दीविनायक उटोपिया

सहकारी गृहनिर्माण संस्था मर्यादित, भूखंड क्र. १९१, सेक्टर २०, उलवे, नवी मुंबई हि संस्था

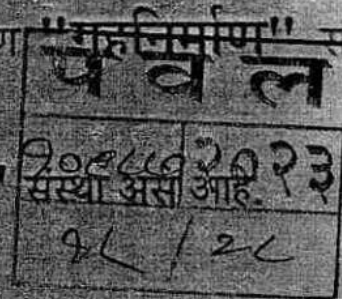
महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम

क्रमांक २४) कलम १५४ (ब)(२) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थेचे

नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था

असून उपवर्गीकरण "भाडेकरू-सहभागिदारी गृहनिर्माण"



कार्यालयीन मोहर



दिनांक : १४/१०/२०२१

K. Jadhav

(डॉ. केदारी जाधव)

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई



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.

Date: **31 JUL 2017**

CIDCO/BP-8336/TPO(NM)/2017 **2695**

Unique Code No **20130302102228401**

PART OCCUPANCY CERTIFICATE

पवल-३
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I hereby certify that the development of Residential Building ('A' & 'B' Wing - 00 & 01 Floors), ((Residential BUA = 4765.676 Sq.mtrs.), (Comm. BUA = 769.53 Sq.mtrs.) (Total BUA = 5471.206 Sq.mtrs), Residential Units = 88 (Eighty Eight Nos.) Comm. Units = 20 (Twenty Nos.) (Free of FSI Fitness Centre BUA = 128.48 Sq.mtrs & Society Office BUA = 24.888 Sq.mtrs.) on Plot No.191, Sector - 20, Ulwe(12.5% Scheme), Navi Mumbai completed under the supervision of Architect M/s. Meenakshi & Associates has been inspected on 21/07/2017 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 01/03/2013 and that the development is fit for the use for which it has been carried out.



You have to pay the necessary charges due to GST if applicable in future as per CIDCO's policy and as informed to you in writing, and if not paid the permission granted will be revoked.

पवल
१०६६२०१३
१२/२८

M. J. Patil
(Mihlesh J. Patil)
Associate Planner (BP)



In case of any corruption related complaints, please visit :
cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx

ANNEXURE-C



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
 "RMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

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

CIDCO/BP-8336/ATPO(NM & K)/2013/326 = - 3

Date: 01 MAR 2013

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	2	8	4	0	1
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To,
 M/s. Sidhivinayak Bullhome Specialities Pvt. Ltd.,
 Director. Mr. Purushottam O. Agrawal & Others Two,
 102, Lakhani's Landmark, Plot No.19, Sector-19,
 New Panvel 410 206.

Sub:- Development Permission for Residential Building Plot No.191, Sector-20, Ulwe, (12.5% Scheme) Navi Mumbai

- REF:-
- 1) Your architect's application dated 05/11/2012, 29/11/2012, 10/01/2013 & 01/02/2013
 - 2) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO.Estate/12.5%/Ulwe/882-A+416+365-A+193-A/2010, dtd.11/10/2010
 - 3) Final transfer order issued by M(TS-II) vide letter No. CIDCO.Estate/12.5%/Ulwe/882-A+416+365-A+19-A/2010, dtd.11/10/2010
 - 4) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/12/NM/NOCAS/60/294-296, dtd.26/06/2012
 - 5) Fire NOC issued by Fire Officer, CIDCO vide letter No. CIDCO/FIRE/KLM/4132/2013, dtd.05/02/2013
 - 6) Maveja NOC issued by AEO vide letter No. CIDCO.Estate/12.5%/Ulwe/416+193-A+882-A/2013, dtd.18/02/2013
 - 7) Approval of Sub-Station location issued by EE Panvel(U) division vide letter No. CIDCO/EE/PNL-U/Tech/3264, dtd.04/06/2011
 - 8) Extension in time limit NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/882-A+416+365-A+193-A/2013, dtd.08/01/2013, valid up to 13/07/2014
 - 9) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/12/UL-0266/221, dtd.29/11/2012
 - 10) Corrigendum issued by EO(12.5%) for S. C. S. No.53/2009 & S. C. S. No. 54/2009 vide letter No.CIDCO/Estate/12.5%/Ulwe/882-A/416+365-A+193/2013/1022, dtd.26/11/2012
 - 11) 50% IDC paid of Rs.25,50,000/- vide Receipt No.9736, dtd.17/01/2012

पवल-३
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 ०३/००

Dear Sir,

Please refer to your application for development permission for Residential Building Plot No.191, Sector-20, Ulwe, (12.5% Scheme) Navi Mumbai.

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

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings should be minimum 750 mm above the proposed finished road edge level. In case, the building is having still level, the finished still level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer (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 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.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (one for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since, you have paid 50% IDC of Rs.25,50,000/- vide Receipt No.9736, dtd.17/01/2012, you may approach to the Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,



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 २०/१८



Yours faithfully,

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA 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 Sidhivinayak Builthome Specialties Pvt. Ltd., Director. Mr. Purushottam O. Agrawal & Others Two, on Plot No.191, Sector-20, Node: - Ulwe(12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Ground + 2 Podium+11 upper floors Structure)
Residential BUA =6495.585 Sq. Mt; Commercial BUA = 1146.17 Sq. Mt
Total BUA =7641.735 Sq. Mt
(Nos. of Residential Units - 126 Nos. of Commercial units - 21 Nos.)

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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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(a) Give notice to the Corporation for completion of development work up to 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.

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29/22

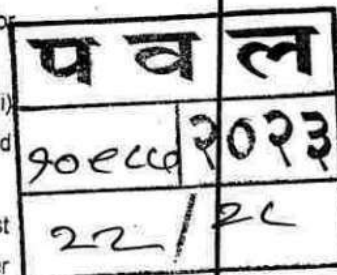
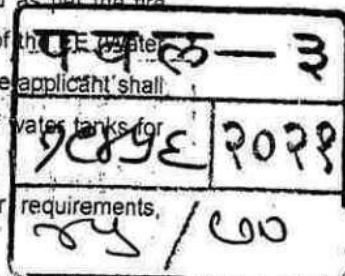
- 3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 In force. The Certificate shall remain valid for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



Handwritten signature or initials.

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 25,500/- 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 Fire Officer (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-11/RDP, Dated 19th 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 in the 'Development 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 PAVEL-3 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. 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 ...



12. As directed by the Urban Development Dep't. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPR 432001/2133/C.R-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 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

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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.

(Signature)
01/13

(R. B. Patil)

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

(Signature)



पवल	
9089E	2023
23 / 24	



(Signature)

86/10987

बुधवार, 27 डिसेंबर 2023 10:19 म.पू.

दस्त गोषवारा भाग-1

पवल 1

दस्त क्रमांक: 10987/2023

दस्त क्रमांक: पवल 1 /10987/2023

गाजार मूल्य: रु. 26,41,332/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.26,700/-

दु. नि. सह. दु. नि. पवल 1 यांचे कार्यालयात

पावती:14260

पावती दिनांक: 27/12/2023

अ. क्र. 10987 वर दि.27-12-2023

सादरकरणाराचे नाव: महेश गणपत घनावडे --

रोजी 10:12 म.पू. वा. हजर केला.


नोंदणी फी

रु. 200.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28


दस्त हजर करणाऱ्याची सही:

एकुण: 760.00


JOINT S R PANVEL 1


JOINT S R PANVEL 1

दस्ताचा प्रकार: बक्षीसपत्र

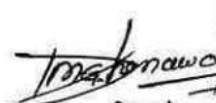
मुद्रांक शुल्क: जर निवासी आणि कृषी मालमत्ता ही पती, पत्नी, मुलगा, मुलगी, नातू, नात, मरण पावलेल्या मुलाची पत्नी यांना बक्षीस दिलेली असेल तर.

शिक्का क्र. 1 27 / 12 / 2023 10 : 12 : 04 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 27 / 12 / 2023 10 : 13 : 47 AM ची वेळ: (फी)

प व ल
१०९८७/२०२३
२००/२८



प्रतिज्ञा पत्र
"सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे." दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, बक्षीदार, व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीदारक हे संपूर्णपणे जबाबदार राहतील. * दस्तऐवजासोबत जोडलेले कागदपत्रे कुळमुद्रापत्रावर नोंदणी इत्यादी वसावट आढळून आल्यास यक्षी संपूर्ण जबाबदारी निष्पादकाची राहिली.
लिहून देणारे 
लिहून घेणारे

प्रमाणित करणेत येते की, या दस्तामध्ये

२८ पृष्ठे आहेत.

सह दुय्यम निबंधक, पनवेल-१

