

528/20737

पावती

Original/Duplicate

Friday, November 29, 2024

नोंदणी क्र.: 39म

6:53 PM

Regn.: 39M

पावती क्र.: 22449 दिनांक: 29/11/2024

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल4-20737-2024

दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू सेल ऑफ प्लॅट

सादर करणाऱ्याचे नाव: रानी छाडी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:11 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

बाजार मुल्य: रु.9916000/-

मोबदला रु.11100000/-

भरलेले मुद्रांक शुल्क : रु. 666000/-

सह दुय्यम निबंधक वर्ग ३
पनवेल क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124298113701 दिनांक: 29/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011794837202425E दिनांक: 29/11/2024

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परती मिळाले
२१/११/२४
पक्षकाराची सही

लिपीत
सह दुय्यम निबंधक पनवेल e

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 20737/2024

नोदणी :

Regn:63m

गावाचे नाव : खारघर

लेखाचा प्रकार	अॅग्रीमेंट टू सेल ऑफ प्लॉट
बदला	11100000
बाजारभाव(भाडेपट्टयाच्या तपट्टाकार आकारणी देतो की पट्टेदार तपट्टेदार करावे)	9916000
समापन, पोटहिस्सा व नोंद(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्रमांक 19/2, दर 121800/- प्रती चौरस मीटर, सदनिका क्रमांक 101, पहिला मजला, सी विंग, साई स्वर को- ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड, प्लॉट नंबर 20, सेक्टर नंबर 2, खारघर, तालुका पनवेल, जिल्हा रायगड, नवी मुंबई (क्षेत्रफळ 64.47 चौरस मीटर कारपेट+ 10.12 चौरस मीटर टेरेस). शासन आदेश क्रमांक मुद्रांक 2021/अनौ. स. क्र. 12/प्र/क्र..107/म-1(धोरण)दिनांक 31/03/2021 अन्वये महिला खरेदी असल्याने मुद्रांक शुल्कामध्ये 1% सबलत देण्यात येते. ((Plot Number : 20 ; SECTOR NUMBER : 2 ;))
क्षेत्रफळ	1) 64.47 चौ.मीटर पोटखराब क्षेत्र : 62 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-सपना कल्याणमल काचोळीया -- वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नंबर सी 101, साई स्वर सी एच एस, प्लॉट नंबर 20, सेक्टर नंबर 2, लिटिल वर्ड मॉल जवळ, खारघर, नवी मुंबई, तालुका पनवेल, जिल्हा रायगड, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410210 पॅन नं:-ABIPK5057C
दस्तऐवज करून देणा-या/लिहून ठेवणा-या गावाचे नाव किंवा दिवाणी न्यायालयाचा नाव किंवा आदेश असल्यास, प्रतिवादिचे व पत्ता.	2): नाव:-मिर्झा युसूफ जफर बैग -- वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नंबर सी 101, साई स्वर सी एच एस, प्लॉट नंबर 20, सेक्टर नंबर 2, लिटिल वर्ड मॉल जवळ, खारघर, नवी मुंबई, तालुका पनवेल, जिल्हा रायगड, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410210 पॅन नं:-BRCPM5587N
दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रानी छाडी -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 141, पहिला मजला, आर सी बरेंक 12, आर सी मार्ग, संतोषी माता मंदिर जवळ, चेंबुर, मुंबई, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AVZPR1991F
दस्तऐवज करून दिल्याचा दिनांक	29/11/2024
दस्त नोंदणी केल्याचा दिनांक	29/11/2024
अनुक्रमांक, खंड व पृष्ठ	20737/2024
बाजारभावाप्रमाणे मुद्रांक शुल्क	666000
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	



दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्मा २,
पनवेल ४

यांकनासाठी विचारात घेतलेला तपशील:-
शुल्क आकारताना निवडलेला अनुच्छेद

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

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1124298113701

Date 29/11/2024

Received from _____, Mobile number 9000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

Payment Details

Bank Name IBKL

Date 29/11/2024

Bank CIN 0004152024112912995

REF No. 2940846654

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



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CHALLAN
MTR Form Number-6



MH011794837202425E		BARCODE	Date	29/11/2024 15:36:16	Form ID	25.2
Inspector General Of Registration			Payer Details			
Stamp Duty			पवेल - ४			
PNL1_PANVEL NO 1 SUB REGISTRAR			TAX ID / TAN (If Any)	20630 2028		
RAIGAD			PAN No.(If Applicable)	AVZPR1991F		
2024-2025 One Time			Full Name	RANI CHHADI AND OTHER ONE		
Account Head Details			Flat/Block No.	FLAT NO 101, 1ST FLOOR, C WING, SAI SWAR		
Stamp Duty			Premises/Building	CO OPERATIVE HOUSING SOCIETY LTD		
Registration Fee			Road/Street	PLOT NO 20, SECTOR NO 02, KHARGHAR,		
Amount In Rs.			Area/Locality	TALUKA PANVEL, DIST RAIGAD		
666000.00			Town/City/District	NAVI MUMBAI		
30000.00			PIN	4 1 0 2 1 0		
Remarks (If Any)			PAN2=ABIPK5057C~SecondPartyName=SAPNA KALYANMAL			
696000.00			KACHOLIYA AND OTHER ONE-			
Amount In			Six Lakh Ninety Six Thousand Rupees Only			
6,96,000.00			Words			
IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332024112917516	2901559674
Cheque/DD No.			Bank Date	RBI Date	29/11/2024-15:36:30	Not Verified with RBI
Name of Bank			Bank-Branch			
Name of Branch			IDBI BANK			
Department ID :			Scroll No. , Date			
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.			Not Verified with Scroll			
दस्तावेज केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.			Mobile No. : 9000000000			

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-528-20737	0006503441202425	29/11/2024-18:52:56	IGR547	30000.00
2	(IS)-528-20737	0006503441202425	29/11/2024-18:52:56	IGR547	666000.00
Total Defacement Amount					6,96,000.00



Document **H**andling **C**harges
Inspector General of Registration & Stamps

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Receipt of Document Handling Charges

PRN 1124298113701

Receipt Date 29/11/2024

Received from _____, Mobile number 9000000000, an amount of Rs.700/- towards Document Handling Charges for the Document to be registered on Document No. 20737 dated 29/11/2024 at the Sub Registrar office Joint S.R. 4 of the District Raigarh.

DEFACED
₹ 700
DEFACED

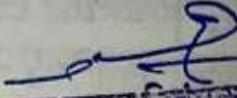


Payment Details

Bank Name IBKL	Payment Date 29/11/2024
Bank CIN 10004152024112912995	REF No. 2940846654
Deface No 1124298113701D	Deface Date 29/11/2024

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

शासन आदेश क्र.मुद्रांक २०२१/अजी.रा.क्र.१२/
प्र.क्र.१०७/अ-१ (ओरदा) दि. २२/०३/२०२१
अन्वये महिला मालिकी अधिनियम २००५ के
अनुच्छेद १७(१) के अन्तर्गत


सह दुय्यम निबंधक, उदयपेल-४

५५१-४	
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AGREEMENT FOR SALE
(PART PAYMENT)

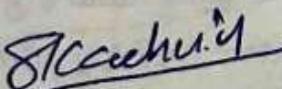
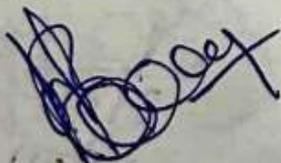
This Agreement for Sale made and executed at Panvel this
29th day of the month of **November 2024**

BETWEEN

1) **MRS. SAPNA KALYANMAL KACHOLIYA**, Age 52 years, (PAN No. : ABIPK5057C) (Aadhaar No. : 9615 3394 1549) & 2) **MR. MIRZA YUSUF ZAFAR BAIG**, Age 58 years, (PAN No. : BRCPM5587N) (Aadhaar No. : 9078 8276 3317) Indian Inhabitant, Both Residing at - Flat No. C-101, Sai Swar CHS., Plot No. 20, Sector 2, Near Little Word Mall, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad-410210; hereinafter called and referred to as "**THE SELLER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

1) **MRS. RANI CHHADI**, Age 43 years, (PAN No. : AVZPR1991F) (Aadhaar No. : 2612 0180 8781) & 2) **MRS. RAVINA SHAHIL CHADI** Age 35 years, (PAN No. : ASCPR0920N) (Aadhaar No. : 5614 4219 6826), Indian Inhabitant, Both Residing at- 141, 1st Floor, RC Barrack-12, R. C. Marg, Near Santoshi Mata Mandir, Chembur, Mumbai-400071; hereinafter called and referred to as "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his / their heirs, executors, administrators and assigns) of the **SECOND PART**.

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WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of Companies Act, 1956 (hereinafter referred to said "CORPORATION" having its registered office at Nirmal 2nd floor, Nariman Point Mumbai-400021, is the 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. XXXVIII of 1966 hereinafter referred to as the said Act) for New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its Powers for the area, designed as site for New Town under Sub-section (1) Section 113 of the said Act.

AND WHEREAS the State Government has been acquired land within the delineated area of Navi Mumbai and vested same in Corporation by an order duly made in that behalf as per the provisions of section 113A of the said Act.

AND WHEREAS the City & Industrial Development Corporation of Maharashtra Limited (CIDCO) granted Lease of **Plot bearing no. 20, Sector 02, admeasuring area 5000.62 sq.mtr. Kharghar, Tal. Panvel, Dist. Raigad to M/s. CONCRETE BUILDERS**, a proprietary firm of MR. SURESH G. WADHWA, having its office at 429, Arenja Corner, Sector 17, Vashi, Navi Mumbai, and thereby executed Agreement to Lease dated 04/11/2004 with **M/s. CONCRETE BUILDERS** (hereinafter referred to as the "Promoters").

AND WHEREAS the Promoters have got approved and sanctioned the plans and specification for construction of a building known as "**SAI-SWAR**" on the said plot by CIDCO LTD. vide its Commencement Certificate No. **CIDCO/EE(BP)/ATPO/793** dated **19/05/2005**

AND WHEREAS the said Promoters have completed the construction work of the said Buildings on the said land vide Occupancy Certificate issued by CIDCO Ltd., dated **10/02/2007** under Ref. No. **CIDCO/ BP/ATPO/767**.

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AND WHEREAS by an Agreement for Sale dated **17/03/2006** and executed between Promoters **M/s. CONCRETE BUILDERS**, a proprietary firm of **MR. SURESH G. WADHWA**, having its office at 429, Arenja Corner, Sector 17, Vashi, Navi Mumbai, the Developers thereby sold and transferred to the name of said **1) MR. VIVEK SUBHASH DO REGO & 2) MRS. MAYSIE VICTORIA SA DO REGO** viz. **Flat No. 101, on 1st Floor, "C" wing, admeasuring 694 sq.ft. Carpet area equivalent to 64.47 sq. mtrs. including cupboard and flower bed and terrace admeasuring 109 sq.ft. i.e. 10.12 sq.mtrs.,** in the building known as "**SAI-SWAR CO-OPERATIVE HOUSING SOCIETY LTD.**", Constructed on **Plot No. 20, Sector No. 02 in Kharghar, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation in the Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter referred to as "the said Flat"), registered in the Office of Sub-Registrar, Panvel under Serial No. **PVL3-1960-2006** on dated **21/03/2006**.

AND WHEREAS **1) MR. VIVEK SUBHASH DO REGO & 2) MRS. MAYSIE VICTORIA SA DO REGO** have sold and transferred the said **Flat No. 101, on 1st Floor, "C" wing, admeasuring 694 sq.ft. Carpet area equivalent to 64.47 sq. mtrs. including cupboard and flower bed and terrace admeasuring 109 sq.ft. i.e. 10.12 sq.mtrs.,** in the building known as "**SAI-SWAR CO-OPERATIVE HOUSING SOCIETY LTD.**", Constructed on **Plot No. 20, Sector No. 02 in Kharghar, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation to **1) MRS. SAPNA KALYANMAL KACHOLIYA & 2) MR. MIRZA YUSUF ZAFAR BAIG** vide Sale Deed(Full and Final) dated **03/03/2012** was registered in the Office of Sub-Registrar, Panvel under Serial No. **PVL3-2370-2012** on dated **03/03/2012**.

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 १st Floor, "C" wing,



AND WHEREAS the Seller/s are the owner and is absolutely seized and possessed of and entitles to the said Flat No. 101, on 1st Floor, "C" wing, admeasuring 694 sq.ft. Carpet area equivalent to 64.47 sq. mtrs. including cupboard and flower bed and terrace admeasuring 109 sq.ft. i.e. 10.12 sq.mtrs., in the building known as "SAISWAR CO-OPERATIVE HOUSING SOCIETY LTD." constructed on Plot No. 20, Sector No. 02 in Kharghar, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation.

AND WHEREAS the Seller/s is the member of the "SAISWAR CO-OPERATIVE HOUSING SOCIETY LTD." registered under Maharashtra Co-operative Societies Act, 1960 having Registration No. NBOM/CIDCO/HSG/(OH)/ 2723/JTR/Year 2008-2009.

AND WHEREAS the Seller/s is not in need of the said Flat they have decided to sell and dispose it off.

AND WHEREAS the Purchasers are interested in purchasing the said flat, they approached to the Seller/s and a talk regarding Sale and purchase of the flat took place between the parties.

AND WHEREAS on discussion, the Seller/s agreed to sell and the Purchasers have agreed to purchase the said flat for a total consideration of **Rs. 1,11,00,000/- (Rupees One Crore Eleven Lakh Only).**

AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing amenities and the transaction of the purchase of the said flat on ownership basis is completely done by the party of the first part from his own funds and therefore it is self-acquired property nobody else have any right, title and interest in the said property. The party of the first part has got full right and absolute authority to sell/diposed off and transfer all his/her right title and interest in the said flat as his/her self-acquired property.

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AND WHEREAS other terms and conditions are mutually settled and agreed between the parties as appearing herein below:

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Seller/s hereby agree to sell and the Purchaser hereby agree to purchase said **Flat No. 101**, on **1st Floor**, "**C**" wing, admeasuring **694 sq.ft. Carpet area** equivalent to **64.47 sq. mtrs.** including cupboard and flower bed and terrace admeasuring **109 sq.ft. i.e. 10.12 sq.mtrs.** in the building known as "**SAI-SWAR CO-OPERATIVE HOUSING SOCIETY LTD.**", Constructed on **Plot No. 20, Sector No. 02** in **Kharghar, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation and more particularly described in the Schedule written hereunder.

2. The area of the flat hereby agreed to be sold is **694 sq.ft. Carpet area** equivalent to **64.47 sq. mtrs.** including cupboard and flower bed and terrace admeasuring **109 sq.ft. i.e. 10.12 sq.mtrs.** and it is shown by red boundary line on the plan attached herewith.

3. The consideration for the said transfer as settled and agreed between the parties is **Rs. 1,11,00,000/- (Rupees One Crore Eleven Lakh Only)** The said amount of consideration is to be paid as under :

Rs. 11,00,000/- Paid by Cheque No. 000020, dt. 21/11/2024 drawn on AU Small Finance Bank, Chaksu, Rajasthan Branch

Rs. 1,00,00,000/- Will be paid after passing the loan from any financial institution or bank and /or own funds within 45 days from the date of Agreement for Sale.

Rs. 1,11,00,000/- (Rupees One Crore Eleven Lakh Only)
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4. The Seller/s and the Purchasers declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.

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5. The Seller/s will give the possession of the said Flat to the Purchase/s after balance payment i.e. full and final payment. The Seller hereby declare that till today they have not sold, mortgaged, gifted or otherwise parted, with possession of the said Flat, nor had been entered into any such agreement to any other party. The Seller hereby agree to co-operate for transferring the above said property in the name of Purchasers in the office of CIDCO LTD. and/or Panvel Municipal Corporation, M.S.E.D.C.L. and any other concerned Department.

6. The "SAI-SWAR CO-OPERATIVE HOUSING SOCIETY LTD.", has given its consent to the Seller/s to transfer their right in the name of Purchasers.
7. It is agreed by the both parties that they will complete this agreement's conditions and it is bounded on the Purchasers. This is an essence of the contract.
8. The Seller/s hereby declares that the completion certificate of the building erected on the property more particularly described in the First Schedule written hereunder has been obtained from CIDCO Ltd.
9. The Seller/s hereby declares that they pay all taxes and dues of whatsoever nature in respect of the Flat hereby agreed to be transferred alone up to the date of possession. The Purchasers shall be responsible for payment of further taxes and dues in respect of Flat hereby agreed to be transferred from the date of possession.
10. The Party of the First Part states that they have not been any case of encumbrance against the said Flat hereby agreed to be sold. The Flat is agreed to be transferred free from encumbrances.
11. The Seller/s hereby declares that the Flat hereby agreed to be sold and transferred is not requisitioned nor have they received any such notice.

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२०३३	२०२४
११ / ३५	

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12. The Seller/s declares that they have got full right and authority to deal with the Flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the same shall be removed by the Seller/s alone at his cost.

13. The Seller/s also declared that they have not dealt with the said Flat in any manner nor they have done any agreement with any another party or person.

14. It is understood by and between the parties that the Purchasers shall not be entitled to get a conveyance of Flat in their name. The conveyance of the entire property is executed in favour of "SAI-SWAR CO-OPERATIVE HOUSING SOCIETY LTD." and formed of the various Flat Purchasers in the building.

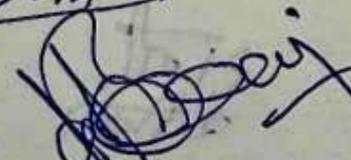
15. The Seller/s herein has produced the following documents before the Purchasers:

- a) The Seller/s have agreed to submit their application to "SAI-SWAR CO-OPERATIVE HOUSING SOCIETY LTD." to the effect that their name as a member of the said proposed SOCIETY be deleted and name of the Purchasers should be taken as a member in their place and also transfer the shares in the name of the Purchasers.
- b) That Seller/s will sign transfer form and submit the same to the proposed Society after receiving full and final payment.

16. The Seller/s hereby undertakes to make out a clear and marketable title to the property agreed to be sold.

17. The Purchasers hereby undertake to become a member of said proposed society and undertake to sign all papers necessary for that purpose.

18. The expenses for conveying the said Flat such as Stamp Duty, Registration fees shall be borne and paid by the Purchasers alone.

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This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto. All the terms and conditions of the Builder's Agreement will be applicable to this agreement.



The Government of Maharashtra in the public interest has decided to reduce the stamp by 1% to the **Single Women Purchaser** as otherwise chargeable under clause (b) of Article 25 of Schedule 1 of the Maharashtra Stamp Act (LX of 1958) as applicable for purchase of Residential Unit only and for this Agreement the Purchaser has taken benefit of 1% of Stamp duty under the above mentioned Act.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT Piece or parcel of Land known as **Plot No. 20**, lying being and situated at **Sector No. 2, Kharghar, Navi Mumabi, Tal. Panvel, Dist. Raigad**, admeasuring 5000.62 sq.mtr or thereabouts and boundaries of the said plot as follows :

- On or towards the North by : 24 mtr. Wide Road, Mandatory building line and mandatory open space
- On or towards the South by : Plot No. 21
- On or towards the East by : 30 mtr. Wide Road, Mandatory Lay Bye
- On or towards the West by : Plot No. 18 & Plot No. 19

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 101, on 1st Floor, "C" wing, admeasuring 694 sq.ft. Carpet area equivalent to 64.47 sq. mtrs. including cupboard and flower bed and terrace admeasuring 109 sq.ft. i.e. 10.12 sq.mtrs., in the building known as "**SAI-SWAR CO-OPERATIVE HOUSING SOCIETY LTD.**", Constructed on **Plot No. 20, Sector No. 02 in Kharghar, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "SELLERS"

1) **MRS. SAPNA KALYANMAL KACHOLIYA**

Sapna



2) **MR. MIRZA YUSUF ZAFAR BAIG**

IN THE PRESENCE OF.....

1. Shivaji B. Chinde. *Shivaji*
2. Mahesh Lakshman Patil *Patil*



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "PURCHASERS"

1) **MRS. RANI CHHADI**

रानी



2) **MRS. RAVINA SHAHIL CHADI**

IN THE PRESENCE OF.....

1. Shivaji B. Chinde *Shivaji*

2. Mahesh Lakshman Patil *Patil*



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:: RECEIPT ::



Received from Purchasers a sum of **Rs. 11,00,000/-** (Rupees **Eleven Lakh Only**) paid by Cheque as Part Payment against the sale of Flat No. **101**, on **1st Floor**, "**C**" wing, admeasuring **694 sq.ft.** Carpet area equivalent to **64.47 sq. mtrs.** including cupboard and flower bed and terrace admeasuring **109 sq.ft. i.e. 10.12 sq.mtrs.**, in the building known as "**SAI-SWAR CO-OPERATIVE HOUSING SOCIETY LTD.**", Constructed on Plot No. **20**, Sector No. **02** in **Kharghar, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation.

I SAY RECEIVED.
Rs. 11,00,000/-

[Faint handwritten notes and signatures]

1) **MRS. SAPNA KALYANMAL KACHOLIYA**

[Handwritten signature]

2) **MR. MIRZA YUSUF ZAFAR BAIG**
Seller/s

[Faint handwritten notes and signatures]

पवेल - ४

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पवेल - ३

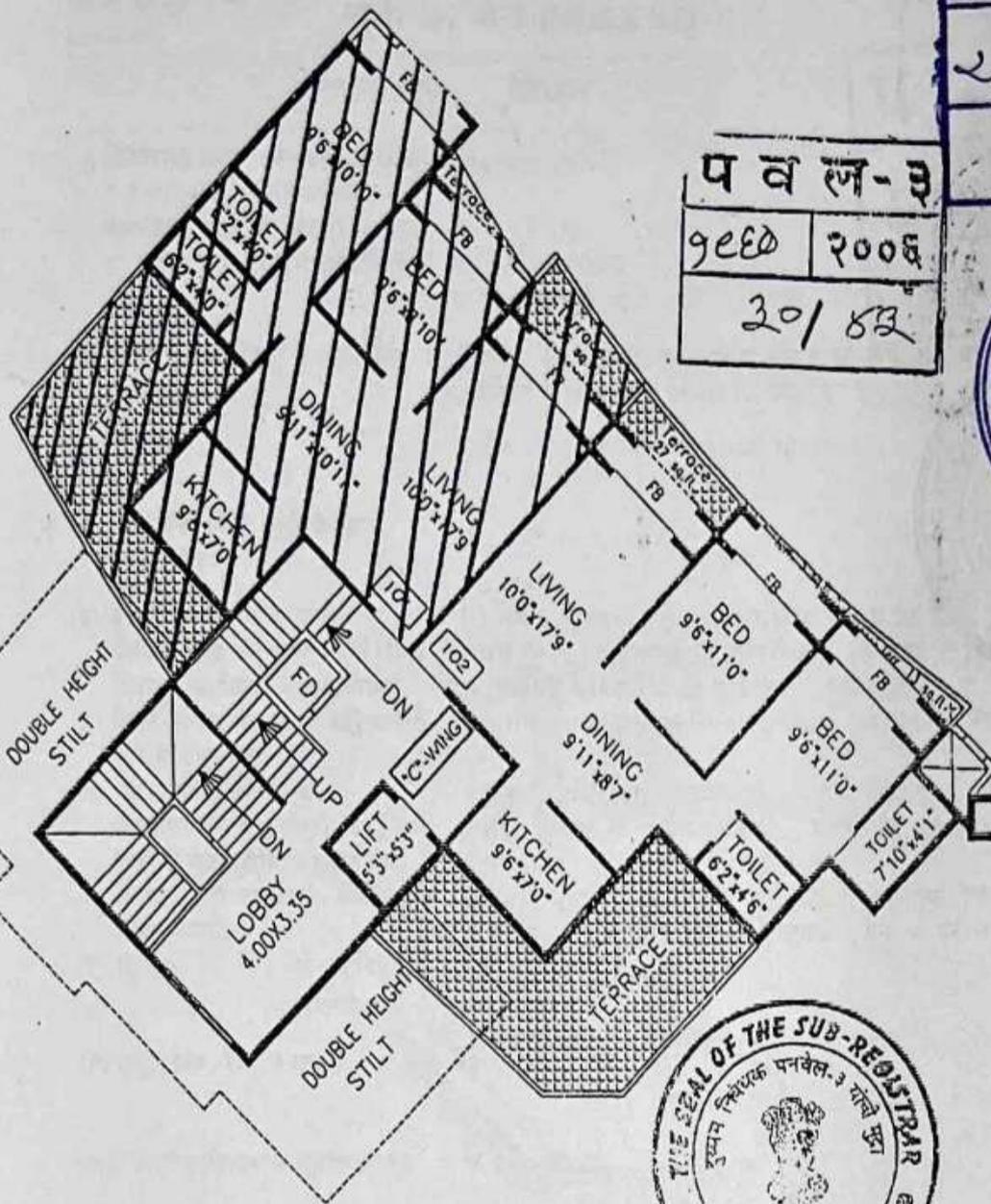
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२० / ६३



FIRST FLOOR PLAN

"C"-WING



CONCRETE BUILDERS
ARENJA CORNER, 423,
SECTOR NO -17, VASHI
NAVI MUMBAI
TEL - 2782285/86
FAX - 27898001/02

"SAI SWAR"
PLOT NO-20, SECTOR NO-2
KHARCHAR
NAVI MUMBAI

ARCHITECT
RAJESH R.C.
1/13, MANVIM CENTER
SECTOR NO -17, VASHI
NAVI MUMBAI
TEL - 7092625/7092625

FLAT No:- 101 "C" WING ON FIRST FLOOR.

For CONCRETE BUILDERS

Amash
Proprietor

Madshego
Chavli...

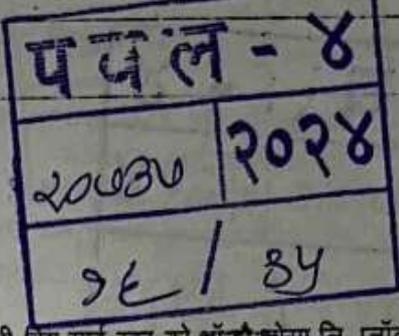
SSK...

[Signature]

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गावाचे नाव : खारघर



(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,500,000.00
बा.भा. रु. 4,948,000.00

(2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र.101, पहिला मजला, सी विंग, साई स्वर को-ऑ-ही. सोसा लि., प्लॉट 20, सेक्टर 2, खारघर, ता पनवेल जि रायगड

(3) क्षेत्रफळ (1) 694 चौ.फुट. कारपेट+टैरेस 109 चौ.फुट.

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) विवेक सुभाष डू रेगो - -; घर/फ्लॅट नं: से 28, वाशी, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नम्बर: ABWPD 4535 E.
(2) मायसिई व्हीक्टोरिया सा डू रेगो - -; घर/फ्लॅट नं: II; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: AKEPR 3164 N

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सपना कल्याणमल काचोळीया - -; घर/फ्लॅट नं: से 31 ए, वाशी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: ABIPK 5057 C.
(2) मिर्झा युसूफ जफर बेग - -; घर/फ्लॅट नं: II; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: BRCPM 5587 N.

(7) दिनांक करून दिल्याचा 03/03/2012

(8) नोंदणीचा 03/03/2012

(9) अनुक्रमांक, खंड व पृष्ठ 2370 /2012

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 279480.00

(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शेरा



सह दुय्यम निबंधक वग

पनवेल क्र. ३

सह दुय्यम निबंधक वग

पनवेल क्र. ३

संगणक

मी नवकल केली

वाचली

इशवान धेतली

अस्सल बरहुकुम नवकल

सह दुय्यम निबंधक वग

पनवेल क्र. ३

SARITA REPORTS VERSION 5.2.8

अर्ज क्र. १६१५

दिनांक:- 29/11/2012

अर्जदार:- महेश ध्वजराव पालीव

यांचे अर्जानुसार सदर

नवकल देण्यात आली



सह दुय्यम निबंधक वर्ग-२

पनवेल क्र.३



दस्तक्रमांक व वर्ष: 1960/2006

Monday, January 01, 2007

12:03:32 AM

सूची क्र. दोन INDEX NO. II

प व १०३२४

१० / ३५

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार, मोबदलाचे स्वरूप करारनामा
व बाजारभाव (भाडेमदल्याच्या करारनामा
आवृत्तीत पट्टाकार, अकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 2,300,000.00
बा.भा. रु. 1,368,000.00



(2) भू.मान, सोलहिरस्ता व घरक्रमांक

(1) वर्णन: सदनिका क्र 101, पहीला मजला, साई स्वर, सी विंग, प्लॉट क्र 20, सेक्टर 2, खारघर, ता पनवेल, जि रायगड

(1)64.47 चौ मी कारपेट + 10.12 चौ मी टेरेस

(1)

(1) मे/- कॉन्क्रीट बिल्डर्स तर्फे प्रोपा सुरेश जी. वाधवा यांचे अखत्यारी मोहम्मद इस्माईल - -; घर/प्लॉट नं: 429, अरंज कॉर्नर, से 17, बाशी, नवी मुंबई; गल्ली/रस्ता: -; ईमारत नं: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएएपीडब्ल्यु0812ए

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) विवेक सुभाष डू रेगो - -; घर/प्लॉट नं: सी 7 अल्फा अपार्ट प्लॉट क्र 26/27, वाशी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; पिन: -; पॅन नम्बर: एबीडब्ल्युपीडी4535ई

(2) मेसी विक्टोरिया सा डू रेगो - -; घर/प्लॉट नं: -// -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: प्र प.

(7) दिनांक करून दिल्याचा 17/03/2006
(8) नोंदणीचा 21/03/2006
(9) अनुक्रमांक, खंड व पृष्ठ 1960 /2006

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 121750.00

(11) बाजारभावाप्रमाणे नोंदणी रु 23000.00

(12) शेरा



सगणक
मी नक्कल केली
याचली
रुजवान धेतली

अस्सल बरहुकूम नदकठ

सह दुय्यम निबंधक वर
पनवेल-३

अर्ज क्र. १६१५

दिनांक:- २१/११/२४

अर्जदार:- महेश ठोकणा पालिक

यांचे अर्जानुसार सदर
नक्कल देण्यात आली

सह दुय्यम निबंधक वर-२



पवल - ४	
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१८ / ३५	



ए व औद्योगिक विकास महामंडळ (महागवळ) मध्ये दित

निकृत कार्यालय :
 'लि', दुसरा मजला, नरीमन पॉइंट,
 मुंबई - ४०० ०२१,
 दूरध्वनी : (स्वागत बंद) ००-९१-२२-५६५० ०९००
 ००-९१-२२-५६५० ०९२८
 फॅक्स : ००-९१-२२-२२०२ २१०९ / ५६५० ०९३३

मुख्य कार्यालय :
 सिडका भवन, सी.बी.डी., वेलापूर,
 नवी मुंबई - ४०० ११४,
 दूरध्वनी : ००-९१-२२-५५९९ ८१००
 फॅक्स : ००-९१-२२-५५९९ ८१६६

संदर्भ क्र. : REF NO: CIDCO/BPI/ATPOI / २६०

दिनांक : १०/२/२०१२

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Cum Commercial Building [Res. BUA= 6681.1221 Sq.mtrs. Comm. BUA=803.0083 Sq.mtrs. Total BUA=7484.1304 Sq.mtrs. (No. of Units R-131, C-30] on Plot No. 20, Sector-02 at Kharghar of Navi Mumbai completed under the supervision of M/s. Rajesh R.C. has been inspected on 15/02/2007 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 19/05/2005 and that the development is fit for the use for which it has been carried out.



(N.S. Swami) Additional Town Planning Officer, Navi Mumbai & Khopta

पवल - ३	
३७०	२०१२
१७ / ३०	

REF. NO. CIDCO/ATPO/1793

19/5/2025

पत्र - ४	
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३९ / ३५	

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

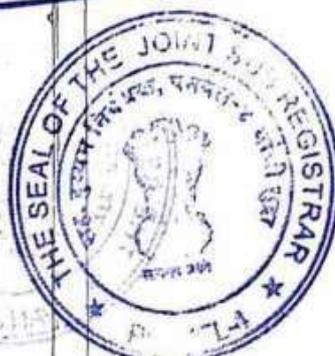
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to Shri Suresh G. Wadhwa; Prop. of M/s. Concrete Builders

Unit/Plot No. 20 Road No. -, Sector 02 Node Kharghar of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential-cum-Commercial Bldg. (G+7)

Total Net BUA = 7495.459 m² (R = 6730.928 m²
C = 764.531 m²)

(Nos. of Residential Units 132 Nos. of Commercial units 30)



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.

पत्र - ३	
१९९०	२००६
३५ / ४३	

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development on the ground level, atleast 7 days before the commencement of the further development.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised 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.



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 MRTTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.

प व ल - ४

२००३/२०२४

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. 207700/- 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 tank 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 BB(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 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/CIDCO/87/94. 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 install a 'Display Board' on the conspicuous place on site indicating following details :-

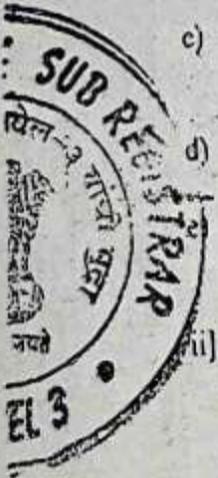
- Name and address of the owner/developer, Architect and Contractor.
- Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
- Order Number and date of grant of development permission and the authority of development permission issued by the Planning Authority or any other authority.
- Number of Residential flats/Commercial Units with areas.
- Address where copies of detailed approved plans shall be available for inspection.

ii] A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

प व ल - ३

१९९० २००६

1504/CIDCO/87/94. 11/RDP



प व ल - ४	
२००३०	२०२४
२९ / ३५	

11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2001, 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.



[Signature]
 ADDL. TOWN PLANNING OFFICER
 Navi Mumbai & Khopta

C.C. TO: ARCHITECT
Rajesh R.C.

C.C. TO: Separately to :

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

प व ल - ३	
१९९०	२००६
३७ / ४४	



पव ल - ४
२०२३५
२२/३५

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय
'निर्मल' द्वारा मजकूर
मुंबई - ४०० ०२९
दूरध्वनी : (रवागत कक्ष)
फॉक्स : ००-९९-२२-२२०२



मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी., वेलापूर,
नवी मुंबई - ४०० ६९४.
दूरध्वनी : ००-९९-२२-५५९९ ८९००
फॉक्स : ००-९९-२२-५५९९ ८९६६

संदर्भ क्र.:

CIDCO/BPIATPOI/793

पव ल - ३
१९६० २००६
३५/४२

दिनांक : १९/५/२००५

To,

Shri Suresh G. Wadhwa,
Prop. of M/s Concrete Builders,
429, Arenja Corner, Sector-17, Vashi,
NAVI MUMBAI.

Sub:-Development permission for Residential Cum Commercial Building on Plot no. 20, Sector-02 at Kharghar, Navi Mumbai.
Ref:-1) Your architects application dated.30/11/2004 & 19/04/2005
2) PSIDC NOC vide CIDCO/AEE(Elect.);2004/896/1147, dtd.15/12/2004
3) MSEB Sub Station NOC vide EE/PNL-U/Tech/1137, dtd.25/02/2005
4) Fire NOC vide CIDCO/Fire/KLM/225/2005, dtd. 19/02/2005

Sir,

Please refer to your application for development permission for Residential Cum Commercial Building on Plot no.20, Sector-02 at Kharghar, Navi Mumbai.

The development permission is hereby granted to construct Residential Cum Commercial 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 approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kharghar, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours faithfully,

(N.S. Swami) 19/05/05

ADDL.TOWN PLANNING OFFICER
Navi Mumbai & Khopta

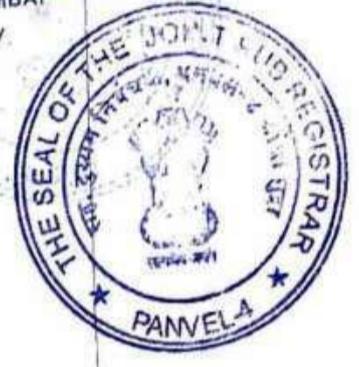


प व ल - ३
१९९० २००६
३१/४३

प व ल - ४
२००३ २०२४
२३/३५

Himanshu Bheda & Co.
Advocates, High Court, Mumbai

FIRST FLOOR, CENTRAL FACILITY BLDG. No. 1, APMC MARKET-I, PHASE-II, MUDI BAZAR, VASHI, NAVI MUMBAI
PHONE : 2766 6120, 2055 0038 • CELL : 9821032144, RELIANCE : 9823032144 9323032144
email : himanshu_bheda@hotmail.com



**REPORT ON TITLE
TO WHOMSOEVER IT MAY CONCERN**

Sub:- Report on Title of **M/S. CONCRETE BUILDERS** in respect of Plot No. 20 Sector 02 in Kharghar, Navi Mumbai admeasuring 5000.62 Sq.Mtrs or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of **M/S. CONCRETE BUILDERS** a proprietary firm of Mr. **SURESH WADIWA** having his office at 429, Arenja Corner, Sector 17, Vashi, Navi Mumbai. (hereinafter referred to as the **BUILDERS**) in respect of Plot No. 20 Sector 02 in Kharghar, Navi Mumbai admeasuring 5000.62 Sq.Mtrs or thereabouts (hereinafter referred to as the said plot). The same is narrated as under:-

1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CHDCO ") having its registered office at "Nirmal". 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development authority. under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New



H. Bheda

पवत - ४	
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२४ / ३५	

प व त - ४	
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३२ / ४२	



Hemanshu Bheda & Co.
Advocates, High Court, Mumbai

127, FIRST FLOOR, CENTRAL FACILITY BLDG No. 1, APMC MARKET-I, PHASE-II, MUQI BAZAR, VASHI, NAVI MUMBAI
 PHONE : 2786 0138, 2055 0038 • CELL : 9821032144, RELIANCE : 33232444 9323032144
 email : hemanshu_bheda@hotmail.com

Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec. 113 of the said Act.
3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 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 Government under the said Act.
4. By and under Agreement to Lease dated 04-11-2004 and executed between the CIDCO & the Builders, CIDCO has granted to the Builders license to enter the Plot NO 20, Sector 02, Kharghar, Navi Mumbai admeasuring 5000.62 Sq. Mts. (hereinafter referred to as the said Plot) against terms and conditions and upon covenants mentioned therein for a period of 60 years with a right to Develop the same as permissible under General Development Control Regulations for New Bombay, 1975. A



Ashish



प व ल - ३	
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३३ / ४३	

Himanshu Bheda & Co.
Advocates, High Court, Mumbai

प व ल - ४	
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२५ / ३५	

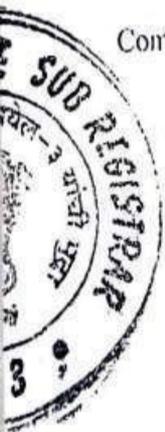
FIRST FLOOR, CENTRAL FACILITY BLDG. No. 1, APMC MARKET-I, PHASE-II, MUDI BAZAR, VASHI, NAVI MUMBAI
 PHONE : 2766 6120, 2055 0038 • CELL : 9821032144, RELIANCE : 39332444 9323022144
 email : himanshu_bheda@hotmail.com

more particular description of the said plot is given in the Schedule hereunder written.

- In the circumstances, the Builders are entitled to develop the said plot by constructing a building as per the building plans that shall be sanctioned.
- The Builders through their Architect RAJESH R. C. have prepared building plans by proposing a layout of 6 wings Ground and 7 uppers floors and ground floor having shops and showroom and stilt car parkings. (hereinafter referred to as the said Layout) . The Builders have submitted to CIDCO and other authorities the said building plans, specifications and designs for the said plot. CIDCO has sanctioned the building plans, specifications and designs submitted by the Builders and granted the Commencement Certificate and Development permission vide Letter No. CIDCO/B.P/ ATPO / 793 dated 19-05-2005.

- In the Circumstances, subject to the compliance of the terms & conditions of the said Agreement dated 04-11-2004 & the terms & conditions of the Commencement Certificate and Development permission vide Letter No.

lished.



प व ल - ४
 20036 2028
 28/34

Himanshu Bheda & Co.
 Advocates, High Court, Mumbai

127, FIRST FLOOR, CENTRAL FACILITY BLDG. No: 1, APMC MARKET-I, PHASE-II, MUDI BAZAR, VASHI, NAVI MUMBAI
 PHONE: 27566128 • CELL : 9821032144, RELIANCE : 3330244 9325082144
 email: himanshu_bheda@hotmail.com



CID No. P/ A/ 793 dated 19-05-2005 the title of M/S. CONCRETE BUILDERS to the above plot is clear & marketable & free from all registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO

Plot No. 20 Sector 02 in Kharghar, Navi Mumbai admeasuring 5000.62 Sq. Mtrs or thereabouts and bounded as follows:-

On or towards the North by :- 24.0 Mtr. Wide road, mandatory Bldg Line, mandatory open space

On or towards the South by :- Plot no 21

On or towards the East by :- 30.0 Mtr. Wide road, mandatory lay bye

On or towards the West by :- Plot no 18 and Plot no 19.

DATED THIS 24th DAY OF MAY 2005

प व ल - ३
 9090 2006
 28/82

For Himanshu Bheda & Co.

Himanshu Bheda

Proprietor.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ASCPR0920N

नाम / Name
VINA SHAHIL CHADI

पिता का नाम / Father's Name
SHAHIL CHADI

जन्म की तारीख / Date of Birth
14/04/1989

रविना छाडी
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AVZPR1991F

नाम / Name
RANI CHHADI

पिता का नाम / Father's Name
PURAN MAL NAT

जन्म की तारीख / Date of Birth
11/08/1981

04052024

रानी

पवल - 8
20030 2028
20 / 34

भारत सरकार
GOVERNMENT OF INDIA

रविना शाहील छाडी
Ravina Shahil Chadi

जन्म तारीख / DOB: 14/04/1989

महिला / FEMALE

Mobile No.: 9892928925

5614 4219 6826

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

रानी छाडी
Rani Chhadi

जन्म तारीख/DOB: 11/08/1981

महिला/ FEMALE

2612 0180 8781

माझे आधार, माझी ओळख

THE SEAL OF THE JOINT REGISTRAR
पंजवेल-8, आंध्र प्रदेश
REGISTRAR
PANVELA

रविना

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
141, आर सी बरक 12, 1 फ्लोर, नियर संतोषी माता मंदिर, चेंबूर, मुंबई, मुंबई उपनगर, महाराष्ट्र - 400071

Address:
141, RC Barrack 12, 1st Floor, Near Santoshi Mata Mandir, Chembur, Mumbai, Mumbai Suburban, Maharashtra - 400071

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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141, आर सी बरक 12, 1 फ्लोर, नियर संतोषी माता मंदिर, चेंबूर, मुंबई, मुंबई उपनगर, महाराष्ट्र - 400071

Address:
141, RC Barrack 12, 1st floor, Near Santoshi Mata Mandir, Chembur, Mumbai, Mumbai Suburban, Maharashtra - 400074

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

MIRZA BAIG YUSUF ZAFAR
ISLAM AHMEDBAIG MIRZA

31/07/1966
 Permanent Account Number
BRCPM5587N

भारत सरकार
 GOVT. OF INDIA

प व ल - ४	
20030	2028
26 / 34	

31
 6907835



भारत सरकार
Government of India

मिर्झा युसुफ जफर बेग
Mirza Yusul Zafar Baig
 जन्म तारीख / DOB : 31/07/1966
 पुरुष / Male

9078 8276 3317

आधार - सामान्य माणसाचा अधिकार

Handwritten signature

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता सी 101 साई सवर सी एच एस प्लॉट न 20 सेक न 2, लिटल वर्ड
माल जवळ, खारघर, खारघर, खारघर, रायगड, महाराष्ट्र, 410210

Address: c 101 sai sawar c h s plot no 20
sec no 2, near little word mall, kharghar,
Kharghar, Kharghar, Raigarh,
Maharashtra, 410210

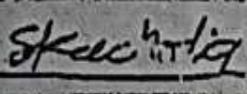
9078 8276 3317

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABIPK5057C

नाम /NAME
SAPNA KALYANMAL KACHOLIYA

पिता का नाम /FATHER'S NAME
**KALYANMAL PHOOLCHAND
 KACHOLIYA**

जन्म तिथि /DATE OF BIRTH
27-10-1972

हस्ताक्षर /SIGNATURE


आयकर आयुक्त-1, पुणे
 Commissioner of Income-tax 1, Pune

पं. व. ले - ४	
१०७३०	२०२४
२९ / ३९	



भारत सरकार
 Government of India

सपना कल्याणमल कचोलिया
 Sapna Kalyanmal Kacholia

जन्म तारीख / DOB: 27/10/1972

स्त्री / Female

9615 3394 1549

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पता 101 साई स्वर अपार्टमेंट सी
 विंग सी एच एस ब्लॉक नं 20, खारगार,
 तुर्भे, तुर्भे, रायगड, महाराष्ट्र,
 400703

Address: 101 sai swa Apartment
 c wing c h s block no 20, khargar,
 Turbhe, Turbhe, Raigarh,
 Maharashtra, 400703

9615 3394 1549

Sapna Kacholia

आयकर विभाग

INCOME TAX DEPARTMENT

LAXMAN DYNANU PATIL

LAXMAN DYNANU PATIL

06/1987

Permanent Account Number

BPP5035H

Patil



भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

SHINDE SHIVAJI BAJRANG

BAJARANG LAXMAN SHINDE

24/03/1979

Permanent Account Number,

BAEPS4199B

Shinde

Signature



भारत सरकार
GOVT. OF INDIA



Patil

Shinde

पवल - ४	
2023	2024
30/03/2024	34



पवल - ४
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३१ / ३५

१२/११/२१

४ - ल
४९०९
THE SEAL OF THE JOINT SUB REGISTRAR
भारत सरकार, पवल-४ रावरी जिला
भारत
PANVEL-4

THE SEAL OF THE JOINT SUB REGISTRAR
भारत सरकार, पवल-४ रावरी जिला
भारत

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

202411298813

29 November 2024,05:50:03 PM

पवल4

मूल्यांकनाचे वर्ष	2024
जिल्हा	रायगड
मूल्य विभाग	तालुका : पनवेल
उप मूल्य विभाग	19/2-खारघर सिडको से.क्र.2
क्षेत्राचे नांव	A Class Palika
सर्व्हे नंबर /न. भू. क्रमांक :	

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
45100	121800	140100	152300	140100	

बांधीव क्षेत्राची माहिती	77.364 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र (Built Up)-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.25289/-
बांधकामाचे वर्गीकरण-	आहे	मजला -	1st To 4th Floor		
उद्दवाहन सुविधा -					

Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.121800/-
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((121800-45100) * (100 / 100)) + 45100) = Rs.121800/-
मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 121800 * 77.364 = Rs.9422935.2/-
लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र 10.12 चौ. मीटर
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य = 10.12 * (121800 * 40/100) = Rs.493046.4/-

पवल - ४
202306 | 2024
32 / 34

Applicable Rules = 3, 9, 18, 19, 14

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य (बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ) = A + B + C + D + E + F + G + H + I + J = 9422935.2 + 0 + 0 + 0 + 0 + 493046.4 + 0 + 0 + 0 + 0 = Rs.9915982/-
= ₹ नव्याण्णव लाख पंधरा हजार नऊ शे ब्याऐंशी /-



528/20737
शुक्रवार, 29 नोव्हेंबर 2024 6:53 म.नं.

दस्त गोषवारा भाग-1

पवल4 93/24
दस्त क्रमांक: 20737/2024

दस्त क्रमांक: पवल4 /20737/2024

बाजार मुल्य: रु. 99,16,000/-

मोबदला: रु. 1,11,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,66,000/-

दु. नि. सह. दु. नि. पवल4 यांचे कार्यालयात
अ. क्र. 20737 वर दि.29-11-2024
रोजी 6:50 म.नं. वा. हजर केला.

पावती:22449

पावती दिनांक: 29/11/2024

सादरकरणाराचे नाव: रानी छाडी - -

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 700.00
पृष्ठांची संख्या: 35

एकुण: 30700.00

रानी

दस्त हजर करणाऱ्याची सही:


Joint Sub Registrar Panvel 4


Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल ऑफ प्लॉट

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

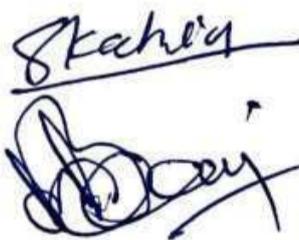
शिक्षा क्रं. 1 29 / 11 / 2024 06 : 50 : 30 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 29 / 11 / 2024 06 : 51 : 49 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तज्ज्ञादीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार, व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील. दस्तऐवजासोबत जोडलेले कागदपत्रे कुळमुख्यारपत्र व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

सिंहान वेंगारे




रानी
रानी

29/11/2024 7 01:57 PM

दस्त क्रमांक :पवल4/20737/2024
दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल ऑफ फ्लॅट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सपना कल्याणमल काचोळीया -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नंबर सी 101, साई स्वर सी एच एस, प्लॉट नंबर 20, सेक्टर नंबर 2, लिटिल वर्ड मॉल जवळ, खारघर, नवी मुंबई, तालुका पनवेल, जिल्हा रायगड, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:ABIPK5057C	लिहून देणार वय :-52 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:मिर्झा युसूफ जफर बैग -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नंबर सी 101, साई स्वर सी एच एस, प्लॉट नंबर 20, सेक्टर नंबर 2, लिटिल वर्ड मॉल जवळ, खारघर, नवी मुंबई, तालुका पनवेल, जिल्हा रायगड, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:BRCPM5587N	लिहून देणार वय :-58 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:रानी छाडी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 141, पहिला मजला, आर सी बरॅक 12, आर सी मार्ग, संतोषी माता मंदिर जवळ, चेंबुर, मुंबई, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AVZPR1991F	लिहून घेणार वय :-43 स्वाक्षरी:- <i>[Signature]</i>		
4	नाव:रविना शाहील छाडी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 141, पहिला मजला, आर सी बरॅक 12, आर सी मार्ग, संतोषी माता मंदिर जवळ, चेंबुर, मुंबई, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ASCPR0920N	लिहून घेणार वय :-35 स्वाक्षरी:- <i>[Signature]</i>		

दस्त ऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल ऑफ फ्लॅट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:29 / 11 / 2024 07 : 00 : 04 PMओळख:-
दस्तातील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:शिवाजी शिंदे -- वय:44 पत्ता:न्यू पनवेल, तालुका पनवेल, जिल्हा रायगड, नवी मुंबई पिन कोड:410206	स्वाक्षरी <i>[Signature]</i>		
2	नाव:महेश पाटील -- वय:36 पत्ता:सेक्टर नंबर 9, कामोठे, पनवेल, रायगड पिन कोड:410209	स्वाक्षरी <i>[Signature]</i>		

शिक्रा क्र.4 ची वेळ:29 / 11 / 2024 07 : 00 : 50 PM

[Signature]
Joint Sub Registrar Panvel 4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RANI CHHADI AND OTHER ONE	eChallan	69103332024112917516	MH011794837202425E	666000.00	SD	0006503441202425	29/11
2		DHC		1124298113701	700	RF	1124298113701D	29/11
3	RANI CHHADI AND OTHER ONE	eChallan		MH011794837202425E	30000	RF	0006503441202425	29/11

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सह दुय्यम निबंधक/वर्ग-२, पनवेल क्र.४
दि. २९ माहे ११ सन २०२४

प्रमाणित करण्यात येते की, या
दस्तापध्ये ३५ पृष्ठे आहेत.

सह दुय्यम निबंधक, वर्ग-२
पनवेल-४

प व ल - ४	
२०६३०	२०२४
३५ / ३५	



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