

394/14492

Tuesday, August 13, 2024

2:43 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15204

दिनांक: 13/08/2024

गावाचे नाव: देसाई

दस्तावेजाचा अनुक्रमांक: टनन11-14492-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: रुपेश पुर्केश दगडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:02 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 1-2  
सह दुय्यम निबंधक धर्ग-२  
अपे क्र. ११

वाजार मूल्य: रु.3120819.8 /-

मोवदला रु.10000000/-

भरलेले मुद्रांक शुल्क : रु. 494600/-

1) देयकाचा प्रकार: DHC रकम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824133008188 दिनांक: 13/08/2024

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006692304202425E दिनांक: 13/08/2024

वॅकेचे नाव व पत्ता:

रुपेश दगडे  
पक्षकारीची सही  
मुळ दस्त परत मिळाला

13/08/2024

## गावाचे नाव : देसाई

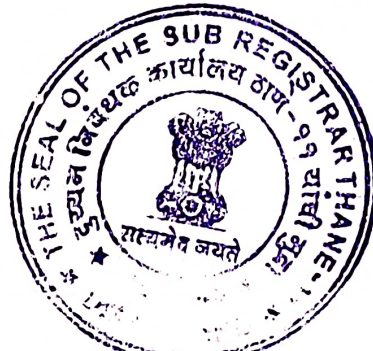
(1) विलेखाचा प्रकार	करारनामा
(2) मोवदना	10000000
(3) वाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	3120819.8
(4) भू-मापन,पोटहिस्सा व परब्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: (विभाग क्र.-31/113-20अ,दर-46900/-)मदनिका क्र.-301,निमरा मजला,मॅरिथॉन नेकमटाउन एम्प्लॉड,मर्से नं.-140,142/1,142/3,220/1बी,220/2,220/4मी,220/5,232,141/2,गाव - देसाई,ठाणे. क्षेत्र - 630.12 चौ. फुट कारपेट + एनक्लोस्ड वाल्कनी 57.37 चौ. फुट(महाराष्ट्र मुद्राक अधिनियम 1958 चे अनुच्छेद 5 जी-ग 2 नुसार दस्त क्र. टनन11-14491-2024,दि. 13/08/2024 या दस्त एवजामध्ये 1% एलव्हीटी, 1% मेट्रोगंज आणि मुद्राक शुल्क रु.100/- शिल्लक ठेऊन उर्वरित मुद्राक शुल्क रुपये 206000/- प्रस्तुतच्या दस्तामध्ये ममायोजित केले आहे व या दस्त एवजाम आवश्यक मुद्राक शुल्क रुपये 494600/- वसूल केले आहे.)( ( Survey Number : 140, 142/1, 142/3, 220/1B, 220/2, 220/4C, 220/5, 141/2 ; ) )
(5) क्षेत्रफळ	1) 630.12 चौ.फुट
(6)आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स. फाईनएज कॅपिटल सोल्युशन प्रा. लि. तर्फे डायरेक्टर आणि अधिकृत मंत्रीकर्ता गेंजन विश्ववर्न कडावील वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मी-213, टॉवर नं:- 08, वेन्नापूर नव्वे स्थान कॉम्प्लेक्स, सी बी डी वेलापूर, नवी मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:- AAFCF9448P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-रुपेश पुर्केश दगडे - - वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 803, ग्लोबिया सी एन एस, नेस्टर कंपाउंड, कलिना चर्च रोड, मांताकूझ., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400029 पॅन नं:-APVPD0003L
(9) दस्तऐवज करून दिल्याचा दिनांक	13/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	13/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	14492/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	494600
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. ११

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RUPESH PURKESH DAGADE	eChallan	02300042024081387155	MH006692304202425E	494600.00	SD	0003689889202425	13/08/2024
2		DHC		0824133008188	640	RF	0824133008188D	13/08/2024
3	RUPESH PURKESH DAGADE	eChallan		MH006692304202425E	30000	RF	0003689889202425	13/08/2024

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

5-11-2024 11:15 AM

मूल्यांकन पत्रक ( शहरी क्षेत्र - वांधीव )

Valuation ID

202408134447

13 August 2024, 02:18:09 PM

टनन।।

मूल्यांकनाचे वर्ष 2024  
जिल्हा ठाणे  
मूल्य विभाग तातुका : ठाणे  
उप मूल्य विभाग 31/113-20अ) देसाई गावातील मिळकती (उर्वरीत) सर्वे नंबर  
क्षेत्राचे नाव Navi Mumbai Municipal Corporation सर्वे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
7400	46900	46800	55300	46800	चौ मीटर

वांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	64.41 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	वांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्भवान सुविधा -	आहे	भजला -	1st To 4th Floor		

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.46900/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर )  
= ((46900-7400) \* (100 / 100)) + 7400 )  
= Rs.46900/-

- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 46900 \* 64.41  
= Rs.3020829/-
- F) लगतच्या गच्चीचे खुली वात्कनी क्षेत्र 5.33 चौ. मीटर  
लगतच्या गच्चीचे खुली वात्कनी मूल्य = 5.33 \* (46900 \* 40/100)  
= Rs.99990.8/-

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

एकत्रित अंतिम मूल्य

- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य - मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली वात्कनी) + वरील गच्चीचे मूल्य + बंदिसा वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिसा वात्कनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E - F + G + H + I + J  
= 3020829 + 0 - 0 + 0 + 0 + 99990.8 + 0 + 0 + 0 + 0  
= Rs.3120820/-  
= ₹ एकतीस लाख वीस हजार आठ शे वीस /-

Home

Print

सह दुय्यम लिंबंधक वर्ग-२  
ठाणे क्र. ११



द. नं. ११	
1772	2028
9	32

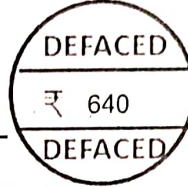


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0824133008188	Receipt Date	13/08/2024
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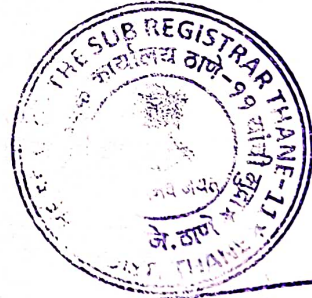
Received from , Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 14492 dated 13/08/2024 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.



**Payment Details**

Bank Name	SBIN	Payment Date	13/08/2024
Bank CIN	10004152024081307711	REF No.	459280838291
Deface No	0824133008188D	Deface Date	13/08/2024

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



द.न.न. ११	
१४४९२	२०२४
२	३२



CHALLAN  
MTR Form Number-6



GRN	MH006692304202425E	BARCODE			Date	13/08/2024-13:07:11	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR			PAN No.(If Applicable)	APVPD0003L			
Location	THANE			Full Name	RUPESH PURKESH DAGADE			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 301 3RD FLOOR MARATHON			
Account Head Details				Amount In Rs.	Premises/Building			
0030046401 Stamp Duty				494600.00	Road/Street			
0030063301 Registration Fee				30000.00	S NO 140 142/1 142/3 220/1B 220/2 220/4C 220/5 232 141/2			
					Area/Locality			
					DESAI THANE			
					Town/City/District			
					PIN			
					4 2 1 2 0 4			
					Remarks (If Any)			
					PAN2=AAFCE9448P~SecondPartyName=FINEEDGE CAPITAL SOLUTIONS PVT LTD-			
					Amount In			
					Five Lakh Twenty Four Thousand Six Hundred Rupees			
Total				5,24,600.00	Words			
					Only			
Payment Details				BANK OF MAHARASHTRA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN	Ref. No.	02300042024081087155	011875256	
Cheque/DD No.				Bank Date	RBI Date	13/08/2024-13/08/2024	Not Verified with RBI	
Name of Bank				Bank-Branch				
				BANK OF MAHARASHTRA				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

Department ID :

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

सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.

*[Handwritten Signature]*

99 Mobile No. 0000000000  
13/08/2024  
3  
रुपे 5,24,600

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0824133008188	Date	13/08/2024
Received from , Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Thane 11 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	13/08/2024
Bank CIN	10004152024081307711	REF No.	459280838291
This is computer generated receipt, hence no signature is required.			

*Handwritten signature*

वि.के.रा. राजे



ह.न.न. ११	
१४४२	२०२४
४	३४

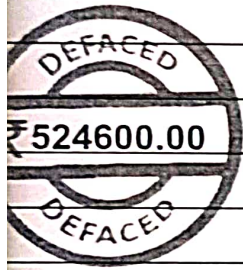


**CHALLAN**  
**MTR Form Number-6**



SRN	MH006692304202425E	BARCODE	01 1100 0 110000011 0110 000 0000 0100011 01100 010	Date	13/08/2024-13 07 11	Form ID	25.2
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Department		Inspector General Of Registration					
Type of Payment		Stamp Duty Registration Fee					
Office Name		THN11_THANE NO 11 JOINT SUB REGISTR					
Location		THANE					
Year		2024-2025 One Time					
Payer Details		TAX ID / TAN (If Any) PAN No.(If Applicable) APVPD0003L Full Name RUPESH PURKESH DAGADE Flat/Block No. FLAT NO 301 3RD FLOOR MARATHON Premises/Building NEXXTOWN EMERALD					
Account Head Details		Amount In Rs.		Road/Street			
0030046401 Stamp Duty		494600.00		S NO 140 142/1 142/3 220/1B 220/2 220/4C 220/5 232 141/2			
0030063301 Registration Fee		30000.00		Area/Locality			
				TOWN/CITY/DISTRICT			
				PIN			
				4 2 1 2 0 4			
				Remarks (If Any)			
				PAN2=AAFCE9448P~SecondPartyName=FINEEDGE CAPITAL SOLUTIONS PVT LTD-			
Total		5,24,600.00		Amount In Words			
				Five Lakh Twenty Four Thousand Six Hundred Rupees Only			



Payment Details		BANK OF MAHARASHTRA					
FOR USE IN RECEIVING BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN		Ref. No.		02300042024081387155 01187525	
Cheque/DD No.		Bank Date		RBI Date		13/08/2024-13:08:24 Not Verified with	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll!			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चतल केवल दुर्यम निबंधक कार्यालयात नोंदणी करतयाच्या दस्तासाठी लागू आहे. नोंदणी व कर भरण्याबाबतचे संपूर्ण कायदे व नोंदणी नियमावली यांचे पालन करावे.

Mobile No. 9900000000  
9900000000  
13/08/2024  
432

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-394-14492	0003689889202425	13/08/2024-14:42:59	IGR123	30000.00



GRN : MH006692304202425E Amount : 5,24,600.00

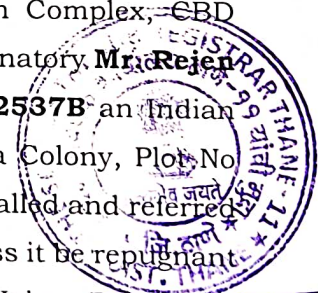
Bank : BANK OF MAHARASHTRA Date : 13/08/2024-13:07:11

2	(IS)-394-14492	0003689889202425	13/08/2024-14:42:59	IGR123	494600.00
<b>Total Defacement Amount</b>					<b>5,24,600.00</b>

**AGREEMENT FOR SALE**

<b>Property Description in brief.</b>	<b>Flat No. 301 admeasuring 630.12 Sq.ft. Rera Carpet area Plus Enclosed Balcony 57.37 Sq Ft on the 3<sup>rd</sup> Floor of "MARATHON NEXTOWN- EMERALD", Survey No. 140, 142/1, 142/3, 220/1B, 220/2, 220/4C, 220/5, 232, 141/2, at Village - Desai.</b>
<b>Consideration Amount.</b>	<b>Rs. 100,00,000/-</b>
<b>Purchaser's Name.</b>	<b>Mr. RUPESH PURKESH DAGDE</b>
<b>Seller Name.</b>	<b>M/S FINEEDGE CAPITAL SOLUTIONS PVT LTD. Through its Director &amp; Authorized Signatory Mr. Rejen Viswabaran Kadavil</b>

**THIS AGREEMENT FOR SALE** is made and entered into at Thane, on this 13<sup>th</sup> Day of August, 2024. **M/S FINEEDGE CAPITAL SOLUTIONS PVT LTD, PAN: AAFCF9448P**, a Pvt. Ltd. Company, having its Registered Office at C-213, Tower No.08, Belapur Railway Station Complex, CBD Belapur - 400 614., through its Director & Authorized Signatory **Mr. Rejen Viswabaran Kadavil, Age 45 Years , PAN No. APWPK2537B** an Indian inhabitant , residing at C-702, Sai Sharan Chs, Khanda Colony, Plot No 15, Sector 8, New Panvel, Raigad- 410 206, Hereinafter called and referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context and thereof mean and include her Heirs, Executors Administrators and permitted Assigns) of the **FIRST PART:**



१४४२	२०२४
६	३२

**AND**

रुपेश दगडे

**Mr. RUPESH PURKESH DAGADE, (Aadhar No. 3662 7023 2459) (Pan No. APVPD0003L)** an Adults, Indian Inhabitant of at present residing at **803, Gloria Chs, Nester Compound, Kallina Church Rd, Santacruz - 400 029** hereinafter called and referred to as "THE TRANSFEREE" of the OTHER PART:

AND WHEREAS "THE TRANSFEROR" is well entitled to **Flat No. 301, admeasuring 630.12 Sq.ft. Rera Carpet area Plus Enclosed Balcony 57.37 Sq Ft area on 3<sup>rd</sup> Floor, in the "MARATHON NEXTOWN-EMERALD", standing on the property bearing** Survey No. 140, 142/1, 142/3, 220/1B, 220/2, 220/4C, 220/5, 232, 141/2, at Village - Desai, being situated Off Kalyan Shil Phata, Desai, Thane - 421204 lying, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, **hereinafter** called and referred to as "The said Flat" for the sake of Brevity and Builder NOC has been available and Updated for the Purpose of This Sale and Transferor of Flat to the Transferee.

AND WHEREAS:

Pursuant to the Agreement of Sale Deed dated 13<sup>th</sup>, AUG 2024 made between **MRS. NIRABAI KARSAN MHATRE age 50 years, PAN NO: BHHPM3330A**, Indian Inhabitant, having address at Own House, Kalyan Shill Road, Near Hanuman Mandir, Mothi Desai, Kalyan, Padle, Thane - 421204, thereinafter called "**THE VENDOR**" of the First Part and **M/S FINEEDGE CAPITAL SOLUTIONS PVT LTD, PAN: AAFCF9448P**, a Pvt Ltd. Company, having its Registered Office at C-213 , Tower No. 08, Belapur Railway Station Complex, CBD Belpaur - 400 614., through

Director & Authorized Signatory **Mr. Rejen Viswabaran Kadavil, Age 45** Years , **PAN No. APWPK2537B** an Indian inhabitant, residing at Sai Sharan Chs, Khanda Colony, Plot No 15, Sector 8, New Panvel, Raigad-410 206 therein referred as the Purchaser and on the terms and conditions mentioned therein. And the said Agreement of Sale was registered in the Office of Sub-Registrar, Thane under Serial No. TNN11-14491-2024, dated 13/08/24. And since then, the Transferor herein is in use, occupation of the said Flat till today and Takes the Responsibility to Hand Over its Possession.



Age	45
Year	2024
Page No.	32

रुपेश दागे

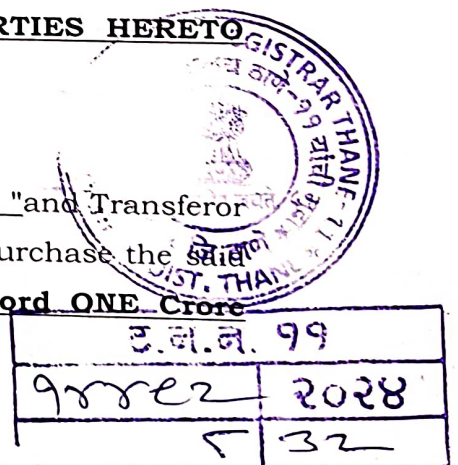
AND this Agreement shall always be subject to the provision of Rera Act and the Rules made there under.

WHEREAS the Transferor had agreed to sell and transfer the "**Said Flat**", hereinabove mentioned and the Transferee had agreed to purchase and acquire the "**Said Flat**" from the Transferor Being New Flat to be Handed Over for Possession for total consideration of ( **Rs.100,00,000/- in words One Crore Rupees Only** ) and the Transferor had agreed to sell, transfer and assign to the Transferee the said Flat and all rights, title, benefits and interest free from all encumbrances for a Total Consideration of ( **Rs.100,00,000/- in words One Crore Rupees Only** ), Any Other Further Tax Liability Including TDS, Income Tax, Capital Gain Tax Etc. Shall be borne by The Transferee Only.

AND WHEREAS the Transferor had agreed to sell the said Flat along with all shares and together with benefit of deposits including the sinking fund if any lying to the credit of the Transferor for the beneficial enjoyment of the said Flat to the Transferee with and all her right, title and interest in the "SAID FLAT" upon compliance of the terms and conditions mentioned hereinafter.

**NOW IT IS HEREBY, BY AND BETWEEN THE PARTIES HERETO AGREED AS UNDER:**

1. That the Transferor is the absolute owner "**Said flat**" and Transferor herein agreed to sell and the Transferee agreed to purchase the said Flat for sale consideration **Rs.100,00,000/- in word ONE Crore Rupees Only.**



2. The Transferor shall sign and execute in favor of the Transferee transfer forms or any other required documents and papers in order to get transferred title of the said Flat in favor of Transferee.
3. That it is agreed by and between the parties that in consideration of the agreed amount as described hereinabove after receiving fully by the Transferor from the Transferee as aforesaid the Transferor both

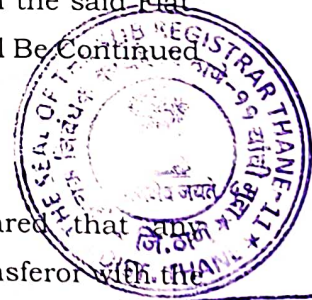
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hereby sell, transfer and assign all her rights, title and interest, claims, shares and benefits of **Flat No. 301, admeasuring 630.12 Sq.ft. Rera Carpet area Plus Enclosed Balcony 57.37 Sq Ft area on 3<sup>rd</sup> Floor,** in the said Building known in the **"MARATHON NEXTOWN-EMERALD"**, standing on the property bearing Survey No. 140, 142/1, 142/3, 220/1B, 220/2, 220/4C, 220/5, 232, 141/2, at Village - Desai, being situated Off Kalyan Shil Phata, Desai, Thane - 421204 to the Transferee and will sign all necessary documents, letters, etc. As required to affect the transfer of ownership rights in respects of the said Flat to the Transferee.

4. The Transferor hereby covenant with the Transferee that they will pay to the Concerned Municipal Corporation and Other Statutory Govt. Bodies all dues including Municipal Dues, Property Tax and Outgoings up to the date of possession in respect of the said Flat and owing to the said society and in the event of any claims being made in this regard, the same shall be borne by and paid by the Transferor. Provided however that the Transferee alone shall be fully responsible to pay all such Maintenance, Property Tax, Outgoings and Municipal Taxes with effect from the date of Signing the Transfer Form Only and Releases the Transferor against payments of all such outgoings, taxes payable in respect of the said Flat in respect of dues of the said Flat Before Signing the Transfer Form All the Liabilities Shall Be Continued to be there with the Transferor Only.

5. The Transferor has further undertaken and declared that all nominations in regard to the said Flat made by the Transferor with the said Builder/Society/Seller prior to this date in favor of any person other than the Transferee shall hereafter be deemed to be inoperative and shall be considered as withdrawn.



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6. That the Transferee hereby undertakes to pay all the legal charge, stamp duty and registration charges for the transfer of the said Flat in her name of this Agreement for Sale.
7. The Transferor hereby declares that she is the full, absolute and beneficial owner of The Said Flat. The Transferor also declares that the

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रूपेश दाते

said Flat is not subject to any charge or any notice from Government, Municipal authority, Income Tax, and attachment before or after Judgment. The Transferor further declares that there is at present no outgoing notice or any order and requisition received from the Government or any other Public Body in respect of any acquisition of the said flat.

8. The Transferor hereby declare that he had full and marketable title to the said Flat and there is no other claim, rights, title and interest whatsoever in respect of the said Flat and the Transferor hereby declare and indemnify that the title of the said Flat is clear, free from all encumbrances and marketable.
9. The Transferor has to handover the original Agreements- (Previous Chain) paid with proper Stamp Duty along with Registration Fees of the aforesaid Flat to the Transferee after receiving Full and Final payment from Transferee.
10. The Transferor represent, covenant and assure the Transferee and declare and confirm that:
- He will pay all his dues towards BSNL or any other Telephone connection if any in the said Flat up to the date of possession and Transferor will cancel all Telephone connection if any in the said Flat and produce evidence to the Transferee for the same.
  - He will pay all his dues towards electricity bill as well as Mahanagar Gas Limited bill up to the date of possession and produce evidence to the Transferee for the same and also she will give necessary Co-Operation or written permission or No Objection Certificate to transfer existing Electricity Meter and Mahanagar Gas Limited connection in favor of Transferee.
  - He will cooperate with the Transferee all the time whenever required for registration of this Agreement for Sale with the Sub-Registrar office.

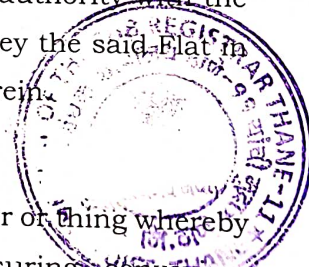


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11. The Transferor has obtained and delivered to the Transferee Original No Objection Certificate for sale of above said Flat duly signed by the Builder/Society as applicable on or before execution of this Agreement for Sale. After receiving Full and Final payment from the Transferee, the Transferor will hand over all Original Documents, Agreement for Sale, and Title Deed in his possession for transferring to the name of Transferee and any other paper of the said Flat. Transferor shall cooperate with the Transferee so that Transferee may able to avail loan from any Financial Institution if any needed. In the Event of Termination of This Agreement from Either Side, Transferor Shall Return Back the Amount paid by the transferee within 7 Days without any Interest.
12. The Transferor represent, covenant and assure the Transferee and declare and confirm that:
- A) No other person has any right, title and interest, benefits, claims or demand of any nature whatsoever into or upon the said Flat either by way of sale, exchange, mortgage, lease, lien, leave & license, gift, trust, maintenance or otherwise and that the Transferor held in herself good right, title, full power and absolute authority with the consent of the said society to sell, transfer, convey the said Flat in favor of the Transferee in the manner set out herein.
- B) The Transferor had not done any act, deed, matter or thing whereby the Transferor are prevented from selling, assuring, conveying, transferring the said Flat hereby in the manner herein provided to and unto the Transferee.
- C) The said Flat is not surrendered to or forfeited by the said Builder/Society for any reason whatsoever.
13. The Transferor herein indemnifies the Transferee that any liabilities such as any Stamp Duty, Registration Charges or any of the Govt. Statutory Tax occurs on previous Agreement, then it will be borne by the Transferor only.

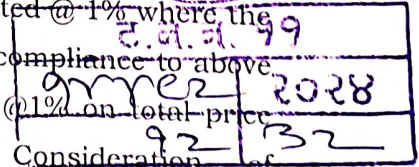


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14. It is Hereby Fully Agreed Upon by the transferor and transferee that in case the remaining due Payment of This Flat is Not Hereby Received within one Month from the date of registration, In That Case This Registry Document shall be treated as Cancelled/Null and Void and any Payment Given by Transferee to Transferor Shall Stand forfeited without any further intimation by transferor.
15. In Case of any unavoidable circumstances, On The specific request of transferee in case of remaining due payment delay, if the Transferor Issues a specific approval Via E-Mail/On its Letterhead for the date of Extension of the Remaining Payment Beyond One Month, The Clause No. 16 as mentioned shall not be applicable and Payment shall be Accepted as Per the New Extended time and terms given by the transferor.
16. The set off Rs. \_\_\_\_\_/- has been taken under article 5(g-a) (ii) as per schedule 1, section-3, of bombay stamp act 1958, as the sale has been taken place within a period of one year. The earlier agreement between **Mrs. Nirabai Karsan Mhatre** and **M/S Fineedge Capital Solutions Pvt ltd.** through its director & authorized signatory **Mr. Rejen Viswabaran Kadavil** has been registered with the sub-registrar of assurances \_\_\_\_\_, vide receipt no. \_\_\_\_\_, document no. \_\_\_\_\_, dated. \_\_\_\_\_, paying the stamp duty of Rs. \_\_\_\_\_/- & registration fee of Rs. \_\_\_\_\_/-.
17. The Transferor & the Transferee here to agree and understood that as per section 194-IA of Income Tax Act. w.e.f 01-06-2013, TDS on transaction of immovable property is to be deducted @ 1% where the consideration exceed Rs.50,00,000/-. In view of compliance to above said provision, the transferee shall deduct TDS @ 1% on total price consideration i.e.Rs.1,00,000/- on total Consideration of Rs.100,00,000/- and deposit the same through Form 26QB as prescribed by the Income Tax Authority and furnish the TDS Certificate to the Transferor without committing any default in respect thereof.



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**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

All That Piece and Parcels of Residential Flat bearing **Flat No. 301**, admeasuring **630.12 Sq.ft. Rera Carpet area Plus Enclosed Balcony 57.37Sq Ft area on 3<sup>rd</sup> Floor**, in the "**MARATHON NEXTOWN-EMERALD**", standing on the property bearing Survey No. 140, 142/1, 142/3, 220/1B, 220/2, 220/4C, 220/5, 232, 141/2, at Village - Desai, being situated Off Kalyan Shil Phata, Desai, Thane - 421204 lying, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

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

SIGNED SEALED AND DELIVERED BY

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The within named **TRANSFEEE**

**Mr. RUPESH PURKESH DAGADE**

**PAN NO: APVPD0003L**

रुपेश दगडे



SIGNED SEALED AND DELIVERED

By the within named **TRANSFEROR**

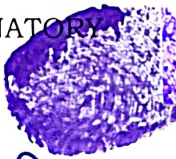
**M/S FINEEDGE CAPITAL SOLUTIONS PVT LTD.**

**PAN: AAFCF9448P**

THROUGH ITS DIRECTOR & AUTHORIZED SIGNATORY

**MR. REJEN VISWABARAN KADAVIL**

**PAN No. APWPK2537B**

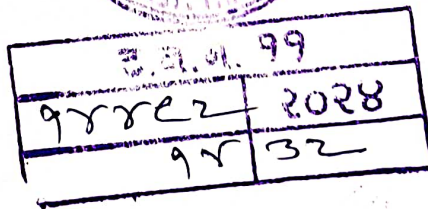


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R E C E I P T

RECEIVED from the within named Transferee **Mr. RUPESH P .DAGADE** a sum of **Rs.15,00,000/-** in words **Fifteen Lacs Rupees Only** as a part of consideration amount as Part Payment for **Flat No. 301, admeasuring 630.12 Sq.ft. Rera Carpet area Plus Enclosed Balcony 57.37Sq Ft area on 3rd Floor, in the "MARATHON NEXTOWN- EMERALD"**, standing on the property bearing Survey No. 140, 142/1, 142/3, 220/1B, 220/2, 220/4C, 220/5, 232, 141/2, at Village - Desai, being situated Off Kalyan Shil Phata, Desai, Thane - 421204 lying, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, in following mentioned way:-

Sr. No.	Rupees	Ref ID/ UTR No.	Dated	Drawn on
1)	Rs.5,00,000/-	UTIBR5202407260036137	26-07-2024	AXIS BANK
2)	Rs.10,00,000/-	UTIBR52024072500359940	25-07-2024	AXIS BANK



I Say Received

Rs.15,00,000/-



M/S. FINEEDGE CAPITAL SOLUTIONS PVT LTD.

(PURCHASER),

Through Its Director &amp; Authorized Signatory

MR. REJEN VISWABARAN KADAVIL)

(The Transferor)

WITNESSES:

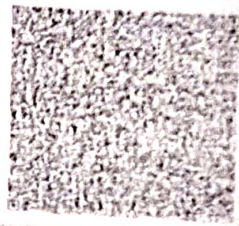
- Shweta S. Chavan
- Pratibha Kamble

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
APVPD0003L



नाम / Name  
RUPESH PURKESH DAGDE

पिता का नाम / Father's Name  
PURKESH RAMA DAGADE

जन्म की तारीख /  
Date of Birth  
01/06/1989

रूपेश दागे  
हस्ताक्षर / Signature

18122022



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No.: 0628/31440/15364

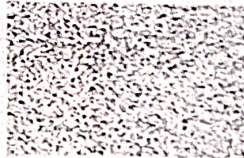
To

Rupesh Purkesh Dagde  
C/A, Purkesh Dagde,  
803, Gloria CHS,  
Nester Compound, Kalina church Road,  
Near Kalina Church,  
Santacruz East,  
VTC, Mumbai, PO: Santacruz P and T Colony,  
Sub District: Andheri, District: Mumbai Suburban,  
State: Maharashtra,  
PIN Code: 400029,  
Mobile: 9833077215

88056126



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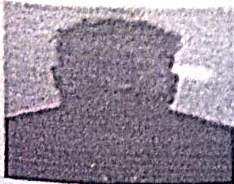
आपका आधार क्रमांक / Your Aadhaar No. :

3662 7023 2459

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Rupesh Purkesh Dagde  
DOB: 01/06/1989  
Male

आधार पहचान का प्रमाण है, नागरिकता या जन्मदिनि का नहीं।  
इसका उपयोग मतदान (जन्मदायक प्रमाणीकरण, या वसुधैव कुटुम्बकम्) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML)

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मेरा आधार, मेरी पहचान

दि. नं. 99	
9/02	2028
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Aadhaar no. issued 22/01/2012

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

REJEN K VISWABARAN  
V S KADAVIL

03/03/1978

Permanent Account Number

APWPK2537B

  
Signature

1294

14

BOM-19848



भारत सरकार  
GOVERNMENT OF INDIA



रेजेन विश्ववरन कडवील  
Rejen Viswabaran Kadavil  
ज. म. तारीख / DOB: 03/03/1978  
पुरुष / MALE



2878 9834 7886

भाडो आधार, भाडो ओळख



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
कडिलाने, आर्डीचे नांव:  
विश्ववरन एम कडवील, सी-  
702, साई शरण सीएनएच,  
खान्दा कॉलनी, प्लॉट नं 15,  
सेक्टर 8, न्यू पनवेल, पनवेल,  
रायगड,  
महाराष्ट्र - 410206

Address:  
S/O: Viswabaran S Kadavil, C  
-702, Sai Sharan Chs.,  
Khandā Colony, Plot No 15,  
Sector 8, New Panvel,  
Panvel, Raigarh, Maharashtra  
- 410206



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-500 001



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

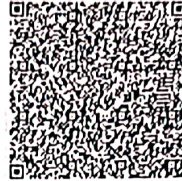
ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAFCF9448P

नाम / Name

FINEEDGE CAPITAL SOLUTIONS PRIVATE LIMITED

सिगमर/गठन की तारीख

Date of Incorporation / Formation 27/05/2024



Signature valid

Digitally signed by Income Tax  
PAN Services Unit, NSDL  
eGovernance  
Date: 2024.05.27 11:55:03  
GMT+05:30  
Reason: NSDL e-PAN Sign  
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, मूल्य के मिलान और इलैक्ट्रॉनिक जानकारी का आसान खराबाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

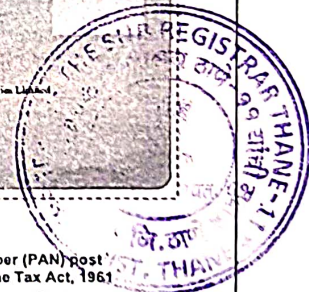
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAFCF9448P

नाम / Name  
FINEEDGE CAPITAL SOLUTIONS  
PRIVATE LIMITED

सिगमर/गठन की तारीख  
Date of Incorporation/Formation  
27/05/2024

यदि कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें:  
कार्ड पर रोग इमर्जेंसी, प्रेडिक्टर ड्रॉप रजिस्ट्रार लिमिटेड  
(एन ई गवर्नमेंस इन्फ्रास्ट्रक्चर्स लिमिटेड)  
को भेजें, सधर प्लस,  
पुणे रोड, पुणे,  
पिन - 411005

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, Prudex eGov Technologies Limited,  
(Formerly NSDL eGovernance Infrastructure Limited)  
4th Floor, Sapphire Chambers,  
Dadar Road, Basse,  
Pune - 411005  
Tel: 91-20-2721 8080, email: insaf@prudextech.in



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

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13/08/2024

सूची क्र.2

दुयम निवधक : मद्र दू.नि. ठाणे 11

दग्न क्रमांक : 14491/2024

नोंदणी :

Regn.63m

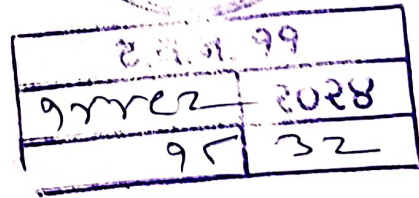
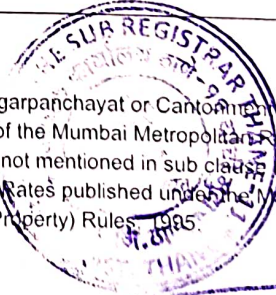
गावाचे नाव : देसाई

क्रमांक	विवरण	करागनामा
(1)	विनेवाचा प्रकार	करागनामा
(2)	मोबदला	4120600
(3)	वाडागभाव(भाडेपट्टयाच्या मर्यादितपट्टावांग आकारणी देवो की पट्टेदार ने मरुद कराचे)	3120819.8
(4)	भू-मापन,पोटहिस्सा व धरक्रमांक(अमल्यास)	1) पानिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: (विभाग क्र.-31/113-20अ,दर-46900/-)मर्यादित मरुद क्र.-301,निमरा मजला,परिधान नेवगटाउन एमरल्ड,मर्ले नं.- 140,142/1,142/3,220/1बी,220/2,220/4मी,220/5,232,141/2,मान - देसाई,ठाणे. क्षेत्र - 630.12 चौ. फुट कागपेट + एनक्लोस्ड वाल्कनी 57.37 चौ. फुट ( ( Survey Number : 140, 142/1, 142/3, 220/1B, 220/2, 220/4C, 220/5, 232, 141/2 ; ) )
(5)	अंशफळ	1) 630.12 चौ.फुट
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7)	दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निरावाई करसन म्हात्रे - - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कल्याण शील रोड, नियर हनुमान मंदिर, मोठी देसाई, कल्याण, पडले, ठाणे., ब्लॉक नं:-, रोड नं:-, मद्रागट्ट, ठाणे. पिन कोड:-421204 पॅन नं:-BHHPM3330A
(8)	दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स. फाईनएज कॅपिटल सोल्युशन प्रा. लि. तर्फे डायरेक्टर आणि अधिकृत मंत्रीकरता नेत्रेन विश्वचरन कडावील वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मी-213, टॉवर नं.- 08, वेन्तापूर रेल्वे स्थान कॉम्प्लेक्स, मी वी डी वेलापूर, नवी मुंबई., ब्लॉक नं:-, रोड नं:-, मद्रागट्ट, ठाणे. पिन कोड:-400614 पॅन नं:- AAFCF9448P
(9)	दस्तावेज करून दिल्याचा दिनांक	13/08/2024
(10)	दस्त नोंदणी केल्याचा दिनांक	13/08/2024
(11)	अनुक्रमांक,खंड व पृष्ठ	14491/2024
(12)	वाडागभावप्रमाणे मुद्रांक शुल्क	288500
(13)	वाडागभावप्रमाणे नोंदणी शुल्क	30000
(14)	अंश	

दस्तावेजासाठी विचारात घेतलेला तपशील:-

दस्तावेज शुल्क आकारना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1985.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	FINEEDGE CAPITAL SOLUTIONS PVT LTD	eChallan	02300042024081387137	MH006691674202425E	288500.00	SD	0003689688202425	13/08/2024
2		DHC		0824138708286	560	RF	0824138708286D	13/08/2024
3	FINEEDGE CAPITAL SOLUTIONS PVT LTD	eChallan		MH006691674202425E	30000	RF	0003689688202425	13/08/2024

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



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

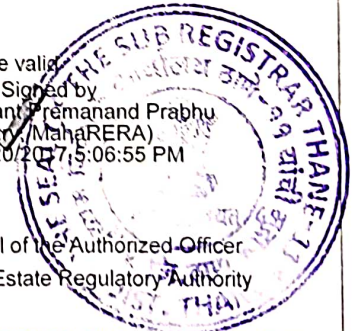
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P5170000686**

Project: **Marathon Nextown Emerald Plot Bearing / CTS / Survey / Final Plot No.: 140, 141/2, 141/1, 142/3, 220/1B, 220/2, 220/5, 232 at Thane (M Corp.), Thane, Thane, 421201;**

- Marathon Ener-Gen** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400080.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **20/07/2017** and ending with **30/06/2019** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabh  
(Secretary/MahaRERA)  
Date: 7/20/2017 5:06:55 PM

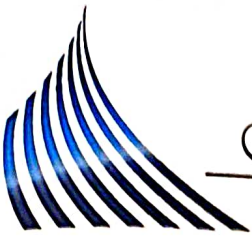


Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Dated: **20/07/2017**  
Place: **Mumbai**

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92	2028
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# Fineedge Capital Solutions Pvt. Ltd.

Financial Advisors & Realtors

Date: 28<sup>th</sup> June 2024

## BOARD RESOLUTION

**Subject: Appointment of Mr. Rejen Viswabaran Kadavil as Authorized Signatory**

At a convened meeting of the Board of Directors of M/s Fineedge Capital Solutions Private Limited, held on the 26<sup>th</sup> of June, 2024, at the office located at CBD Belapur - Office, the following resolution was duly proposed and assented to:

WHEREAS, it has been proposed that Mr. Rejen Viswabaran Kadavil, the Director of the Company, be appointed as an Authorized Signatory of the Company;

WHEREAS, Mr. Rejen Viswabaran Kadavil has furnished his PAN No. APWPK2537B for the purpose of identification;

WHEREAS, the Company deems it is necessary to appoint Mr. Rejen Viswabaran Kadavil as an Authorized Signatory.

THEREFORE, BE IT IS RESOLVED THAT:

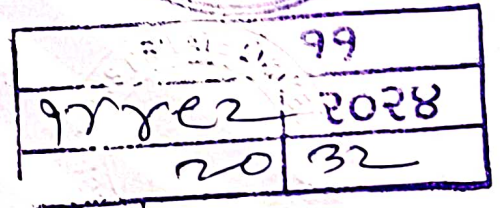
- Mr. Rejen Viswabaran Kadavil is hereby vested with the authority to sign all documents, on behalf of the Company.
- Mr. Rejen Viswabaran Kadavil is hereby empowered to execute the Agreement of Sale, Sale Deed, and any other documents necessary to effectuate the transaction for the purchase/Sale of any flat/shops/commercial offices/lands located in India on behalf of the company.
- RESOLVED THAT Mr. Rejen Viswabaran Kadavil, the Director of the Company, be and is hereby authorized to Sign, Execute and Deliver the Agreement of Sale, Sale Deed & to do all such acts, deeds and things as may be necessary or incidental to give effect to the above resolution.
- The Board of Directors is hereby authorized to undertake all requisite actions to implement and enforce this resolution.

This resolution shall take effect immediately upon its passing.

Signed,

Mr. Rejen Viswabaran Kadavil

[Signature of Director]



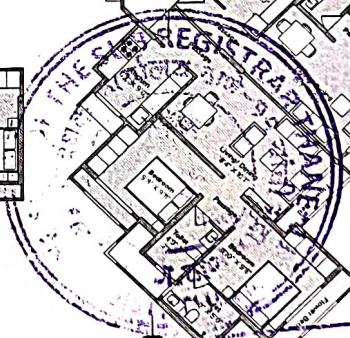
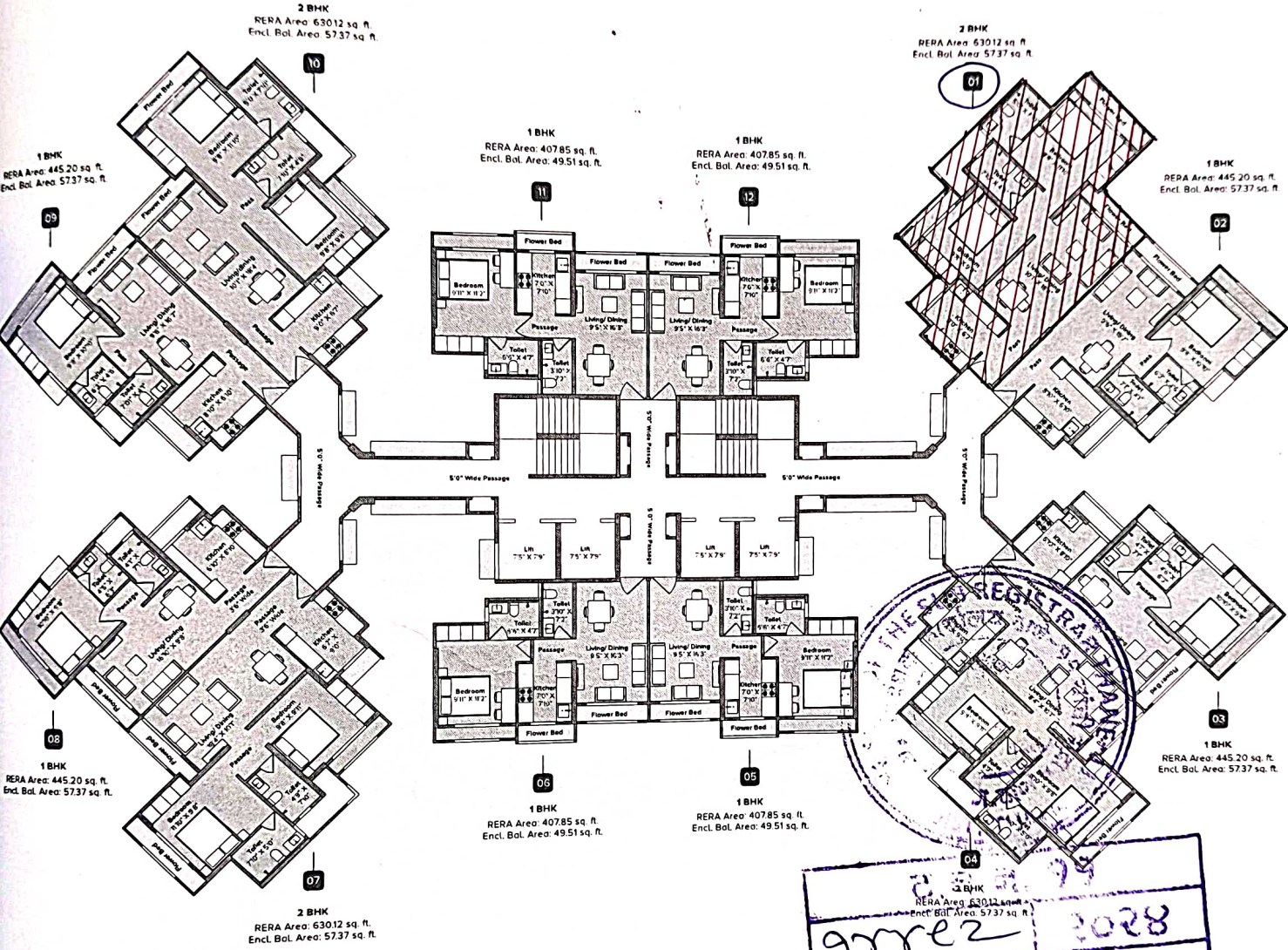
Ms. Shweta S. Chavan

[Signature of Director]

**Emerald**  
1st to 19th Floor  
Typical Floor Plan



Flat No.: 301



amrez 2028  
33

Maha RERA No.: P510000686  
Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form part of the contract. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.

Floors 9, 12 & 17 are refuge floors and flat numbers 9 & 10 on each of these floors are not available for sale.

रमेश, एगो



Certificate No.:- 1711

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Occupancy Certificate**

Building :- G (Emerald) - St + 1<sup>st</sup> to 19<sup>th</sup> floors only  
V.P. No. S11/0014/10 TMC/TDD 10000853/20 Date 8/10/2020

To, Ar. Sandeep Prabhu (for M/s. SAAKAAR)  
2<sup>nd</sup> floor, Nakshatra,  
Opp. TMC office,  
Panchpakhadi, Thane (W).

Mr. Vishnu Govind Mhatre & Others (owner)  
Mr. Mayur Ramniklal Shah & Kalvallya Chetan Shah  
Partners of M/s. Marathon ENER - Gen LLP (P.O.A.H.)  
Sub -

Occupancy Certificate for above mentioned building

Ref. V. P. No. New V.P. No. S11/0014/10  
Your Letter No.: 9801 24/1/2020

Sir,

S. No. 140, 141/2, 142/1, 142/3, 220/1B, 220/2, 220/5, 232  
The part/full development work/erection/re-erection alteration in / of building / part building no.  
As Above situated at Existing Road Road / Street Ward No. Sector

No. XI S.No./C.T.S.No./F.P.No. As above Village Desai under the  
supervision of Shri. Sandeep Prabhu Licensed Surveyor/Engineer/Structural Engineer/Supervisor/  
Architect/Licence No. CA-92/14860

may be occupied on the following conditions.

- सुधारीत परवानगी / सी.सी. क्र. S11/0014/10 ठामपा/ शविवि/२४१४/१८ दि. २५/१/२०१८ मधील आवश्यक अटी बंधनकारक राहतील.
- सुधारीत परवानगी / सी.सी. प्रमाणपत्र क्र.वि.प्र.क्र. S११/००१४/२०१० ठामपा/ शविवि/३०९५/१९ दि. ६/६/२०१९ मधील सर्व अटी आपणावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

Yours faithfully

Municipal Corporation of  
the city of Thane.



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३. अभिन्यासातील पुढील इमारतींच्या वापर परवानापुर्वी आर.जी. व अंतर्गत रस्ते विकसित करणे आवश्यक राहिल.
४. अभिन्यासातील पुढील इमारतींच्या वापर परवान्यापुर्वी वृक्ष विभागाकडील ना हरकत दाखला सादर करणे आवश्यक राहिल.
५. अभिन्यासातील पुढील इमारतींच्या वापर परवान्यापुर्वी रस्त्याखालील क्षेत्र, सुविधा भूखंडाखालील क्षेत्र, म्युनिसिपल चौसिंग (आरक्षण क्र. १) ने बाधित जमिनीचे ७/१२ उतारे ठाणे महानगरपालिकेच्या नावे करणे आवश्यक राहिल.
६. अभिन्यासातील पुढील इमारतींच्या वापर परवान्यापुर्वी सुविधा भूखंडाच्या क्षेत्राच्या कुंपणभिंतीचे काम पूर्ण करणे आवश्यक राहिल.
७. इमारत क्र. D च्या वापर परवान्यापुर्वी तात्पुरती पार्किंग व्यवस्था कायमस्वरुपी करणेबाबतचे विकासक यांचे हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
८. इमारत क्र. G चे फिनिशिंगचे काम स्वतः सदनिका धारक करणार असल्याबाबतचे विकासक यांचे हमीपत्र त्यांचेवर बंधनकारक राहिल.

As set certificated completion plan is returned herewith

सावधान

Office नकाशा नुसार बांधकाम न करणे नसेल.  
 १. १२ नियंत्रण नियमावलीनुसार आवश्यक तर  
 भयःनाश्या न घेता बांधकाम वापर करणे, महानगर  
 मधील मर्यादा रचना अधिनियमाचे कलम ५२  
 अनुसार दंडात्मक गुन्हा आहे. त्यासाठी जास्तीत  
 जास्त ३ वर्षे दंड रक्कम १,००,०००/- दंड होऊ शकतो”  
 Date :

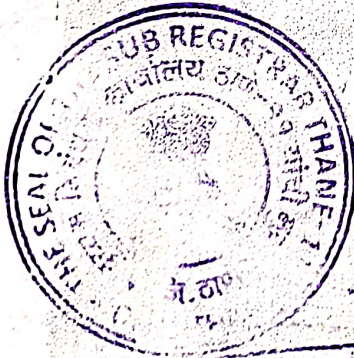
Yours faithfully,

6/10/2020

Executive Engineer,  
 Town Development Department,  
 Municipal Corporation of  
 The City of Thane.

Copy to :

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E.E. (Water works) T.M.C.
- 4) Assessor Tax Dept. T.M.C.
- 5) Vigilance Dept. TDD, T.M.C.



त.न.न. ११	
१४४२	२०२४
२३	३२



Certificate No. 4980

# THANE MUNICIPAL CORPORATION, THANE

Regulation  
(Registration No. 3 & 24)

## Amended PERMISSION/ COMMENCEMENT CERTIFICATE

Proposed building :- X3 (Wing A) - St + 22 floors, X3 (Wing B) - St + 14 floors,  
X4 (Wing A & B) - St + 1 floor, I(EWS/LIG) - Gr/Soft + 20 floors & F - St + 16 floors

V. P. No. V.P. No. S11/0014/10 TMC/TDD/4077/22 Date: 10/06/2022

To, Shri / Smt. Sandeep Prabhu (Architect)  
(For M/s. SAAKAAR)

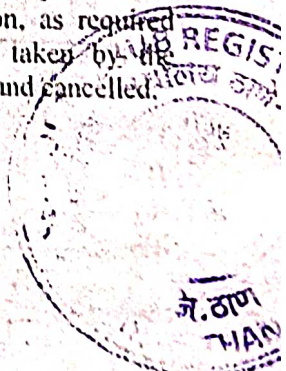
Shri Mr. Vishnu Govind Mhatre & Others (Owners) (Owners)  
Mr. Mayur Rammiklal Shah & Kalyani Chetan Shah  
(Partners of M/s. Marathon ENER - Gen LLP) (P.O.A.H.)

With reference to your application No. 12017 dated 28/2/2022/29/3/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Desai Sector No. XI Situated at Road / Street Existing Road S. No. / 651 No. / F.P.No. 122/3, 220/18, 220/2, 220/5, 232

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Conditions mentioned in Amended Permission /C.C. No. TMC/TDD/3095/19 dated 6/6/2019 shall be binding.
- 6) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ Undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 7) Authority will not supply water for construction (Optional).
- 8) Information Board to be displayed at site till Occupation Certificate.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966**



Yours faithfully  
[Signature]

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

Municipal Corporation of  
the city of, Thane.

- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 10) Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
  - 11) Areas/ cities where storm water drainage system exists or designed, design and drawings from Service Consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for Occupancy Certificate (Optional).
  - 12) LIT Certificate from PWD Should be submitted before Occupation Certificate
  - 13) Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
  - 14) NOC from Water Department, Drainage Department and Garden Department should be submitted before Occupation Certificate.
  - 15) The proposed building should be structurally designed by considering seismic forces as per I.S.Code No. 1893 & 4326 and Certificate of structural stability should be submitted at the stage intimation of Plinth and Occupation Certificate.
  - 16) CCTV System shall be installed before applying for Occupation Certificate.
  - 17) Rain Water Harvesting system should be installed before applying for Occupation Certificate.
  - 18) Solar Water Heating system should be installed before applying for Occupation Certificate.
  - 19) भूखंडाच्या हद्दीवर कुंपणभिंतीचे बांधकाम ४ महिन्यात पूर्ण करणार असल्याबाबत विकासक यांचे हमीपत्र त्यांच्यावर बंधनकारक राहिल.
  - 20) सुविधा भूखंडावरील कुंपणभिंतीचे बांधकाम ४ महिन्यात पूर्ण करणार असल्याबाबत विकासक यांचे हमीपत्र त्यांच्यावर बंधनकारक राहिल.

**WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASTHRA REGIONAL AND TOWN PLANNING ACT, 1966.**

सावधान

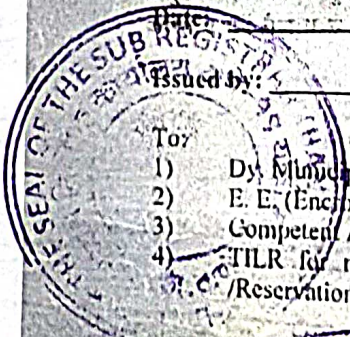
Yours faithfully,

Office: No. १०, गणेश नगर येथील नगरपालिका कार्यालय, महाराष्ट्र राज्य शासन, मुंबई. (अनुसंधान विभाग)

Office Stamp: १०, गणेश नगर येथील नगरपालिका कार्यालय, महाराष्ट्र राज्य शासन, मुंबई. (अनुसंधान विभाग)

10/6/2022

Executive Engineer,  
Town Development Department,  
Municipal Corporation of  
the city of Thane.



9882  
24 32



## THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

Amended

### SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

Proposed building :- D - (Stilt + 1<sup>st</sup> to 8<sup>th</sup> + 9(Pt)), E - Fitness Center, F - (Stilt + 1<sup>st</sup> to 16<sup>th</sup>),  
G - Stilt + 1<sup>st</sup> to 19<sup>th</sup> U - Ground floor only

1 (EWS) - Stilt + 20<sup>th</sup> floors

V. P. No. V.P. No. S11/0014/10 TMC / TDD / 2494/18 Date: 25/1/2018  
To, Shri / Smt. Sandeep Prabhu (Architect)  
(For M/s. SAAKAAR)

Shri Mr. Vishnu Govind Mhatre & Others (Owners) (Owners)  
Mr. Mayur Ramniklal Shah & Kaivalya Chetan Shah (P.O.A.H.)  
(Partners of M/s. Marathon ENER-Gen LLP)

With reference to your application No. 6690 dated 29/08/2017 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Desai Sector No. XI Situated at Road / Street Existing Road S. No. / C.S.T. No. / F.P. No. 140, 141/2, 142/1, 142/3, 220/10, 220/2, 220/5, 232

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
  - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
  - 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
  - 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) सुधारित परवानगी / सी.सी. क्र. वि.प्र.क्र. S११/००१४/१० ठामपा/ शबिवि/२१७५/१७ दि. ५/५/२०१७ मधील आवश्यक अटी बंधनकारक राहतील.
- ६) अग्निशमन विभागाकडील ना हरकत पत्रखला क्र. TMC/CFO/M/१३०/१३० दि. ०२/०१/२०१८ मधील अटी बंधनकारक राहतील.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN  
CONTRAVENTION OF THE APPROVED PLANS  
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE  
UNDER THE MAHARASHITRA REGIONAL AND TOWN  
PLANNING ACT. 1966**

Office No. \_\_\_\_\_

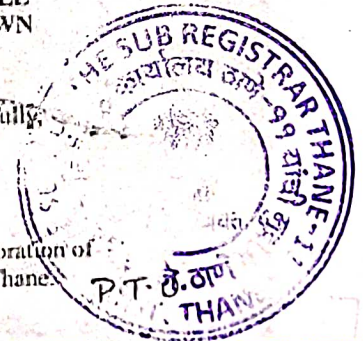
Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

Yours faithfully,

Municipal Corporation of  
the city of, Thane.



उ.म.न. ९९	
१४४२२	२०२४
२६	३२

- ७) वन व पर्यावरण विभागाकडील दि. १५/०६/२०१३ रोजीच्या ना हरकत दाखला मधील अटी वधनकारक राहतील.
- ८) परवानगी अदा केल्याच्या दिनांकापासून पुढील १५ दिवसांच्या विहित कालावधीमध्ये युविधा भूखंडाच्या शेजामध्ये घालेल्या बदलानुसार नव्याने ट्रान्सफर डिड व ताबा पावती सादर करणे आवश्यक तसेच सदर क्षेत्राचा ठाणे महानगरपालिकेच्या नावे घालेला ७/१२ उतारा वाणिज्य इमारत क्र. H च्या जोत्यापुर्वी सादर करणे आवश्यक.
- ९) Organic waste disposal बाबतची प्रारूप नियमावलीनुसार वापर परवान्यापुर्वी पूर्तता करणे आवश्यक राहिल.

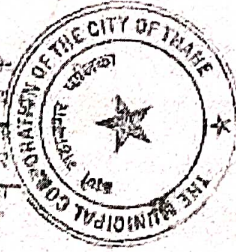
**WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASTHRA REGIONAL AND TOWN PLANNING ACT, 1966.**

Office No.

Yours faithfully,

सावधान

Office Stamp  
Date:  
Issued by:



Executive Engineer,  
Town Development Department,  
Municipal Corporation of  
the city of Thane.

To:

- 1) Dy. Municipal Commissioner - Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
- 4) TILR for necessary correction in record of Land is affected by Road Widening /Reservation.



मु. नं. अ. ३५	
१४४२	२०२४
२४	३२



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHWETA SHANTARAM CHAVAN

SHANTARAM RAMCHANDRA CHAVAN

26/11/1983

Permanent Account Number

AILPC8535B

Signature



27102807



भारत सरकार  
Government of India



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



Aadhaar no. issued: 11/09/2015



श्वेता शांताराम चव्हाण  
Shweta Shantaram Chavan  
जन्म तारीख/DOB: 26/11/1983  
महिला/ FEMALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.  
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाईन प्रमाणीकरण किंवा QR कोडचे  
स्कॅनिंग/ ऑफलाईन XML)  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).

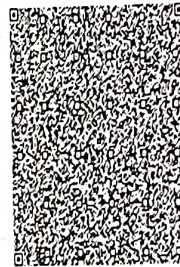
4322 5529 8763

माझे आधार, माझी ओळख

Details: 01/06/2020

पत्ता:  
403/A, नव दिप्ती, राजाजी पथ, मध्वी कॉलेज जवळ,  
डोळिवली ईस्ट, कल्याण, टिळकनगर, ठाणे,  
महाराष्ट्र - 421201

Address:  
403/A, nav deepti, Rajaji path, opp.madhvi  
college, Dombivli East, Kalyan, PO:  
Tilaknagar, DIST: Thane,  
Maharashtra - 421201



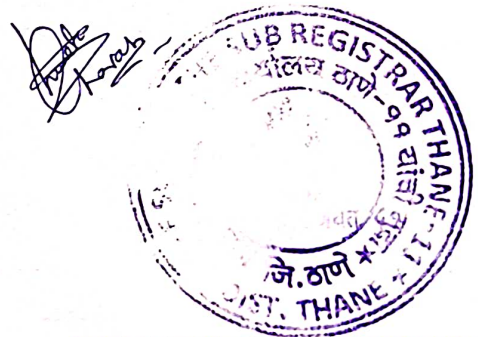
4322 5529 8763

VID : 9130 9847 4835 2340

1947

help@uidai.gov.in

www.uidai.gov.in



9882	2028
25	32

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRATIBHA KERU KAMBLE  
KERU BHANUDAS KAMBLE  
06/11/1983

556  
7  
47717

*Prabha*

Permanent Account Number

BBQPK0752B

*Prabha*

Signature



भारत सरकार  
Government of India



Aadhaar no. is sued: 21/10/2011



प्रतिभा केरु कांबळे  
Pratibha Keru Kamble  
जन्म तिथि/DOB: 06/11/1983  
महिला/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या वसूला कोड/  
ऑफलाइन एकात्मकता की स्कैनिंग) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).

4113 1148 9110

मेरा आधार, मेरी पहचान

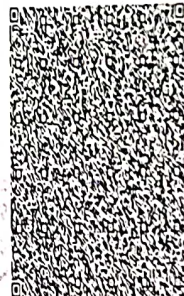


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
303, तुलसी गार्डन, प्लॉट नं. 51, नजदीक सुपर मार्केट,  
सेक्टर 5, करानजाडे, करंजदे, पनवेल, रईगढ़,  
महाराष्ट्र - 410206

Address:  
303, TULSI GARDEN, PLOT NO. 51, NEAR  
SUPER MARKET, SECTOR 5, KARANJADE,  
Karanjade, PO: Panvel, DIST: Raigarh,  
Maharashtra - 410206



4113 1148 9110

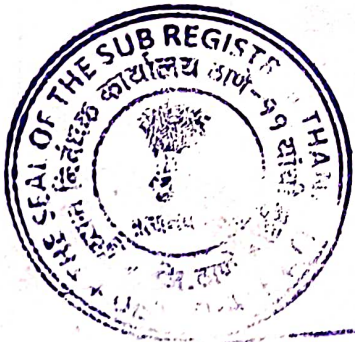
VID : 9111 4785 7559 0863

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*Prabha*



21/10/2011	99
98822	1028
22	32



च.न.न. ५१	
१४४२२	२०२४
३०	३२

M/14492.  
दिनांक, 13 ऑगस्ट 2024 2:43 म.नं.

दस्त गोपवारा भाग-1

दस्तावेज क्र. 35132  
दस्तावेज क्र. 14492/2024

दस्तावेज क्र. 14492/2024

बाजार मूल्य: रु. 31,20,820/-

भोवदना: रु. 1,00,00,000/-

मुद्रांक शुल्क: रु. 4,94,600/-

दि. मह. दु. नि. दस्तावेज क्र. 14492

दि. 13-08-2024

पृ. 2:42 म.नं. वा. हजर केना.

पावनी: 15204

पावनी दिनांक: 13/08/2024

गारगणाराचे नाव: रुपेश पुर्केश दगडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

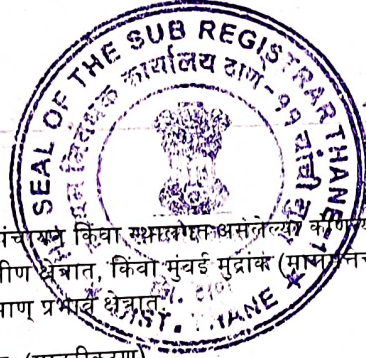
रु. 640.00

पृष्ठांची संख्या: 32

एकूण: 30640.00

रुपेश दगडे  
दस्त हजर करणाऱ्याची मही:

सह दुसरे निबंधक वर्ग-२  
ठाणे क्र. 99



सह दुसरे निबंधक वर्ग-२  
ठाणे क्र. 99

दस्तावेज प्रकार: करगणनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा शहरपालिका असलेल्या क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥  
वेळामे प्रामादिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मुद्रांक) न्यायालयाच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995  
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रमाणित क्षेत्रात.

शिफा क्र. 1 13 / 08 / 2024 02 : 42 : 02 PM ची वेळ: (मादरीकरण)

शिफा क्र. 2 13 / 08 / 2024 02 : 42 : 48 PM ची वेळ: (फी)

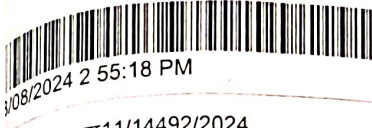
प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा, १९०८ अंतर्गत  
असलेल्या तरतुदीनुसारच नोंदणीस आखल गेलेला  
आहे. यातील संपूर्ण मजकूर निष्पादक व्यक्ती,  
साक्षीदार व सोबत जोडलेला कागदपत्रांची आणि  
दस्तावेजातील सत्यता, वैधता व कायदेशीर बाबींची  
जबाबदारी निष्पादक व कबुली करक हे संपूर्णपणे  
जबाबदार राहतील.

लिहून घेणार  
१)  
२)

लिहून घेणार

१) रुपेश दगडे  
२)



दस्तावेज गोपवाग भाग-2

दस्तावेज क्रमांक: 3232  
दस्तावेज क्रमांक: 14492/2024

दस्तावेज क्रमांक: दस्तावेज 11/14492/2024  
दस्तावेज प्रकार: -कगनामा

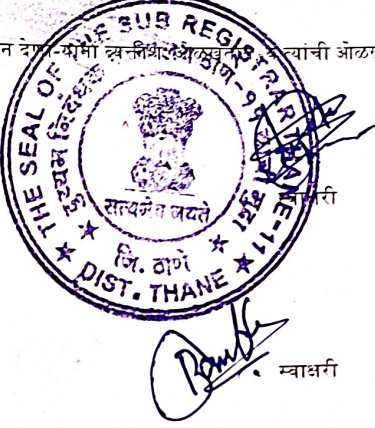
क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वाराचित्र	दस्तावेज प्रमाणित
1	नाव:मैमर्म. फाईनएज कॅपिटल सोल्युशन प्रा. लि. तर्फे डायरेक्टर आणि अधिकृत मनीकर्ता रेजेन विश्ववरन कडावील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी-213, टॉवर नं:- 08, बेंलापूर रेल्वे स्टेशन कॉम्प्लेक्स, सी वी डी बेंलापूर, नवी मुंबई. प्लॉट नं: -, गेड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AAFCE9448P	निवृत्त देणार वय :- स्वाधरी:-		
2	नाव:सुपेश पुर्केश दागे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 803, ग्लोरिया सी एच एम, नेस्टर कंपाउंड, कनिता चर्च रोड, मांताकूज., प्लॉट नं: -, गेड नं: -, महाराष्ट्र, मुम्बई. पिन नंबर:APVPD0003L	निवृत्त देणार वय :-35 स्वाधरी:-		

रुपेश, दागे

दस्तावेजावर करून देणार तयारकथित करणामा चा दस्तावेज करून दिल्याचे कवून करतात.  
दस्तावेज क्र.3 ची वेळ:13 / 08 / 2024 02 : 44 : 47 PM

दस्तावेज क्रमांक: -  
दस्तावेज क्रमांक असे निवृत्तीत करणात की ते दस्तावेजावर करून देणार -कोर्मा दस्तावेजाचे दस्तावेजांची ओळख पटविनात

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वाराचित्र	दस्तावेज प्रमाणित
1	नाव:श्वेता चव्हाण - - वय:41 पत्ता:सी वी डी बेंलापूर, नवी मुंबई. पिन कोड:400614	निवृत्त देणार वय :- स्वाधरी:-		
2	नाव:प्रतिभा कायळे - - वय:41 पत्ता:सी वी डी बेंलापूर, नवी मुंबई. पिन कोड:400614	निवृत्त देणार वय :- स्वाधरी:-		



दस्तावेज क्र.4 ची वेळ:13 / 08 / 2024 02 : 54 : 44 PM

दस्तावेज क्र.5 ची वेळ:13 / 08 / 2024 02 : 55 : 14 PM नोंदणी पुस्तक 1 मध्ये

सहाय्यक निबंधक वर्ग - २  
Sub Registrar Thane 11  
ठाणे क्र. 99

प्रमाणित करण्यात येते की, सदर दस्तावेज एकूण पाने.....३२..... आहेत. पुस्तक क्र.....१... मधील क्रमांक.....१४४९२ वर नोंदला.

Slr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	GRN/Licence	Deface Date
1	RUPESH PURKESH DAGADE	eChallan	02300042024081387155	MH006692304202425E	494600.00	SD	0003689889202425	13/08/2024
2		DHC		0824133008188	640	RF	0824133008188D	13/08/2024
3	RUPESH PURKESH DAGADE	eChallan		MH006692304202425E	30000	RF	0003689889202425	13/08/2024

SD:Stamp Duty [RF:Registration Fee] [DHC: Document Handling Charges] 14492 / 2024