

Receipt (pavti)

529/737

Saturday, January 11, 2025  
5:54 PM

पावती

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

गावाचे नाव: वडघर  
दस्तऐवजाचा अनुक्रमांक: पवल5-737-2025  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: सुकन्या अजय घोदारकर

पावती क्र.: 810 दिनांक: 11/01/2025

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 80

रु. 20000.00  
रु. 16000.00

एकूण:

रु. 21600.00

आपणास मूळ दस्त, शंभनेल प्रिंट, सूची-२ अंदाजे  
6:12 PM ह्या वेळेस मिळेल.

*Manoj*  
Joint Sub Registrar Panvel 5  
सह दुय्यम निबंधक वग-२,  
(पनवेल-५)

बाजार मुल्य: रु.937463.8 /-  
मोबदला रु.2000000/-  
भरलेले मुद्रांक शुल्क : रु. 100000/-

- 1) देयकाचा प्रकार: DHC रकम: रु.1600/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125117706141 दिनांक: 11/01/2025  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.20000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014180783202425E दिनांक: 11/01/2025  
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

- 1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

सह दुय्यम निबंधक, पनवेल ५, (वर्ग-२)

Valuation ID	20250111876	मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )	11 January 2025, 05:44:43 PM
मूल्यांकनाचे वर्ष	2024	सर्व्हे नंबर /न. भू. क्रमांक :	पवल 5
जिल्हा	रायगड		
तालुक्याचे नांव :	पनवेल		
गांवाचे नांव :	वडघर		
क्षेत्राचे नांव	Rural		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>			
खुली जमीन	निवासी सदनिका	औद्योगिक	मोजमापनाचे एकक
4390	49400	दुकाने	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>			
मिळकतीचे क्षेत्र -	मिळकतीचा वापर- निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	18,977चौ. मीटर	मिळकतीचे वय -	मूल्यदर/बांधकामाचा दर- Rs.4390/-
उद्दवाहन सुविधा-	1-आर सी सी	मजला -	
	आहे	1st To 4th Floor	
Sale Type - Resale	First Sale Date - 25/10/2023		
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )		
	= ( ( ( 49400-4390 ) * ( 100 / 100 ) ) + 4390 )		
	= Rs.49400/-		
मजला निहाय घट/वाढ	= 100% of 49400 = Rs.49400/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 49400 * 18.977		
	= Rs.937463.8/-		
Applicable Rules :	3, 18, 19		
<b>एकत्रित अंतिम मूल्य</b>	= मुख्य मिळकतीचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लागतल्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेथेनार्हिन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचालित पाणीपंप		
	= A + B + C + D + E + F + G + H + I + J		
	= 937463.8 - 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.937464/-		
	= <b>९ नऊ लाख सवतीस हजार चार शें चौसष्ट /-</b>		

पवल - ५  
०३७ २०२५  
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पत्र - ५	
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२	/८०



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0125117706141
Date	11/01/2025
Received from -, Mobile number 9890119649, an amount of Rs.1600/-, towards Document Handling Charges for the Document No. registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Rajghat.	
Payment Details	
Bank Name	SBIN
Date	11/01/2025
Bank CIN	10004152025011105829
REF No.	501142991039
This is computer generated receipt, hence no signature is required.	

पत्रक - 4  
UBR 2024  
2/10



धवल - ५
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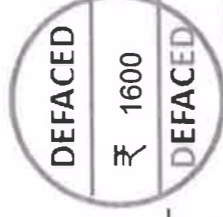


**D**ocument Handling Charges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0125117706141 Receipt Date 11/01/2025

Received from -, Mobile number 9890939649, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 737 dated 11/01/2025 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



### Payment Details

Bank Name SBIN Payment Date 11/01/2025

Bank CIN 10004152025011105829 REF No. 501142991039

Deface No 0125117706141D Deface Date 11/01/2025

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

पवेल - ५  
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पंवल - ५	७३७	२०२५
₹	१	८०







CHALLAN  
MTR Form Number-6



GRN	MH014180783202425E	BARCODE		Date	11/01/2025-15:16:19	Form ID	25 2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR			PAN No.(If Applicable)	DXSPG0412C		
Location	RAIGAD			Full Name	SUKANYA AJAY GHOTARKAR AND OTHER		
Year	2024-2025 One Time				ONE		
				Flat/Block No.	FLAT NO. 403, 4TH FLOOR, DEEP DIVINE 5		
				Premises/Building	CHS LTD		
Account Head Details		Amount In Rs.					
0030046401	Stamp Duty	100000.00		Road/Street	PLOT NO. 21, S3CTOR R4, PUSHPAK NODE, VADGHAR		
0030063301	Registration Fee	20000.00		Area/Locality	NAVI MUMBAI, TAL. PANVEL, DIST. RAIGAD		
				Town/City/District	IGAD		
				PIN	6		
				Remarks (If Any)	PAN2=ALNPP3260D--SecondPartyName=DAYAL GANGARAM PANWAR-		
							
Total		1,20,000.00		Amount In	One Lakh Twenty Thousand Rupees Only		
				Words			
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK 5					
		Bank CIN	Ref. No.	Bank Date	RBI Date	Bank-Branch	Scroll No. , Date
		6910333202501113288	29093003996	11/01/2025-15:18:36	Not Verified with RBI	IDBI BANK	Not Verified with Scroll
Cheque/DE No.		Cheque-DD Details					
Name of Bank							
Name of Branch							

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 दुर्यम निबंधक कार्यालय नोंदणी करणयाच्या दस्तासो लागू आहे. नोंदणी न करणयाच्या दस्तासो सदर चलन लागू नाही.

Mobile No. : 9664731726

S.A. Ghoshalkar

विद्या स. घोरकर







1	(IS)-529-737	0007828638202425	11/01/2025-17:54:08	IGR548	20000.00
2	(IS)-529-737	0007828638202425	11/01/2025-17:54:08	IGR548	100000.00
<b>Total Defacement Amount</b>					<b>1,20,000.00</b>

## AGREEMENT FOR SALE (PART PAYMENT)

This Agreement for Sale made and executed at Panvel on this 11<sup>th</sup> day of the month of January in the Year 2025.

BETWEEN

**MR. DAYAL GANGARAM PAWAR, PAN No. ALNPP3260D, Aadhaar No. 6231 9061 5793, Age 67 Years, Indian Inhabitant, Residing at House No. 444, At. Kopar (Kolhi), Near Ganesh Mandir, Tal. Panvel, Dist. Raigad 410206,** hereinafter called and referred to as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators or assigns) of the **FIRST PART.**

AND

**1) MISS. SUKANYA AJAY GHOTARKAR, PAN No. DXSPG08173, Aadhaar No. 6015 8316 5709, Age 20 Years, 2) MRS. VIDYA GHOTARKAR, PAN No. AXOPG7282M, Aadhaar No. 6536 36463 10144, Age 41 Years, Both Indian Inhabitants, Residing at Near Dalba Wada, Rohidas Wada, House No. 991/1, Old Panvel, Tal. Panvel, Dist. Raigad 410206,** hereinafter called and referred to as "THE PURCHASERS" 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 **SECOND PART.**

### DESCRIPTION OF PROPERTY

FLAT NO. FLOOR PLOT NO. SECTOR  
"403" "FOURTH" 21 R-4  
BUILDING : DEEP DIVINE-5 CHS LTD.  
NODE : PUSHPAK NODE, VADGHAR,  
TAL. PANVEL, DIST. RAIGAD  
CARPET AREA : 17.252 Sq.Mtrs.

BUILDING CONSISTS : GROUND + FOUR FLOORS WITH LIFT

hereinafter referred to as 'THE SAID FLAT'

*Pawan*

*S.A.Ghotarkar*

*विद्या प्र. घोटारकर*

क्र.मुद्रांक-2021/अनौ .स. क्र. 12/  
प्र. क्र. 107/न-1(घोरण) दिनांक 31 मार्च  
2021 चे शासन आदेशानुसार या दस्तावेजात  
'महिला' खरेदीदारास मुद्रांक शुल्काची सबलत  
देण्यात आली आहे.

*Pawan*

सह. दुय्यम निबंधक,  
वर्ग-2, पनवेल क्र. 5



**WHEREAS :-**

1) The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-see, (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.

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

3) By an Agreement to Lease dated: 11/05/2018, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) **MR. DAYAL GANGARAM PAWAR**, 2) **MR. EKNATH GANGARAM PAWAR**, therein referred to as the LESSEES and herein after referred to as the Original Allottee, and CIDCO leased Plot of land in lieu of compensation being **Plot No. 21**, in **Sector No. R-4**, measuring **490 Sq.Mtrs.** under the Punarvasan Scheme at **PUSHPAK NODE**, **VADGHAR**, Taluka - Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID

प्लॉट नं -	PAWAR
LESSEES	
Plot of land	2026
measuring	90 / 60



THE SAID same Agreement to Lease is been registered in the office of Sub-Registrar of Assurances, Panvel, under Document No. PVL-2-6289-2018 on dated

2) The Physical possession of the same has handed over to the Original Allottee for Development and construction thereof Building for Residential purpose. The corporation granted permission or licence to the Original Allottee to enter upon the said **Plot No. 21** of land for the purpose of erecting a building/s.



SA. Ghoshankar  
 11/05/2018



- 6) By Development Agreement dated 26/12/2019 made between 1)MR. **DAYAL GANGARAM PAWAR**, 2)MR. **EKNATH GANGARAM PAWAR**, the 'Original Allottee' of the **FIRST PART & M/s. SAMBHAV ESTATE**, a Partnership Firm duly registered under the provisions of Partnership Act, having 1)MR. **KIRTI HEMCHAND SHAH**, 2)MR. **HARILAL SHAMJI PATEL** as the partners and acting through its authorised signatory and having its office at. Shop No. 16, Pushpa Ganga CHS Ltd., Plot No. 4, Sector No. 9, Kamothe, Navi Mumbai, Tal.Panvel, Dist. Raigad 410209, the 'Developers' of the **SECOND PART** (hereinafter referred to as "**the Developers**"). The said Original Licensees have transferred and assigned all their Development rights and interests in and to the said **Plot No. 21** in favour of the Developers herein and also Development Agreement on the terms and conditions more particularly set out in the said Agreement.
- 7) The said Development Agreement dated 26/12/2019, has been Registered at the Office of Sub Registrar of Assurances, Panvel vide Document No. **12471-2019, dated 26/12/2019**.
- 8) The Developers thus absolutely seized and possessed of pieces of the land being **Plot No. 21, admeasuring 490 Sq.Mtrs.,** situated at **Pushpak Node, Vadghar (Punarvasan Scheme Plot), Taluka Panvel, District Raigad.**
- 9) The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its **Development Permission Commencement Certificate** under Reference No. **CIDCO/BF-16811/TPO (NM & K)/2019/5207, date 27/07/2019** granted its permission to develop the said plot and to construct building/s consisting **Ground plus Four Upper floors** on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
- 10) The Building being constructed on the said Plot shall be known as "**DEEP DIVINE-5**" consisting of Ground plus Four Upper Floors.
- 11) Accordingly, the Developers have completed the construction of the said Building and have obtained **Occupancy Certificate** from CIDCO Ltd. vide its

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Development 030 2024
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*Pawar*

*S.A. Ghoshankar*

*पुणे - ५. ए. ए. ए. ए.*



Letter bearing Ref. No. CIDCO/BP-16811/TPO(NM & K)/2019/ 10679 dated 08/06/2023, Unique Code : 20190402102205301.

12) M/s. **SAMBHAV ESTATE**, a Partnership Firm duly registered under the provisions of Partnership Act, having 1) **MR. KIRTI HEMCHAND SHAH**, 2) **MR. HARILAL SHAMJI PATEL** as the partners and acting through its authorised signatory and having its office at. Shop No. 16, P.Jshpa Ganga CHS Ltd., Plot No. 4, Sector No. 9, Kamotha, Navi Mumbai, Tal.Panvel, Dist. Raigad 410209, along with consent of Original Allottees 1) **MR. DAYAL GANGARAM PAWAR**, 2) **MR. EKNATH GANGARAM PAWAR** have allotted and transferred a Residential Premises bearing Flat No. 403, on Fourth Floor, admeasuring about 17.252 Sq.Mtrs. Carpet Area, in the Building and the Registered Society known as "DEEP DIVINE -5 Co-operative Housing Society Ltd." constructed on Plot No. 21, in Sector No. R-4, being situated and lying at **Vadghar, Pushpak Node, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter referred to as "the said Flat"), in favour of **MR. DAYAL GANGARAM PAWAR** (being the Original Allottee herein and the Seller herein) vide an **AGREEMENT FOR ALLOTMENT** dated 23/10/2023, registered in the Office of Sub-Registrar of Assurances, Panvel under Document No. **PVL-1-9211-2023** dated **25/10/2023** hereinafter referred to as the said Agreement) by virtue of **Development Agreement** dated **26/12/2019**.

AND WHEREAS the Seller is now fully seized and possessed of and/or otherwise and sufficiently entitled to free from all encumbrances of any nature however, the said Flat as owner thereof.



WHEREAS the Purchasers are interested in purchasing the said Flat, they approached the Seller and a talk regarding Sale and purchase of the Flat took place between the parties. The Purchasers have inspected all the documents pertaining to the title of the said Flat and satisfied about the title of the Seller to the said Flat.

AND WHEREAS the Seller has offered to the Purchasers the sale/ transfer/ assignment of all his rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of

*Pawar*

*S-A Ghoshankar*  
*पानवेल, पश्चिम, बांची मुद्रा*

**Rs.20,00,000/- (Rupees TWENTY LAKH Only)** being the Sale Price and Purchasers have agreed to purchase the said Flat the rights, title and interest of the Seller therein and benefits accruing to the Seller under the said Agreement, in consideration of **Rs.20,00,000/- (Rupees TWENTY LAKH Only)** which amount of consideration shall be paid by the Purchasers to the Seller at the time and in the manner subject to the terms and conditions stated herein below.

AND WHEREAS the party of the First Part, is in actual possession of the said Flat with existing all amenities and the transaction of the purchase of the said Flat on ownership basis is completely 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/disposed off and transfer all his right title and interest in the said Flat as his self-acquired property.



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

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The Seller hereby agrees to sell and the Purchasers hereby agrees to purchase said **Flat No. 403, on Fourth Floor, admeasuring about 17.252 Sq.Mtrs. Carpet Area, in the Building and the Registered Society known as "DEEP DIVINE -5 Co-operative Housing Society Ltd."** constructed on **Plot No. 21, in Sector No. R-4, being situated and lying at Vadghar, Pushpak Node, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad and more particularly described in the First Schedule written hereunder.**

2. The Area of the Flat hereby agreed to be sold is admeasuring **17.252 Sq.Mtrs. Carpet Area** and it is shown by red boundary line on the plan attached herewith.

3. THE CONSIDERATION for the transfer of the said Flat in the name of the Purchasers, is settled and agreed between the parties is **Rs.20,00,000/- (Rupees**

*Pawan*

*S.A. Ghoshankar*

*पवन श. घोशकर*



**TWENTY LAKH Only**) and the said amount of consideration is agreed to be paid by the Purchasers to the Seller in the following manner.

- a) The Purchasers have paid to the Seller a sum of **Rs.2,00,000/- (Rupees TWO LAKH Only)** being the Part Payment of the said Flat, on or before the execution of this Agreement (the receipt and payment whereof the Seller do hereby admit and acknowledge).
- b) The Purchasers shall pay the Balance Amount of **Rs.18,00,000/- (Rupees EIGHTEEN LAKH Only)** after availing the Loan from any Financial Institution or Bank within **45 Working Days** from the date of Registration of this Agreement.
- c) Time for payment of balance amount is the essence of this Agreement. The Seller shall provide to the Purchasers, a good, clear and marketable title of the said Flat at his own cost and expenses, and shall handover to the Purchasers the original title documents of the said Flat on execution of Full & Final Payment.

- d) The Seller also agree and undertake to indemnify the Purchasers from any kind of loss or claim arises or caused to be arise against any defect title and against all unpaid dues for all such period during which the Seller or their predecessors held the said Flat.

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THE POSSESSION of the said Flat shall be delivered to the Purchasers immediately on getting the full and final payment by the Seller. Further on receipt of full & final consideration as agreed hereinabove the Seller shall be deemed to have released relinquished all their rights, title, interest etc. in respect of the said Flat with in favour of the Purchasers and the Purchasers shall ipso-facto become entitled to legally occupy and possess the said Flat and all rights, title, interests and benefits etc. under the said agreement for sale shall be lawfully transferred in favour of the said Purchasers.



UPON POSSESSION of the said Flat being delivered the Purchasers shall be entitled to the use and occupy the said Flat and shall thereafter have no claim against the Seller in respect of any item or work in the said Flat which may be alleged not to have been carried out or completed.

*Signature*

*S. A. Ghodkekar*  
*पिंपरी चिंचवड, पिंपरी-चिंचवड*



4. The Seller 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.
5. The Seller shall handover vacant and peaceful possession of the said Flat to the Purchasers on payment of full and final amount of Sale Price.
6. The Seller do hereby covenant with the Purchasers as under:-
- The Seller is the sole and absolute, legal and beneficial owner of the said Flat and no other person has any right, title and interest therein.
  - The Seller has paid all rates, taxes, assessments, Society maintenance charges and outgoings payable in respect of the said Flat. Thereafter, the same shall be payable by the Purchasers. The Seller shall indemnify and keep indemnified the Purchasers against any claim or demand thereon.
  - The Seller has complied with all the bye-laws, rules and regulations of the Society/Builders;
  - The said Flat is free from any charges, liens, encumbrances, mortgages, whatsover and the same is not attached either before or after the date of sale at the instance of any court or other forum or taxation authorities and the Seller shall not give any undertaking to any statutory authority not to deal with or dispose the said Flat;
  - No person has any claim, share, right, title or interest past or subsisting of whatsoever nature including by way of sale, exchange, lease, sub-lease, license, mortgage, (equitable or otherwise), gift, trust, inheritance, tenancy, license, will, lien minority or otherwise howsoever in the said Flat and the Seller is competent and entitled to sell and transfer the same in the manner provided in these presents;
  - The Purchasers shall be entitled to hold and own the said Flat without any hindrances, obstruction, denial, interruption or eviction by or from the Seller or from any person or persons lawfully or equitably claiming through under or in trust for the Seller;
  - There are no proceedings instituted or pending in any Court judicial, quasi judicial or statutory body or arbitral forum as on date concerning, touching, affecting or related to the said Flat either directly or indirectly. There is no attachment or prohibitory order issued prohibiting the sale or transfer of the said Flat as contemplated under these presents;
  - The Seller is not restrained either under Income Tax Act 1961 or any other statute from selling or transferring the said Flat;
  - No notice has been issued for acquisition or requisition of the said Flat or any part thereof and further that there are no outstanding notices received from any other public authority;

पं. व. ल. - ५
Signature
02/02/24
The Seller shall
Signature
02/02/24



*[Handwritten Signature]*

S.A. Ghoshanagar  
 पं. व. ल. - ५

- (j) That neither the Seller nor any one on his behalf has done committed or omitted to do or commit any act, deed, matter or thing whereby his rights and benefits in respect of the said Flat or any part thereof become or may be prejudicially affected in any manner whatsoever;
- (k) As far as the Seller is aware there are no other circumstances or factors which prevent the Seller from dealing with, transferring or selling the said Flat to the Purchasers free of encumbrances or which prevents the Purchasers from acquiring the same or getting the same transferred to or vested in him free of encumbrances;
- (l) That the Seller shall honestly, bonafidely, truly and faithfully and in good faith discharge all the express and implied obligations hereunder and shall not do any act to the prejudice of the Purchasers;
- (m) The Seller shall make the necessary representation to the Society, for accepting the Purchasers as members thereof. The Seller shall fully cooperate in getting the said Flat transferred to the Purchasers' name in the records of the Society.

7. The Seller shall pay the Society Maintenance Charges, Electricity Charges, T.V. Cable charges, Telephone bills, Property Tax, Water Charges, Society NOC Charges & all other dues and charges as may be claimed by any authority, CIDCO Ltd., Promoters, State Government or any local authorities, Electricity Meter Deposit, Water Meter Deposit, development charges etc., in respect of the said Flat

पं. सं. - ५५	५३६/२०२५
	१९/१०

up to the date of Possession and thereafter the same shall be borne and paid by the Purchasers. The Seller hereby indemnify and keep the Purchasers indemnified of and against all actions, proceedings, claims, demands, charges, expenses if any, etc. whatsoever, as may be claimed, initiated by any person/ persons/ body or bodies, CIDCO Ltd., etc., and the Purchasers shall not be liable or responsible for any such action, proceedings claim etc.



The Seller hereby declare that till today he has not sold, 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 agrees to co-operate for transferring the above said property in the name of Purchasers in the office of CIDCO Ltd., M.S.E.D.Co. Ltd., and any other concerned Department.

10. The Parties herein shall obtain NOC from DEEP DIVINE-5 Co-operative Housing Society Ltd., for the transfer of said Flat on before Final Sale Deed.

*[Signature]*

S.A. Ghoshkar  
 पं. सं. ५३६/२०२५

11. 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.
12. The Seller hereby declares that all taxes and dues of whatsoever nature in respect of the Flat hereby agreed to be transferred are paid by him alone up to the date of possession to CIDCO Ltd. 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.
13. The Seller also declared that he has not dealt with the said Flat in any manner nor he has done any agreement with any another party or person.
14. The Seller hereby undertakes to make out a clear and marketable title to the property agreed to be sold.
15. The Purchasers do hereby covenant with the Seller as under
- That the Purchasers undertake to observe and perform and carry out and fulfill all the terms and conditions of the said Agreement;
  - The Purchasers are aware that all those who have purchased Flats/ANNEES-5 in the building situated on Plot have formed and registered a Co-operative Housing Society Ltd., under the name and style as **DEEP DIVINE-5 Co-operative Housing Society Ltd.**, under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing **Registration No. NBOM/CIDCO/HSG (T.C.)/10331/D.R/YEAR 2024-2025 dated 29/08/2024** (hereinafter for the brevity's sake referred to as "the said Act");
  - That the Purchasers shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society formed under the said Act;
  - That the Purchasers shall abide by the Rules and Regulations and bye-laws of the said Society and that they agree and undertake to pay and discharge all calls and dues which the said Society may make in respect of the said Flat after execution of the Sale Deed (Full & Final Payment).
  - That the Purchasers shall observe all the terms and conditions of the said Agreement and shall regularly pay the (water charges, electricity charges,

प्लॉट - ५
Flat in Plot 936/024
9co/co



*Pawan*

*S.A. Ghoshorker*

*श्री अ. साठेकर*



maintenance charges and Property taxes) in respect of the said Flat directly to the concerned authorities from the date of getting possession of the said Flat.

21. The Seller herein shall produce the following documents before the Purchasers :

a) The Seller will submit their application to the said Society after Full & Final payment to the effect that their name as a member of the said SOCIETY be deleted and name of the Purchasers should be taken as a member in their place and also transfers the shares in the name of the Purchasers.

b) That Seller will sign transfer form and submit the same to the Society after Full & Final payment.

22. The Purchasers hereby undertakes to become a member of such society and undertake to sign all papers necessary for that purpose.

23. The expenses for conveying the said Flat such as Stamp Duty, Registration

व्यय की	fees	by
U30	24024	
9C	100	

shall be borne and paid by the Purchasers alone. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats 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 Duty by 1% to the Single Woman Purchasers as otherwise chargeable under clause (b) of Article 25 of Schedule 1 appended to 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% Stamp duty under the above mentioned Act.

*S. A. Ghoshkar*

S. A. Ghoshkar  
विक्रयकर्ता

### FIRST SCHEDULE OF PROPERTY - PLOT

All that piece and parcel of land known as Plot No. 21, in Sector No. R-4, in Village/Site PUSHPAK NODE, VADGHAR of Punarvasan Scheme, Tal. Panvel, District Raigad, containing by measurement 490 Sq.Mtrs. or thereabout and bounded as follows :-

On the North by :- Prop. 11.00 Mtrs. Road

On the South by :- Plot No. 22 and 23

On the East by :- 9.00 Mtrs. Road

On the West by :- Plot No. 20

पंचस - ५
४३६ २०२५
FLA/E/CO

### SECOND SCHEDULE OF PROPERTY FLA/E/CO

Flat No. 403, on Fourth Floor, admeasuring about 17.252 Sq.Mtrs. CARPET AREA

Area, in the Building and the Registered Society known as "DEEP DIVINE

-5 Co-operative Housing Society Ltd." constructed on Plot No. 21, in Sector

No. R-4, being situated and lying at Vadghar, Pushpak Node,

Mumbai, Tal. Panvel, Dist. Raigad 410206, within the limits of CIDCO Ltd.,

in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

*[Signature]*

४९०९
S.A. Ghodkerkar

विद्यत अ. एतक १२५८



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

SIGNED AND DELIVERED by the

Within named "SELLER"

MR. DAYAL GANGARAM PAWAR

In the presence of .....

1) Mr.

2) Mr.



*Pawar*

*[Signature]*

*[Signature]*

पंचल  
SIGNED AND DELIVERED BY  
W34 2024  
MISS. SUKANYA AJAY GHOTARKAR  
20/0



*S.A. Ghotarkar*



MRS. VIDYA AJAY GHOTARKAR

In the presence of .....

1) Mr.

2) Mr.



*विद्युत क. घोटार्कर*

*[Signature]*

*[Signature]*

## RECEIPT

RECEIVED a sum of **Rs.2,00,000/- (Rupees TWO LAKH Only)** in the following manner from the withinnamed Purchasers 1)MISS. SUKANYA AJAY GHOTARKAR, 2)MRS. VIDYA AJAY GHOTARKAR, being the Part Payment against the sell and transfer of Flat No. 403, on Fourth Floor, admeasuring about 17.252 Sq.Mtrs. Carpet Area, in the Building and the Registered Society known as "DEEP DIVINE -5 Co-operative Housing Society Ltd." constructed on Plot No. 21, in Sector No. R-4, being situated and lying at Vadghar, Pushpak Node, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

Cheque/RTGS/ IMPS No.	Date	Bank's Name	Amount in Rs.
RTGS	13/01/2025	HDFC Bank,	2,00,000/-
TOTAL			2,00,000/-

I SAY RECEIVED

MR. DAYAL GANGARAM PAWAR



SELLER

प व ल - ५	
८९६०२०२५	२१ / ८०



12,10,8,6,4,2  
1,3,5,7,9,11

Abstract 1000 2000 3000 4000

1000

1000	2000	3000	4000
1000	2000	3000	4000
1000	2000	3000	4000
1000	2000	3000	4000







25/10/2023

सूची क्र.2

दुय्यम निबंधक : डु.नि. पनवेल 1

दस्त क्रमांक : 921/1/2023

नोंदणी :

Regn:63m

गावाचे नाव : वडघर

- (1) विलेखाचा प्रकार ताबापावती
- (2) मोबदला 0
- (3) बाजारभाव/भाडेपट्ट्याच्या बाबतिपट्टाकार आकारणी देतो की पट्टेदार ते तसुद करावे 1
- (4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) 1
- (5) क्षेत्रफळ 1
- (6) आकारणी किंवा जुई देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ 100
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) श्रेणी

1) पाळिकेचे नाव: रायगढ इतर वर्णन : इतर माहिती: सव्निका क्र. 403, चौथा मजला, दीप हीवाईत - 5, प्लॉट नं. 21, सेंटर नं. आर4, पुणक-वडघर, नवी मुंबई, ता. पनवेल, जि. रायगढ, बटई क्षेत्र 17.252 चौ.मी. हा या ताबापावतीचा विषय आहे. ( Plot Number : 21 ; )

1) 17.252 चौ.मीटर

- 1): नाव:-**मे. संभव इस्टेट** तर्फे भागीदार किर्ती हेमचंद शाहू यांचे अखत्यारी म्हणून देविदास अनंत भुजवळ - बय:-46; पत्ता:-प्लॉट नं. - माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. शोप नं. 16, पुष्प गंगा को.ओप.ही.सो.लि., प्लॉट नं. 4, सेंक्टर नं. 9, कामोळे, नवी मुंबई, ता. पनवेल, जि. रायगढ , महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-ADWFS3987R
- 2): नाव:-**मान्यता देणार - दयाल गंगाराम पवार - बय:-66; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. रा. हाऊस नं. 444, सु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगढ, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-ALNPP3260D**
- 3): नाव:-**मान्यता देणार - एकनाथ गंगाराम पवार - बय:-72; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. रा. सु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगढ, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-ASJPP4515C**

- 1): नाव:-**दयाल गंगाराम पवार - बय:-66; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. रा. हाऊस नं. 444, सु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगढ, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-ALNPP3260D**



सह दुय्यम निबंधक, पनवेल-५

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही	पक्षकाराच्या स्थानाला दस्ताप्रकारानुसार
(i) within the limits of any Municipal Corporation or any	Canntment also annexed to it
	२२/००

मुल्यांकनासाठी दिवारात घेतलेला तपशील:-

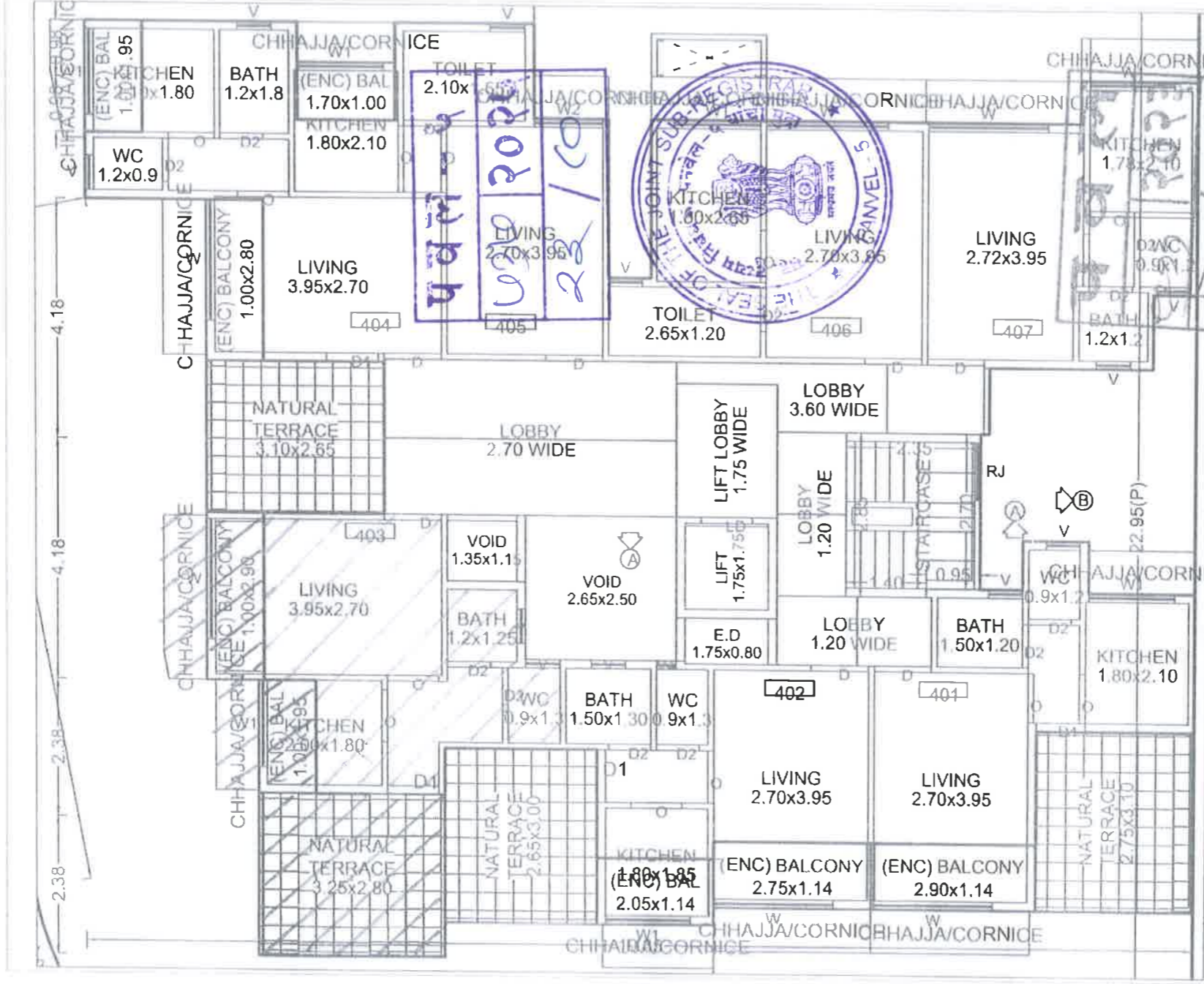
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-







# ANNEXURE - D



CHECK AREA	SQ. METER
CARPET	17.252
ENC BALCONY	
N.TERRACE	

PROPOSED RESIDENTIAL CUM  
COMMERCIAL BUILDING  
AT PLOT NO. 21, SECTOR.R4-PK1,  
PUSHPAK NODE, NAVI MUMBAI.

SIGNATURE OF CONFIRMING  
PARTY THROUGH POA HOLDER

FLAT NO.  
FLOOR

SIGNATURE OF PURCHASER/PROMOTER

SIGNATURE OF PURCHASER/ALLOWEE



A. Shindekar

Partner  
D. T. at. E. T. K. S. R.





11/05/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 6289/2018

नोंदणी :

Regn:83m

प व ल - ५	
७३७	२०२५
२४	/८०

गावाचे नाव : तडघर

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	60
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	0

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

1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती  
4,मीजे- वडघर(पुष्पकनगर),ता. पनवेल,जि. रायगड  
Number : 21 ; SECTOR NUMBER : आर-4

(5) क्षेत्रफळ

1) 490 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-दयाल गंगाराम पवार - - वय:-61; पत्ता:-, , , , हाउस नं. 444, कोपर-कोल्ही, ता. पनवेल, जि. रायगड , गेरे, MAHARASHTRA, RAIGARH(MH), Non-Government पिन कोड:-410206 पॅन नं:-

2): नाव:-एकनाथ गंगाराम पवार - - वय:-66; पत्ता:-, , , , रा. कोपर कोल्ही, गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड , गेरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:-410206 पॅन नं:-

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

1): नाव:-सिडको लिमिटेड तर्फे व्ही पी पाटिल - - वय:-45; पत्ता:-, , , , सिडको भवन, पहिला मजला, सीबीडी बेलापूर, नवी मुंबई , बेलापूर गॉड-- इंडई , MAHARASHTRA, THANE, Non-Government. पिन कोड:-400614 पॅन नं:-AACCC3303K

(9) दस्तऐवज करून दिल्याचा दिनांक	11/05/2018
(10)दस्त नोंदणी केल्याचा दिनांक	11/05/2018
(11)अनुक्रमांक,खंड व पृष्ठ	6289/2018
(12)बाजारभावाप्रमाणे मुवांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	



सह दुय्यम निबंधक वर्ग-२  
(पनवेल-२)











## 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 :  
**P52000024624**

Project: **DEEP DIVINE-5** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 21 at Panvel, Panvel, Raigarh, 410206;**

1. **Sambhav Estate** having its registered office / principal place of business at **Tehsil: Panvel, District: Raigarh, PH**  
**410209.**
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o The promoter shall execute and register a conveyance deed in favour of the allottees 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;
  - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

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.

- o The Registration shall be valid for a period commencing from **24/02/2020** and ending with **30/04/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

MARRA District: Raigarh, PH	
030	2024
Association of the Maharashtra Real Estate	



Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, Maharashtra)  
Date:08-09-2021 23:27:59

Dated: **08/09/2021**

Place: **Mumbai**

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





## CIDCO OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-16811/TPO(NM & K)/2019/10679

Date : 08 June, 2023

Unique Code : 20190402102205301

To,

**SHRI.DAYAL GANGARAM PAWAR AND  
SHRI.EKNATH GANGARAM PAWAR  
HOUSE NO.444,AT-KOPAR (KOLHI), NEAR GANESH  
MANDIR,POST & TAL-PANVEL, DIST-RAIGAD  
PIN - 410206**

**Sub :** Occupancy Certificate for Residential [ Residential Bldg/Apartment ] Building on Plot

No. 21, Sector R4 at Pushpak , Navi Mumbai.

**Ref :** 1) Your architect's submitted online application on 21.04.2023

2) No dues vide letter No.CIDCO/ESTATE/ACL&SO(NMIA)/U/2022/1601 dtd. 29.06.2022

५११ - ५
५३६ २०२५
२०२० Residential

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate [ Residential Bldg/Apartment ] Building on above mentioned plot along with as built drawing duly approved.

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

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

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



Signature Not Verified





CIDCO/BP-16811/TPO(NM & K)/2019/10679  
Unique Code : 20190402102205301

Date : 08 June, 2023

**OCCUPANCY COMPLETION  
CERTIFICATE**

I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building G+4 [ Total BUA = 733.44Sq.mtrs , Residential BUA = 623.72 Sq.mtrs , Commercial BUA = 109.72 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 37No. , No. of Residential Units = 28No. , No.of Commercial Units = 9No. , Any Other Units = 0No. Ground+No. Of Floors = G+4 ] Plot No. 21 ,] , Sector - R4 at Pushpak of Navi Mumbai completed under the supervision of **ATUL PATEL** Architect has been inspected on **24 April, 2023** 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 **26 July, 2019** and that the development is fit for the use for which it has been carried out.

The proposed Chajja over openings for protection from the sun & rain and architectural features for decoration, Aesthetic purpose shall not be used for any habitable purpose.

प्लॉट - ५	
७३७	२०२५
२८	/८०



Yours faithfully,

Digitally signed by  
Prudhvi Anil Chhajja  
Date: 08 Jun 2023 13:27  
Organization: CIDCO  
DN: cn=Prudhvi Anil Chhajja,  
ou=Prudhvi Anil Chhajja

Reference No. : CIDCO/BP-16811/TPO(NM & K)/2019/5207

Date : 27/7/2019

To,

**SHRI.DAYAL GANGARAM PAWAR AND  
SHRI.EKNATH GANGARAM...**

**ASSESSMENT ORDER NO. 2019/5053**

**Sub :** Payment of New development charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 21, Sector R4 at Pushpak(New) , Navi Mumbai.

- Ref :** 1. Your Architects Online Application dated 27.06.2019  
2. Agreement to lease on 11.05.2019  
3. CIDCO/ACL& SO(NMIA)/2019/1731 DATE 11.06.2019

Your Proposal No. .CIDCO/BP-16811/TPO(NM & K)/2019 dated 14 June, 2019

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

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

- 1) Name of Assessee : SHRI.DAYAL GANGARAM PAWAR AND SHRI.EKNATH GANGARAM PAWAR  
2) Location : Plot No. 21, Sector R4 at Pushpak(New) , Navi Mumbai.  
3) Plot Use : Residential + Mercantile / Business (Commercial)  
4) Plot Area : 489.55  
5) Permissible FSI : 1.5  
6) Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resi:734.325 * 8	5875
<b>Total Assessed Charges</b>				<b>5875</b>

7) Date of Assessment : 27 July, 2019

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/1414	06/13/2019	5875	01049/TPO/Account/7609/2019	13/6/2019	Demand Draft
2	CIDCO/BP/2019/1726	07/17/2019	5000	CIDCO/BP/2019/1726	25/7/2019	Net Banking

Unique Code No. 2019 04 021 02 2053 01 is for this New Development Permission for Residential + Mercantile / Business (Commercial) Building on Plot No. 21, Sector R4 at



Certification signature by PATIL MITHILESH  
JANARDHAN, Validity Unknown

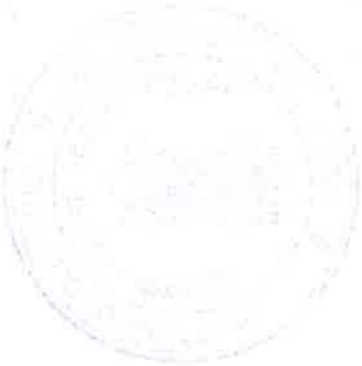
Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF

Reference No. : CIDCO/BP-16811/TPO(NM & K)/2019/5207

Date : 27/7/2019

Pushpak(New) , Navi Mumbai.

1-1787
11/07/19
11/07/19



जि.सि. - ५
1136 2024
20/10



Certification signature by PATIL MITHILESH  
JANARDHAN, Validity Deceased

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

Reference No. : CIDCO/BP-16811/TPO(NM & K)/2019/5207

Date : 27/7/2019

To,

**SHRI.DAYAL GANGARAM PAWAR AND  
SHRI.EKNATH GANGARAM...**

**ASSESSMENT ORDER NO. 2019/5053**

Unique Code No.	2	0	1	9	0	4	0	2	1	0	2	2	0	5	3	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **21**, Sector **R4** at **Pushpak(New)**, Navi Mumbai.

पंचल - ५
४३७ २०२५
३९/८०

Ref : 1)Your Proposal No. **.CIDCO/BP-16811/TPO(NM & K)/2019** dated **14 June, 2019**

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

- 1) Name of Assessee : SHRI.DAYAL GANGARAM PAWAR AND SHRI.EKNATH GANGARAM PAWAR
- 2) Location : Plot No. **21**, Sector **R4** at **Pushpak(New)**, Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 489.55
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESMENT** : 1171.64 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 19360
- B) AMOUNT OF CESS** : Rs. 226829.5



**7) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	2C190402102205301	17/7/2019	226830	20190402102205301	25/7/2019	Net Banking

Certification signature by PATIL MITHILESH  
JANARDHAN, Validity Unknown

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

Reference No. : CIDCO/BP-16811/TPO(NM & K)/2019/5207

Date : 27/7/2019



## COMMENCEMENT CERTIFICATE

To,

SHRI.DAYAL GANGARAM PAWAR AND  
SHRI.EKNATH GANGARAM PAWAR  
HOUSE NO.444,AT-KOPAR (KOLHI),NEAR GANESH  
MANDIR,POST & TAL-PANVEL,DIST-RAIGAD  
PIN - 410206

Sub : Development Permission for Residential [ Resi+Comm ] + Mercantile / Business  
(Commercial) [ Resi+Comm ] Building on Plot No. 21 , Sector R4 at Pushpak(New) ,

Navj Mumbai.

Ref : 1. Your Architects Online Application dated 27.06.2019  
2. Agreement to lease on 11.05.2019  
3. CIDCO/ACL& SO(NMIA)/2019/ 1731 DATE 11.06.2019

Dear Sir / Madam,

प व ल - ५
७३७ / २०२५
३२ / १०



Certification signature by PATIL MITHILESH  
JANARDHAN, Validity 06/20/2021

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



Reference No. : CIDCO/BP-16811/TPO(NM & K)/2019/5207

Date : 27/7/2019

Please refer to your application for Development Permission for **Residential**

[ **Resi+Comm** ] + **Mercantile / Business (Commercial)** [ **Resi+Comm** ] Building on Plot No. 21, Sector R4 at **Pushpak(New)** , Navi Mumbai.

The Development Permission is hereby granted to construct **Residential** [ **Resi+Comm** ] + **Mercantile / Business (Commercial)** [ **Resi+Comm** ] Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above.

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

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



Certification signature by PATIL MTHILESH  
JANARDHAN, Validity Duration

Name : PATIL MTHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF



Reference No. : CIDCO/BP-16811/TPO(NM & K)/2019/5207

Date : 27/7/2019

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.

पं- 15/17	
पं- 15/17	
पं- 15/17	



पवम - ५
४३४२०२५
२४/८०



Certification signature by PATIL MITHILESH  
JANARDHAN, Validity 09/07/2019

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

Reference No. : CIDCO/BP-16811/TPO(NM & K)/2019/5207

Date : 27/7/2019

### COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **SHRI.DAYAL GANGARAM PAWAR AND SHRI.EKNATH GANGARAM PAWAR , HOUSE NO.444,AT-KOPAR (KOLHI),NEAR GANESH MANDIR,POST & TAL-PANVEL,DIST-RAIGAD** for Plot No. **21** , Sector **R4** , Node **Pushpak(New)** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]** in **1Ground Floor + 4Floor** Net Builtup Area **Residential [ Resi+Comm ] =623.72,Mercantile / Business (Commercial) [ Resi+Comm ] =109.72**  
**Total BUA = 733.44** Sq m .

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**Nos. Of Residential Units :- 28, Nos. Of Mercantile / Business (Commercial) Units :- 9**

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

**B.** Applicant Should Construct Hutments for labors at site.

**C.** Applicant should provide drinking water and toilet facility for labors at site.



#### 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 carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

#### 2. **The applicant shall :-**

Certification signature by PATIL M THILESH  
JANARDHAN, Validity Duration

Name : PATIL M THILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF

Reference No. : **CIDCO/BP-16811/TPO(NM & K)/2019/5207**

Date : **27/7/2019**

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

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

2(c) Obtain Occupancy Certificate from the Corporation.

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

3. The 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 regulations no. 16.1(2) of the GDCRs - 1975.

4. 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.

5. A certified copy of the approved plan shall be exhibited on site.

6. The amount of **Rs. \_\_\_\_\_**/- 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.

7. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of water tanks for the fire fighting purpose".

8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

पं. नं. १११०५  
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पं. नं. १११०५	वे. नं. १११०५
०३७२०२७	३१/७



Certification signature by PATIL MITHILESH  
JANARDHAN, Validity Unknown  
Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO CF



Reference No. : **CIDCO/BP-16811/TPO(NM & K)/2019/5207** Date : **27/7/2019**

9 As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
- e) Name and address of the owner/developer, Architect and Contractor.
- f) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

पत्र - ५	
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11. As directed by the Urban Development Deptt. Government of Maharashtra, under Section 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

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

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

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२०

Certification signature by PATIL MITHILESH  
JANARDHAN, Validity Unknown

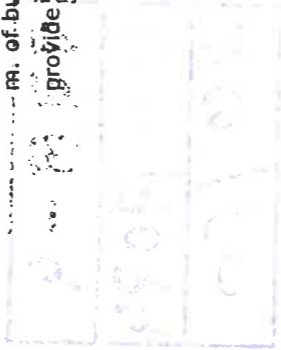
Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF





Reference No. : **CIDCO/BP-16811/TPO(NM & K)/2019/5207**      Date : **27/7/2019**

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide for to maintain Rain Water Harvesting structures as required under these byelaws.



पं. सं. - ५
०९/०७/२०२५
२८/८०



Certification signature by PATIL MITHILESH  
JANARDHAN, Validity 30/07/2025

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

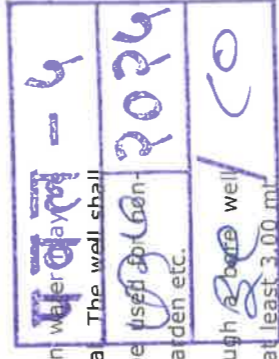
### SCHEDULE

#### RAIN WATER HARVESTING

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

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

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the core well.
- iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
  - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.



Certification signature by PATIL MITHLESH  
JANARDHAN, Associate Planner  
Name : PATIL MITHLESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF



Reference No. : **CIDCO/BP-16811/TPO(NM & K)/2019/5207**

Date : **27/7/2019**

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

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

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

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

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

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

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

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

पंचल - ५
५९७ २०२५
४०/८०



Certification signature by PATIL MITHILESH  
JANARDHAN, Validity Unknown

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

Reference No. : CIDCO/BP-16811.1/TPO(NM & K)/2019/5207

Date : 27/7/2019

passing the first rain-water has been provided.

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

प व ल - ५
७३७ २०२५
१४९ / ८०



Thanking You

Yours faithfully,

Certification signature by PATIL MITHILESH  
JANARDHAN, Validity 03/07/2019

Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF  
ASSOCIATE PLANNER (BP)





398/0

इतर पावती

Original/Duplicate

Tuesday, 28 January 2020 2:02 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1591 दिनांक: 28/01/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पबल3-0-2020

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: एंड मजब गायकवाड

वर्णन अर्ज क्र 204/2019 पॉट नं 21 से आरक्ष पुण्यक वडपार सन 1991 ते 2020 30 वर्षे  
शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Panvel 3

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/खनादेश/पे ऑर्डर क्रमांक: MH011339167201920E दिनांक: 28/01/2020

बँकेचे नाव व पत्ता:

सह मुख्य निबंधक

पनवेल क्र.

पवेल - 4
0302024
02/10



## SEARCH REPORT

Mr. Vijay A. Kalantre  
Off-SS-II/54, Sector No.7,  
Koperkhairane,  
Navi Mumbai-400709

Dated : -28/01/2020

To,

Mr. Ajay Gaikwad,  
Advocate High Court,  
Vashi, Navi Mumbai.

3909	

Ref :- Property Search for Plot No.21, admeasuring area 490 sq. mtrs. Sector No.R-4, situate at Village -Vadhaghar (PushpakNagar), Taluka Panvel, Dist. Raigad in the name of M/s.Sambhav Estate.

Dear Sir,

As per your instruction, I have taken a search in respect of above mentioned property in the office of Sub-Registrar at Panvel-I, Panvel-2, Panvel-3, Panvel-4, and Panvel-5 at Panvel, from 1990 to 2020 ( 30 years ). I have found the following Index-II in the abovementioned

Sub-Registrar offices for the abovementioned property. From the available records:-

वदल-५	NOTE:	REPORT
१३५	२०२५	
४२	१६०६ १९९१	

: Index -II Tom Condition  
: Some Index -II Tom Condition  
: Some Index -II Tom Condition & loose Condition  
: Records are not properly maintained  
: NIL  
: NIL  
: Some records are in tom condition  
: NIL  
: Available Index-II are Checked  
(Index-II are in Loose Condition)

January 2017 till date

: Index-II Not Ready

Panvel-2, office **REPORT**

2002 to 2004 : Record is not properly maintained  
 2005 : Some records are in torn condition  
 2006 & 2007 : NIL  
 2008 : Some records are in torn condition  
 2009 to 2013 : NIL  
 2014 to 2016 : Available Index-II are Checked  
 (Index-II are in Loose Condition)  
 January 2017 till date : Index-II Not Ready

Panvel-3, office **REPORT**

2005 : Some records are in torn condition  
 2006 to 2013 : NIL  
 2014 to 2016 : Available Index-II are Checked  
 (Index-II are in Loose Condition)  
 January 2017 till date : Index-II Not Ready

Panvel-4, office **REPORT**

2012 & 2013 : NIL  
 2014 to 2016 : Available Index-II are Checked  
 (Index-II are in Loose Condition)  
 January 2017 till date : Index-II Not Ready

Panvel-5, office **REPORT**

2013 : NIL  
 2014 to 2016 : Available Index-II are Checked  
 (Index-II are in Loose Condition)  
 January 2017 till date : Index-II Not Ready

**I have found as Follows:-**

धवल - 4  
 03/02/2024  
 22/CO



1. As per the Document Number Provided and computer verified by me from the 2018 entry records of Sub-Registrar office. Document No.6289/2018 registered on 11/05/2018 is a Agreement to Lease for Plot No.21, Sector No.R-4, for admeasuring 490 sq. mtrs. is recorded in the name of Mr.Dayal Gangaram Pawar & 1 others the records of Sub-Registrar Panvel-2. The Seller is CIDCO Ltd. The Value is Rs.60/- and the stamp duty paid is Rs.500/-

2. As per the Document Number Provided and computer verified by me from the 2019 entry records of Sub-Registrar office. Document No.12471/2019 registered on 26/12/2019 is a Development Agreement for Plot No.21, Sector No.R-4, for admeasuring 490 sq. mtrs. is recorded in the name of M/s.Sambhav Estate through its partners the records of Sub-Registrar Panvel-4. The Sellers are Mr.Dayal Gangaram Pawar & 1 others The Value is Rs.0/- and the stamp duty paid is Rs.4,36,200/-

**My Report on the search carried me is subject to the following: -**

As some of the documents in the office of the Sub Registrar Offices of the Assurances are kept in a loose and are in torn condition and the same is not up-dated from time to time, the Index II for all the years mentioned in the report are not made available in the office of the Sub Registrar Offices of the Assurances, hence, I cannot furnish details of transactions taken place in relation to the above property during the above years. It is also noted that the Index II is not being maintained and kept up dated.

Therefore, subject to the above, I conclude, that there are no other transactions recorded in respect of the said Plot other than that reported in my findings above.

This search report is qualified in value and submitted from the records available "On as is basis" without any liability on the part of the undersigned.

Enclose receipt No.1591 dated 28/01/2020 for Rs.750/- deposited for Search in the office of the Sub-Registrar Panvel-3.

पंजीम - ५	५
५३७	२०२५
४५	१०



Your's Truly,  
  
Vijay A. Kalantre  
(Search Clerk)

*Ajay D. Gaikwad*

B.L.S., LL.B., D.C.L.

ADVOCATE, HIGH COURT

Mob:- 8082325559  
8767335559



Off:- SS-III, Shop No. 229, Xerox Lane, Near Abbott Hotel, Sector-2, Vashi, Navi Mumbai - 400 703  
Email :- Adv.ajaygaikwad@gmail.com

Date :- 29 | 01 | 2020

-1-

### TITLE CERTIFICATE

Re: All that piece and parcel of land bearing plot number 21, totally admeasuring 490 Sq. Mts., situated at Sector No.-R4, Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad.

प व ल - ५
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21, totally
Node-R4
CO

#### TO WHOMSOEVER IT MAY CONCERN.

This is to certify that I have investigated the title of all that piece and parcel of land being plot number 21, totally admeasuring 490 Sq. Mts., situated at Sector No.-R4, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad.



1. The City and Industrial Development Corporation of Maharashtra Limited, a company incorporated under the Companies Act, 1956 (1 of 1956) hereinafter referred to as "The Corporation" is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub Sections (1) & (3A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 has acquired the lands within the delineated area of Navi Mumbai and vested the same in the Corporation.





2. The **CORPORATION** as a part of the development of Navi Mumbai has decided to establish an International Airport namely "**Navi Mumbai International Airport**" with the approval of the State and Central Government authorities.
3. By an Allotment Letter dtd **14/10/2015** having Ref. no. **2015/563** the **Corporation** has allotted plot no **21**, totally admeasuring **490 Sq. Mts.**, situated at **Sector No.-R4, node- Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** to (1) **Shri Dayal Gangaram Pawar** having address at **House No 444, At Kopar (Kolhi), Near Ganesh Mandir, Post & Tal.Panvel. Dist. Raigad 410206** (2) **Shri Eknath Gangaram Pawar** having address **At Kopar (Kolhi), Near Ganesh Mandir, Post & Tal. Panvel. Dist. Raigad 410206** in lieu of the acquisition of their property.
4. By an **Agreement to Lease** dtd **11<sup>th</sup> day of May 2018** entered between the "**CORPORATION**" of the One Part and (1) **Shri Gangaram Pawar & (2) Shri Eknath Gangaram Pawar** after referred to as the **LICENCEES** of the Other Part for all that piece and parcel of land being plot no **21**, totally measuring **490 Sq. Mts.**, situated at **Sector No.-R4, node- Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** after referred to as the **SAID PLOT** the **CORPORATION** to grant a lease of the **SAID PLOT** in favor of the **LICENCEES** at or for the consideration as mentioned in the **Said Agreement to Lease** and on performing and complying with all terms and conditions of the said **Agreement to Lease** the **CORPORATION** has handed over the possession of the **SAID**

५००/२०१५	4.	By an
२६/०९	Days	there



**PLOT** to the **LICENSEES** (hereinafter referred to as the **OWNERS**). The said **Agreement to Lease** has been duly registered at the **Sub Registrar of Assurances** at **Panvel** on **11/05/2018** vide **Doc.no PVL2-6289-2018** and **receipt no 7204** dtd **11/05/2018**.

5. By and under a **Development Agreement** dtd **26/12/2019**

executed by and between the **OWNERS** and **M/s Sambhav Estates** (hereinafter referred to as the **DEVELOPER**) a Partnership Firm duly registered under the provisions of Partnership Act represented by its partners (1) **Hemchand Shah** (2) **Shri Harilal Shamji Patel** having its office at **Shop no 16, Pushpa Ganga CHS Ltd, Plot no 4, Sector 9, Kamothe, Navi Mumbai** and duly registered at the **Sub Registrar of Assurances** at **Panvel** vide **Doc. No.PV4-12471-2019** and **receipt no 14412** dtd **26/12/2019** the **OWNERS** have agreed to grant to the **DEVELOPER** the development rights in respect of all that piece and parcel of land being **plot no 21**, totally **admeasuring 490 Sq. Mts.**, situated at **Sector No-R4, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad**.



6. By an Irrevocable General Power of Attorney dtd **26/12/2019** and duly registered at the **Sub Registrar of Assurances** at **Panvel** under **Doc.No PVL4-12472-2019** vide **receipt no 14413** dtd **26/12/2019** the **OWNERS** have appointed **M/s. Sambhav Estates** represented by its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Harilal Shamji Patel** having its office at **Shop no 16, Pushpa Ganga CHS Ltd, Plot no 4, Sector 9, Kamothe, Navi Mumbai** to be their lawful attorney and to act -4-

jointly or individually for the purpose of developing the **SAID**



**PLOT** of land and to do all other deed, matters and things in regard thereto as more particularly stated therein.

7. Search Reports have been submitted by **Mr. Vijay A. Kalantre** pursuant to the searches conducted by him in the offices of the concerned Sub-Registrar of Assurances at Panvel and it is seen that in the course of search, there are no entries found affecting the title of (1) **Shri Dayal Gangaram Pawar & (2) Shri Eknath Gangaram Pawar** to the **SAID PLOT** of land being plot no **21**, totally admeasuring **490 Sq. Mts.**, situated at **Sector No.-R4, node-Pushpak Vahal, Navi Mumbai, Tal. Panvel & Dist.- Raigad.**

8. By its certificate ref. no **CIDCO/BP-16811/TPO (NM&K) 2019/ 5207** dtd **27/07/2019** issued in the name of the **Owners (1) Shri Dayal Gangaram Pawar & (2) Shri Eknath Gangaram Pawar** the **CORPORATION** has granted permission for construction of building on the **SAID PLOT.**

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above relevant papers and documents produced before me I am of the opinion that the title of (1) **Shri Dayal Gangaram Pawar & (2) Shri Eknath Gangaram Pawar** to all that piece and parcel of land measuring **no 21**, totally admeasuring **490 Sq. Mts.**, situated at **Sector No.-R4, node-Pushpak-Vadghar, Navi Mumbai, Tal. Panvel & Dist.- Raigad** of M/s **Sambhav Estates** the **Developer** herein to develop the **SAID PLOT** and to sell the apartments by the **DEVELOPER** and the **OWNER** in the building to be constructed on the **SAID PLOT** is clear, marketable and free from all encumbrances.



This Title Certificate has been issued at the request of **M/s. Sambhav Estates** through its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Harilal Shamji Patel** and on the basis of the documents placed before me without any liability on the part of the undersigned.



*(Signature)*  
AJAY D. GAIKWAD  
ADV. HIGH COURT  
AJAY D. GAIKWAD  
B. S. L. L. B., D. O. L.  
ADVOCATE HIGH COURT  
SS-3, Shop No. 229, Xerox Lane, Near Abbigli Hotel,  
Sector-2, Vashi, Navi Mumbai-400703.









सत्यमेव जयते

## -: नोंदणी प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एस जी/(टी.सी)/ १०३३१/डो.आर/मन

पुवती
७३७ २०२५
डिवाइन-५ महाराष्ट्र
५१/८०

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, दीप डिवाइन-५ महाराष्ट्र

गृहनिर्माण संस्था मर्यादित, भूखंड क्र. ११, सेक्टर- आर-४, पुष्पक (नवीच), नवी मुंबई

संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १५४ (ब)(२) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र अधिनियम

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

असून उपवर्गीकरण "भाडेकरू-सहभागिदारी गृहनिर्माण" संस्था अस आहे.

कार्यालयीन मोहर



दिनांक : २९/०८/२०२४

  
(मुक्ताप पाटाल)  
उपनिबंधक

साहकारी संस्था (सिडको), नवी मुंबई





## घोषणापत्र

मी चेतक दिशमण परित्त याद्वारे घोषित  
करतो की, दुय्यम निबंधक पनवेल - 5 यांचे कार्यालयात  
कारारनाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री. दयाळ गंगाराम पवार  
व इ. यांनी दि. 02/07/2024 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे  
मी, सदर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कुबुलीजबाब दिली  
आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही  
किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा

अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही संलक्ष्ये  
कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी  
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1906 चे तरतुद  
अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 18/09/2024



कुलमुखत्यारपत्रधारकाचे नांव  
व सही



86

398/13421

Tuesday, July 02, 2024

2:59 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14725 दिनांक: 02/07/2024

गावाचे नाव: वडघर

दस्तावेजाचा अनुक्रमांक: पवल3-13421-2024

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: अमर दयाल पवार --



रु. 100.00

रु. 400.00

रु. 500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:18 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-



Sub-Registrar Panvel 3

सह दुय्यम निबंधक बर्ग-२,  
पानवेल क्र. ३.

1) देयकाचा प्रकार: DHC रकम: रु.400/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0724010108571 दिनांक: 02/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH004529574202425E दिनांक: 02/07/2024

बँकेचे नाव व पत्ता:

86



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0724010108571
Date	01/07/2024
<p>Received from ., Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.</p>	
Payment Details	
Bank Name	IBKL
Date	01/07/2024
Bank CIN	10004152024070106086
REF No.	2912548462
<p>This is computer generated receipt, hence no signature is required.</p>	

*Rajwar*      *Subic*



प व ल - ५  
७३५ २०२५  
५४ / ८०

प व ल - ३  
९३४२९ २०२४  
९ / २०





CHALLAN

MTR Form Number-6

GRN	MH004529574202425E	BARCODE		Date	01/07/2024-13:38:43	Form ID	48(f)
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Department Inspector General Of Registration

Type of Payment Stamp Duty Registration Fee

Office Name PNL3 PANVEL 3 JOINT SUB REGISTRAR

Location RAIGAD  
 Year 2024-2025 One Time  
 Account Head Details  
 Amount In Rs. 500.00  
 Stamp Duty

0030063331 Registration Fee  
 Amount In Rs. 100.00  
 Registration Fee

938292028  
 2120

Total  
 Amount In Six Hundred Rupees Only  
 Words 600.00

Payment Details FOR USE IN RECEIVING BANK

Cheque/DD No.  
 Name of Bank  
 Name of Branch  
 Bank CIN Ref. No. 69103332024070114574 2876600614  
 Bank Date RBI Date 01/07/2024-13:39:39 Not Verified with RBI  
 Bank-Branch IDBI BANK  
 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 दुर्यम निबंधक कार्यालयाने नोंदणी करायारारु; दस्तासोरी लागू आहे. नोंदणी न करायारारु दस्तासोरी सदर चलन लागू नाही.

Signature

Pawar





CHALLAN  
MTR Form Number-6

GRN MH004529574202425E BARCODE [Barcode] Date 01/07/2024-13:38:43 Form ID 48(f)

Department Inspector General Of Registration

Payer Details

Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (if Any)	
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No.(if Applicable)	
Full Name	AMAR DAYAL PAWAR AND CHAITANYA HIRAMAN PATIL		

Location	RAIGAD	Flat/Block No.	AS
Year	2024-2025 One Time	Premises/Building	PER
Amount in Rs.		Road/Street	AGREEMENT
Stamp Duty	500.00	Area/Locality	
Registration Fee	100.00	Town/City/District	
		PIN	4 1 0 2 0 6

Account Head Details	Amount in Rs.	Remarks (if Any)
Stamp Duty	500.00	
Registration Fee	100.00	
<b>Total</b>	<b>600.00</b>	



₹ 600.00  
93829/2024  
3/20

Payment Details IDBI BANK FOR USE IN RECEIVING BANK

Cheque/DD No.	4444 - 4	Bank CIN	6910333202407014574	Ref. No.	2876600614
Name of Bank	PNL3 2024	Bank Date	01/07/2024	RBI Date	01/07/2024
Name of Branch	33/CO	Bank-Branch			
		Scroll No. . Date			

Cheque-DD Details  
PNL3 2024  
33/CO



Department ID: [ID]  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.  
खट्ट चलन केवल दृष्ट्या निबंधक कार्यालयाने नोंदणी करायलायाने नोंदणी करायलायाने दस्तऐवजाची लागू आहे. नोंदणी केलेल्या दस्तऐवजाच्या नोंदणीसाठी ही चालाने वापरली जाऊ शकते.



Sr. No.	1	Defacement No.	0002472222202425	Defacement Date	02/07/2024-14:58:34	UserId	IGR148	Defacement Amount	100.00
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2	(IS)-398-13421	0002472222202425	02/07/2024-14:58:34	IGR148	500.00
Total Defacement Amount					600.00

पवेल - ५
०३७२०२५
५७०/७०



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१९०९
७०१ / ११





# SPECIAL POWER OF ATTORNEY

(ONLY FOR ADMISSION)

ON THIS **02<sup>st</sup>** DAY OF **JULY, 2024**.

**TO ALL TO WHOM THESE PRESENTS SHALL COME: MR. DAYAL GANGARAM PAWAR**, Age 67 years, (PAN No. **ALNPP3260D**) Indian Inhabitant, Residing at - House No 444, At Kopar (Kolhi), Near Ganesh Mandir, Post & Tal. Panvel, Dist. Raigad-410206; SEND GREETINGS:

**WHEREAS** I am the Legal & Lawful Owner of **Shop No. 08** on the **Ground**

**Floor AND Flat No. 104, Flat No. 106, Flat No. 107** on the **1st**

**Floor And Flat No. 401, Flat No. 403, Flat No. 407** on the **4<sup>th</sup> Floor** in the building known as "**DEEP DIVINE- 5**" constructed on **Plot No. 21**, situated at **Sector No. R4, in Pushpak (Vadghar), Tal. Panvel, Dist. Raigad** within the limits of CIDCO Ltd. (hereinafter referred to as the 'said property')

73829 2024  
of above said property  
CONVEYANCE  
20

**AND WHEREAS** I have execute with the Purchaser/s the **AGREEMENT FOR SALE/ DEED OF CONVEYANCE/ DEED/RECTIFICATION DEED/ CANCELLATION DEED** and all other documents

regarding the same, in favour of the prospective purchasers of flat and has to

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036 2024  
WHEREAS After  
CONVEYANCE/SALE

present the same before the Sub-Registrar of Assurance for the execution of AGREEMENT FOR SALE/ DEED OF CONVEYANCE/ DEED/RECTIFICATION DEED/ CANCELLATION DEED/

THE SEAL OF THE SUB-REGISTRAR  
RAIGAD  
JULY 2024  
CANCELLATION DEED

by me with the Purchaser/s of said property, in my office at Panvel, not possible to attend personally in the Office of the Sub-Registrar of Assurance for presenting such documents for execution of AGREEMENT FOR SALE/ DEED OF CONVEYANCE/ SALE DEED/ RECTIFICATION DEED/ CANCELLATION DEED and all other documents pertaining to the same, in favour of the prospective purchasers of flat its admissions getting registered in all respect.

JOINT SUB-REGISTRAR  
RAIGAD  
JULY 2024  
PANEL-5

Subok

Pawar



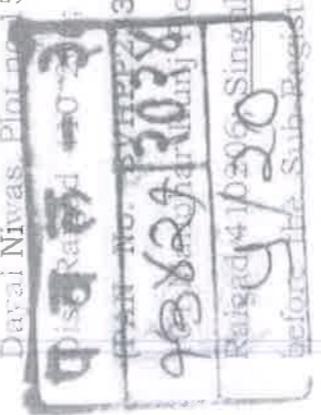
**AND WHEREAS** I therefore desirous of appointing fit and proper person as my lawful attorney to present the AGREEMENT FOR SALE/ DEED OF CONVEYANCE/SALE DEED/RECTIFICATION DEED/ CANCELLATION DEED and all other documents regarding the same, in favour of the prospective purchasers of flat duly executed by me with the purchaser/s of said property before the Sub-Registrar of Assurance and get its admitted and Registered in all respect.

**AND WHEREAS 1) MR. AMAR DAYAL PAWAR 2) MR. CHAITANYA HIRAMAN PATIL** is well conversant with the providing or presenting the Agreement for the before the Sub-Registrar of Assurance & further getting admitted before desirous appointing **MR. AMAR DAYAL PAWAR** Age 32 years, (PAN No. **CVHPP6212R**) Adult Indian Inhabitant, Residing at : Flat No. 102/ First Floor,

Dayal Niwas, Plot no. 53, Sector No. R4, Pushpak Node Vadghar, Taluka Panvel, District Thane, Maharashtra and **MR. CHAITANYA HIRAMAN PAWAR** (PAN No. **CVHPP6212R**) Adult Indian Inhabitant, Residing at : Flat No. 101, Sec no R4 Pushpak Vadghar Taluka Panvel, District Thane, Maharashtra or jointly as may lawful attorney only for presenting before the Sub-Registrar of Assurance the AGREEMENT FOR SALE / DEED OF CONVEYANCE/ SALE DEED / RECTIFICATION DEED / CANCELLATION DEED

and all other documents regarding the same, in favour of the prospective purchasers of flat duly executed by me. I and my wife **THESE PRESENT I, DAYAL GANGARAM PAWAR** do hereby appoint 1) **MR. AMAR DAYAL PAWAR, 2) MR. CHAITANYA HIRAMAN PATIL, true** and lawful attorney in the name and on behalf of me to do following act deed matter and things. Singularly or jointly.

1) In my name on my behalf to appear before the Sub-Registrar of Assurance of Panvel etc., before them for admission the AGREEMENT FOR SALE/ DEED OF CONVEYANCE/SALE DEED /RECTIFICATION DEED / CANCELLATION DEED CANCELLATION DEED and all other documents regarding the same, in favour of the prospective purchasers of flat duly executed by me with the Purchaser of Said property.



*(Signature)*

*(Signature)*

2) To obtain certified copy of original copy of AGREEMENT FOR SALE / DEED OF CONVEYANCE/SALE DEED/RECTIFICATION DEED/ CANCELLATION DEED and all other documents regarding the same, in favour of the prospective purchasers of flat duly executed by me with the Purchaser/s of Said property the office of the Sub-Registrar of Assurance Panvel.

3) The Power assigned by me to Attorney **MR. AMAR DAYAL PAWAR, MR. CHAITANYA HIRAMAN PATIL**, is for the limited purpose to present the AGREEMENT FOR SALE/ DEED OF CONVEYANCE/SALE DEED/RECTIFICATION DEED/ CANCELLATION DEED and all other documents regarding the same, in favour of the prospective purchasers of flat duly executed by me with the Purchaser/s of Said property.

*Amar Dayal Pawar*  
*Chaitanya Hiranman Patil*



पत्र ल - ३
१३४२९२०२४
६/२०

पत्र ल - ५
१३५२०२५
६०/२०



SIGNED AND SEALED BY THE  
WITHNAMED- EXECUTANT

**MR. DAYAL GANGARAM PAWAR**



*Dayal Pawar*

SIGNED AND SEALED BY THE  
WITHNAMED-

**DAYAL PAWAR**

प व ल - ३
१३४२९२०२४
७०/२०

*Dayal Pawar*

**MR. CHAITANYA HIRAMAN PATIL**



*Chaitanya Patil*

Accepted by me - Attorney  
Witness is

- 1) Peashant Devak
- 2) Ajoy Bhogot

प व ल - ३
१३४२९२०२४
७०/२०







25/10/2023

सूची क्र.2

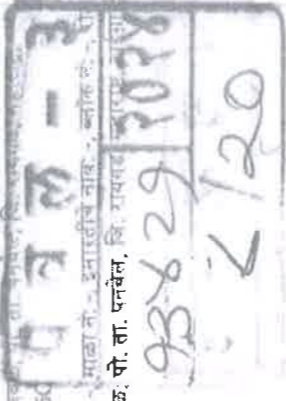
दुय्यम निबंधक : दु.नि. पन्वेल 1  
दस्त क्रमांक : 9202/2023  
नोदणी :  
Regn:63m

गावाचे नाव : वडघर

- (1) विलेखाचा प्रकार ताबापावती  
(2) मोबदला 0  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबटिपट्टाकार आकारणी देतो की पट्टेदर ते नमुद करावे) 1  
(4) मू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)  
(5) क्षेत्रफळ  
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  
(7) दस्तऐवज करून देणा-यालिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

- ताबापावती  
0  
1  
1) पालिकेचे नाव(राज्यघट इतर उपनि): इतर माहिती: नदरेत: 407 लोक नगरपालिका इमारत -5, प्लॉट नं. 21, सेक्टर नं. 4, वडघर-वाघार, ता. मुंबई, ज. पन्वेल, डि. राज्यघट, पट्टे क्र. 18, 630 को.नो. हा या ताबापावतीचा विषय आहे( ( Plot Number : 21 ; ) )  
1) 18.690 चौ.मीटर

- (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता  
(9) दस्तऐवज करून दिल्याचा दिनांक  
(10) दस्त नोंदणी केल्याचा दिनांक  
(11) अनुक्रमांक, बंड व पृष्ठ  
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क  
(13) बाजारभावाप्रमाणे नोंदणी शुल्क  
(14) श्ररा
- 1): नाव:- संघ संस्टे तर्फे मालीदार किर्ती शिर्षंदे, साहू बाबे अदालती म्युचुअल डेव्हलप अंतत मुंबळ - बय:-46; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव. - ब्लॉक नं. - रोड नं. शीम नं. 16, गुला गंगा को.जोर ही नो.लि. प्लॉट नं. 4, सेक्टर नं. 8 कामोदि, नवी मुंबई, ता. पन्वेल, जि. रायगड, महाराष्ट्र. राईगाड:(00). पिन कोड:-410206 प्ल नं.-ADWFS3957R  
2): नाव:-मावत्या शेरार, - इयाण गंगाराम पवार - बय:-66; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं. रा. हाऊस नं. 444 - कोपर (कोल्ही), गणेश मंदिर उबळ, पो. ता. पन्वेल, जि. रायगड, महाराष्ट्र. राईगाड:(00). पिन कोड:-410206 प्ल नं.-ALNPP3260D  
3): नाव:-मावत्या शेरार, - इयाण गंगाराम पवार - बय:-66; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं. रा. हाऊस नं. 444 - कोपर (कोल्ही), गणेश मंदिर उबळ, पो. ता. पन्वेल, जि. रायगड, महाराष्ट्र. राईगाड:(00). पिन कोड:-410206 प्ल नं.-ASJPP45-50  
1): नाव:-श्याल गंगाराम पवार - बय:-66; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं. रा. हाऊस नं. 444 - कोपर (कोल्ही), गणेश मंदिर उबळ, पो. ता. पन्वेल, जि. रायगड, महाराष्ट्र. राईगाड:(00). पिन कोड:-410206 प्ल नं.-ALNPP3260D  
(00). पिन कोड:-410206 प्ल नं.-ASJPP45-50  
23/10/2023  
25/10/2023  
9202/2023  
100  
100



सह दुय्यम निबंधक, पन्वेल - १

मुल्यांकनासाठी विचारत वेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुष्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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

प व ल - ५
७३७२०२५
६२ / ८०





27/10/2023

सूची क्र.2

दुयम तिबंधक : दु.नि. पनवेल 1

दस्ता क्रमांक : 9206/2023

नोंदणी :

Regn:63m

गावाचे नाव : वडघर

(1) विनिश्चाराचा प्रकार नावाचावती

(2) संवदना 0

(3) वाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नसुद करावे) 1

(4) भू-भाषण, पॉटनिष्ठा व धरक्यांक(अमल्याम)

(5) क्षेत्रफळ 16.093 चौ.मीटर

(6) आकारणी किंवा बुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/निवृत्त देवणान्या परकाराचे नाव किंवा दिवाणी न्यायालयान्याचा हेतुनामा किंवा आदेश असल्यास, प्रतिबादिने नाव व पत्ता.

1) पानिकेचे नाव: गवगड इतर सर्वाने, इतर याकिती, मल्लिका क्र. 107 प्लॉट नं. 21, मल्लिक नं. आर्य पुण्य-इतर, नवी मुंबई, ता. पनवेल, जि. गवगड, गावाचावतीचा विषय आहे. (Plot Number : 21 :)

1) 16.093 चौ.मीटर

1) नाव: मं. मंथर ईस्टे तर्फे प्रागिदार किती हेमचंद शाह यांचे अल्प्याने भूखंड - बय-46; पत्ता: प्लॉट नं. 1, माळा नं. 1, इलाकीचे माळ, इलाकी नं. 4, अप.ही नं. सि. प्लॉट नं. 4, लेबर नं. 9, कुमोट, नवी मुंबई, ता. पनवेल, जि. गवगड (०); पिन कोड: 410206 प्ल नं.-ADWWFS3997R

2) नाव: भानुता देणार - देवाल गंगाराम पवार - बय-66; पत्ता: प्लॉट नं. 1, माळा नं. 1, लेबर नं. 9, कुमोट, नवी मुंबई, ता. पनवेल, जि. गवगड, इलाकी नं. 4, अप.ही नं. सि. प्लॉट नं. 4, लेबर नं. 9, कुमोट, नवी मुंबई, ता. पनवेल, जि. गवगड (०); पिन कोड: 410206 प्ल नं.-ALNPP32600

3) नाव: भाषणा देणार - एकनाथ गंगाराम पवार - बय-72; पत्ता: प्लॉट नं. 1, माळा नं. 1, लेबर नं. 9, कुमोट, नवी मुंबई, ता. पनवेल, जि. गवगड (०); पिन कोड: 410206 प्ल नं.-ASJPP4515C

4) नाव: देवाल गंगाराम पवार - बय-66; पत्ता: प्लॉट नं. 1, माळा नं. 1, लेबर नं. 9, कुमोट, नवी मुंबई, ता. पनवेल, जि. गवगड (०); पिन कोड: 410206 प्ल नं.-ALNPP32600

23/10/2023

25/10/2023

9206/2023

पंवल	93829 2028
e/20	

(1) अनुक्रमांक, खंड व पृष्ठ



सह दुय्यम निबंधक, पनवेल-१



मुद्रणाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही काणगाचा नपशील दस्तऐवजानुसार

the limits of any Municipal Corporation or any Cantonment area annexed to it.

















25/10/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1  
दस्त क्रमांक : 9209/2023  
नोंदणी :

प व ल - ३
१३४२१२०२४
१४/२०

गावाचे नाव : वडघर

(1) विलेखाचा प्रकार	ताबापावती
(2) मोबदला	0
(3) बाजारभाव (माहेपट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) सू-नापन, पोटहिस्सा व वक्रक्रमांक (असल्यास)	
(5) क्षेत्रफळ	17.020 चौ.मीटर

(6) आकारणी किंवा जुही देण्यात असेल तेव्हा.

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

1) यालिकेचे नाव:-रायगड इतर वर्णन :- इतर माहिती: सदनिका क्र. 401, चौथा मजला, दीप डीवाईल - 5, प्लॉट नं. 21, सेक्टर नं. आर४, पुष्पक-वडघर, नवी मुंबई, ता. पनवेल, जि. रायगड, चर्चर्ड क्षेत्र 17.020 चौ.मी. हा या ताबापावतीचा विषय आहे. (( Plot Number : 21 ; ))

1): नाव:-मे. संभव ईस्टेट तर्फे भागीदार फ्लिटी हेमचंद्र शाह यांचे अखत्यारी म्हणून देविदास अनंत सुजबळ - वय:-46; पत्ता:-प्लॉट नं. -; माळा नं. -; इमारतीचे नाव:-; ब्लॉक नं. -; रोड नं: शॉप नं. 16, पुष्प गंगा को.ऑप.डौ.सो.लि., प्लॉट नं. 4, सेक्टर नं. 9, कामोळे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र. राईगाड्:(00:). पिन कोड:-410206 पॅन नं:-ADWFS3987R  
2): नाव:-मान्यता देणार - दयाल गंगाराम पवार - वय:-66; पत्ता:-प्लॉट नं. -; माळा नं. -; इमारतीचे नाव:-; ब्लॉक नं. -; रोड नं: रा. हाऊस नं. 444, सु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र. राईगाड्:(00:). पिन कोड:-410206 पॅन नं:-ALNPP32600  
3): नाव:-मान्यता देणार - एरुनाथ गंगाराम पवार - वय:-72; पत्ता:-प्लॉट नं. -; माळा नं. -; इमारतीचे नाव:-; ब्लॉक नं. -; रोड नं: रा. सु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र. राईगाड्:(00:). पिन कोड:-410206 पॅन नं:-ASJPP4515C

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

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील सहाय्यक नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण ताची कारणाचा तपशील दस्तप्रकारानुसार

मुद्रांक शुल्क आकारलेला निवडलेला (C) within the limits of any Municipal Corporation or any Cantonment area annexed to it. अनुच्छेद :-:





CIDCO/BP-16811/TPO(NM & K)/2019/10679  
Unique Code : 20190402102205301

Date : 08 June, 2023

**OCCUPANCY COMPLETION  
CERTIFICATE**

I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building G+4 [ Total BUA = 733.44Sq.mtrs , Residential BUA = 623.72 Sq.mtrs , Commercial BUA = 109.72 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 37No. , No. of Residential Units = 28No. , No.of Commercial Units = 9No. , Any Other Units = 0No. Ground+No. Of Floors = G+4 ] Plot No. 21 ,] , Sector - R4 at Pushpak of Navi Mumbai-completed under the supervision of **ATUL PATEL** Architect has been inspected on **24 April, 2023** 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 **26 July, 2019** and that the development is fit for the use for which it has been carried out.

The proposed Chajja over openings for protection from the sun & rain and architectural features for decoration, Aesthetic purpose shall not be used for any habitable purpose.

प व ल - ३
१३४३१२०१४
१५/२०

प व ल - ५
७३७२०१५
६६/२०

५-११६४
१९०९



Thanking you,

Yours faithfully,  
Signature

valid



ASSOCIATE PLANNER, (BP)

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

DAYAL GANGARAM PAWAR  
GANGARAM KASHIRAM PAWAR  
02/06/1957

आयकर पत्र क्रमांक

ALNPP3260D



Dayal Gangaram Pawar  
DOB: 02/06/1957  
Male

*Signature*

भारत सरकार  
Government of India

6231 9061 5793

मेरा

पंवल - ३  
98X29 2028  
76/20



अमर दयाळ पवार  
Amar Dayal Pawar  
जन्म तारीख / DOB: 06/05/1992  
पुरुष / MALE



*Signature*

7795 1338 1851

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

AMAR DAYAL PAWAR  
DAYAL GANGARAM PAWAR

06/05/1992

आयकर पत्र क्रमांक

AMHPP5212R



भारत सरकार  
GOVT. OF INDIA

पंवल - ५  
1030 2024  
00/10

THE SEAL OF THE SUB REGISTRAR  
पंवल - ३ यांची मुद्रा  
PANVEL-3

THE SEAL OF THE JOINT SUB-REGISTRAR  
पंवल - ५ यांची मुद्रा  
PANVEL-5



अजय पादुरंग भगत  
Ajay Pandurang Bhagat  
जन्म तारीख / DOB: 30/04/1995  
पुरुष / MALE  
Mobile No.: 9664731726

8531 8062 205  
VID : 9167570 7714 9531



नाम / Name  
PRASHANT PRAVIN DEVALE  
पिता का नाम / Father's Name  
PRAVIN PANDURANG DEVALE

एनएनटी संख्या कार्ड  
PAN Number Account Number Card

ARZPD5157D

माझे आधार, माझी ओळख

*Signature*

447-4	436:024	09/10
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4-447	5050	09/10
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398/13421

मंगळवार, 02 जुलै 2024 2:59 म.नं.

दस्त गोवबारा भाग-1

पवळउ 910120

दस्त क्रमांक: 13421/2024

दस्त क्रमांक: पवळउ /13421/2024

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह. डु. नि. पवळउ यांचे कार्यालयात

अ. क्रं. 13421 वर दि.02-07-2024

रोजी 2:57 म.नं. वा. हजर केला.

पावती:14725

पावती दिनांक: 02/07/2024

सादरकरणाराचे नाव: अमर दयाल पवार --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृथांची संख्या: 20

दस्त हजर करणाऱ्याची सही:

एकुण: 500.00

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: अ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1/02/07/2024 02:57:09 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2/02/07/2024:02:58:07 PM ची वेळ: (फी)

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

लिहून घेणा

प व ल - ५  
७३७ २०२५  
७०२ / ७०



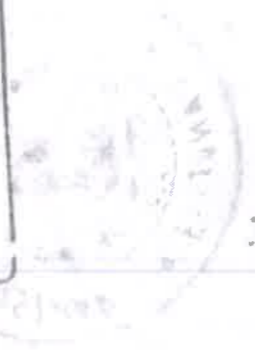
प व ल - ५
७३५२०२५
७३/०



प व ल - ५
७३५२०२५
७३/०



प व ल - ३
९३४२९२०२४
९६/२०







02/07/2024 3 01:12 PM

दस्त गोषवारा भाग-2

पवेल 3 99120

दस्त क्रमांक:13421/2024

दस्त क्रमांक :पवेल3/13421/2024

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उमा प्रमाणित
1	नाव:अमर दयाल पवार -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 102,दयाल निवास,प्लॉट नं.-153, सेक्टर आर-४, पुष्पक वडघर, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड्:(०). पॅन नंबर:CVHPP6212R	पॉवर ऑफ अटॉर्नी होल्डर वय :-32 स्वाक्षरी:- 		
2	नाव:चैतन्य हिरामण पाटील -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.१०१, मनोहर कुंज, प्लॉट क्र.११, सेक्टर आर-४, पुष्पक वडघर, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड्:(०). पॅन नंबर:BVHPP2330M	पॉवर ऑफ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:- 		
3	नाव:दयाल गंगाराम पवार -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: हाऊस क्र.४४४, कोपर वय :-67 कोल्ही, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड्:(०). पॅन नंबर:ALNPP3260D	कुलमुखत्यार देणार वय :-67 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिलाचे कबुल करतात:  
शिकका क्र.3 ची वेळ:02 / 07 / 2024 03 : 00 : 00 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अजय पादुरंग भगत --  
वय:27

पत्ता:कोळीवाडा, पनवेल.

पिन कोड:410206

पंवेले - ५  
036 2024  
08 / 00

छायाचित्र



उमा प्रमाणित



2 नाव:प्रशांत प्रविण देवळे --

वय:32

पत्ता:चौक, ता.खालापूर, जि.रायगड.

पिन कोड:410202



शिकका क्र ची वेळ:02 / 07 / 2024 03 : 00 : 00 PM



Sub Registrar Panvel 3

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At
1	AMAR DAYAL PAWAR AND CHAITANYA HIRAMAN PATIL	eChallan	69103332024070114574	MH004529574202425E	500.00	SD 0002472222202425 02/07/2024
2	AMAR DAYAL PAWAR AND CHAITANYA HIRAMAN PATIL	DHC		0724010108571	400	RF 0724010108571D 02/07/2024
3	AMAR DAYAL PAWAR AND CHAITANYA HIRAMAN PATIL	eChallan		MH004529574202425E	100	RF 0002472222202425 02/07/2024

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2. Ge: print immediately after registration.

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प व ल - ५
03692024
609/co

प व ल - ३
938292028
20/20



प्रमाणित कारणेत येतो की, सदर दस्तास एकूण 20

पाने आहेत, पुस्तक क्र 93829 वर नोंदला.

900000

सह दुय्यम निबंधक वर्ग-३, पनवेल-३

दिनांक 02/08/2024 सन 2024

पं. १७७७		

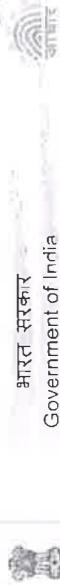


पं. १७७७	
०३७०२०२५	
७६ / ८०	





मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

Sukanya Ajay Ghotarkar  
DOB : 07/04/2004  
Female



Issue Date : 25/09/2011

6015 8316 5709

मेरा आधार, मेरी पहचान

*S.A. Ghotarkar*

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

विद्या अजय घोटाकर  
Vidya Ajay Ghotarkar  
जन्म तारीख / DOB: 11/02/1983  
महिला / FEMALE  
Mobile No.: 9082669214  
**6538 6463 1044**  
VID : 9137 2579 9481 7472




माझे आधार, माझी ओळख

*विद्या अ. घोटाकर*

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

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**DXSPG0412C**

नाम / Name  
SUKANYA AJAY GHOTARKAR  
पिता का नाम / Father's Name  
AJAY GHOTARKAR

जन्म की तारीख / Date of Birth  
07/04/2004




*पंवल - ५*  
*५3५२०२५*  
भारत सरकार  
GOVT OF INDIA




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

विद्या अजय घोटाकर  
VIDYA AJAY GHOTARKAR  
चन्द्राकान्त हुले  
CHANDRAKANT HULE  
11/02/1983  
Permanent Account Number  
AXOPG7282M  
*विद्या घोटाकर*  
Signature

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

भारत सरकार  
GOVT. OF INDIA

पटिल चैतन्या हिरामन  
HIRAMAN BHAMOHAR PATIL  
06/05/1993  
Permanent Account Number  
BVFHPP2330M  
*पटिल*  
Signature



**भारत सरकार**  
Government of India

चैतन्या हिरामन पटिल  
Chaitanya Hiranman Patil  
Date of Birth/DOB: 06/05/1993  
Male/ MALE  
**2083 3004 5799**  
VID : 9103 9177 2405 2972  
*माझे आधार, माझी ओळख*  
*पटिल*  
Signature



**भारत सरकार**  
GOVERNMENT OF INDIA

अजय पान्डुरंग भगत  
Ajay Pandurang Bhagat  
जन्म तारीख / DOB: 30/04/1995  
पुरुष / MALE  
Mobile No.: 9694731726  
**8531 8062 205**  
VID : 916 7570 7714 9531




माझे आधार, माझी ओळख

**भारत सरकार**  
Government of India

प्रशांत प्रविण देवळे  
Prashant Pravin Devale  
जन्म तारीख / DOB : 05/05/1991  
पुरुष / Male  
**4972 5375 8043**




आधार - सामान्य माणसाचा अधिकार

पवेल - ५	५३७२०३५	७८ / ८०
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1/11/25, 5:57 PM

Summary 1 (Dastgoshwara bhag 1)

529/737

दस्त गोषवारा भाग-1

पवल5

दस्त क्रमांक: 737/2025

शनिवार, 11 जानेवारी 2025 5:54 म.नं.

दस्त क्रमांक: पवल5 /737/2025

मोबदला: रु. 20,00,000/-

बाजार मूल्य: रु. ९,३७,४६४/-

भरलेले मुद्रांक शुल्क: रु. 1,00,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

पावती दिनांक: 11/01/2025

अ. क्रं. 737 वर दि. 11-01-2025

सादरकरणाराचे नाव: सुकन्या अजय घोडारकर

रोजी 5:50 म.नं. वा. हजर केला.

नोंदणी फी रु. 20000.00

दस्त हाताळणी फी रु. 1600.00

पृष्ठांची संख्या: 80

दस्त हजर करणाऱ्याची सही:

एकुण: 21600.00

Joint Sub Registrar Panvel 5

Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्रं. 1 11 / 01 / 2025 05 : 50 : 53 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 11 / 01 / 2025 05 : 52 : 28 PM ची वेळ: (फी)



दस्तऐवजासोबत जोडलेली कागदपत्रे,  
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास त्याची संपूर्ण जबाबदारी  
दस्त निष्यादकाची राहिल.

लिहून देणार

S.A.Ghotankar

लिहून घेणार

विद्या प्र. घोडारकर





11/01/2025 5 58:19 PM

दस्त गोपवारा भाग-2

पवेल 5  
दस्ता क्रमांक: 737/2025दस्ता क्रमांक : पवेल 5/737/2025  
दस्ताचा प्रकार :- करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: दयल गंगाराम पवार तर्फे कबुली जाबाबाकरीता अखत्यारी चैतन्य हिरमण गुटील -  
पत्ता: प्लॉट नं: ---, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाऊस नं. 888, कोपर (कोल्ही), गणेश मंदिर जवळ, तालुका. पनवेल, जिल्हा. रायगड, महाराष्ट्र, RAIGARH(MH).  
पॅन नंबर: ALNPP3260D

पक्षकाराचा प्रकार

लिहून देणार  
वय :- 31  
स्वाक्षरी:-

2 नाव: सुकन्या अजय घोटारकर

पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दरबार वाईन्स जवळ, रोहिदास वाडा, घर नं. ९९१/१, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड: (0:).  
पॅन नंबर: DXSPG0412C

लिहून घेणार  
वय :- 20  
स्वाक्षरी:-

3 नाव: विद्या अजय घोटारकर

पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दरबार वाईन्स जवळ, रोहिदास वाडा, घर नं. ९९१/१, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड: (0:).  
पॅन नंबर: AXOPG7282M

लिहून घेणार  
वय :- 41  
स्वाक्षरी:-वरील दस्तावेज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिल्ला क्र. 3 ची वेळ: 11 / 01 / 2025 05 : 55 : 59 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: प्रभांत देवळे - -  
वय: 30  
पत्ता: पनवेल  
पिन कोड: 410206

स्वाक्षरी

2 नाव: अजय भात - -

वय: 32  
पत्ता: पनवेल  
पिन कोड: 410206

स्वाक्षरी

शिल्ला क्र. 4 ची वेळ: 11 / 01 / 2025 05 : 56 : 39 PM

Joint Sub Registrar Panvel 5

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUKANYA AJAY GHOTARKAR AND OTHER ONE	eChallan	6910333202501113288	MH014180783202425E	100000.00	SD	0007828638202425	11/01/2025
2		DHC		0125117706141	1600	RF	0125117706141D	11/01/2025
3	SUKANYA AJAY GHOTARKAR AND OTHER ONE	eChallan		MH014180783202425E	20000	RF	0007828638202425	11/01/2025

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



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प्रमाणित करणेत येते की, सदर दस्तास एकूण

पाने आहेत, पुस्तक क्र. 9

क्रमांक 0510/2025 वर नोंदला.

0510/2025

सह दुय्यम निबंधक वॉ-२, पनवेल-५

दिनांक ११ माहे ०१ स २०२५

737 / 2025







11/01/2025

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5  
दस्ता क्रमांक : 737/2025  
नोंदणी :  
Regn:63m

## गावाचे नाव : वडघर

(1)विरोधाचा प्रकार करारनामा  
(2)मोबदला 2000000  
(3) बाजारभाव(भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो को पट्टेदार ते नमुद करावे) 937463.8

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

1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: विभाग क्र-6, दर-49400/-प्रती चौ.मी., सदनिका क्रमांक. 403, चौथा मजला, "दीप डिवाईन -5 को-ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड", प्लॉट नं. 21, सेक्टर नं. आर-4, पुष्पक नोड, वडघर, नवी मुंबई, तालुका पनवेल, जिल्हा. रायगड, क्षेत्रफळ - 17.252 चौ.मी. कारपेट एरिया, (परिपत्रक क्र. 2021/यू.ओ.आर. 12.2)सौ.आर.1071. एम-1(पोलिसी)नुसार महिला खरेदीदारांस 1% मुद्रांक शुल्कामध्ये सुट असल्याने सवर परीपत्रकानुसार सवर दस्तास मुद्रांक शुल्कामध्ये 1 टक्के सुट घेण्यात आली आहे).( ( Plot Number : 21 ; SECTOR NUMBER : R-4 ; ) )

1) 17.252 चौ.मीटर

(5) क्षेत्रफळ

(6)अकारणी किंवा जुडी देण्यात असेल तेव्हा.  
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-दयाल गंगाराम पवार तर्फे कबुली जाबाबकारीता अखत्यारी चैतन्य हिरमण पाटील - वय:-31; पत्ता:-प्लॉट नं: ---, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाऊस नं. ४४४, कोपर (कोल्ही), गणेश मंदिर जवळ, तालुका. पनवेल, जिल्हा. रायगड, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-ALNPP3260D

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

1): नाव:-सुकन्या अजय घोटास्कर वय:-20; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दरबार वाईन्स जवळ, रोहिदास वाडा, घर नं. ९९१/१, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-DXSPG0412C

2): नाव:-दिद्या अजय घोटास्कर वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दरबार वाईन्स जवळ, रोहिदास वाडा, घर नं. ९९१/१, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-AXOPG7282M

(9) दस्तऐवज करून दिल्याचा दिनांक

11/01/2025

(10)दस्त नोंदणी केल्याचा दिनांक

11/01/2025

(11)अनुक्रमांक, खंड व पृष्ठ

737/2025

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

100000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

20000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारतामा निवडलेला अनुच्छेद :-

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

*Janata*  
सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

