

38

Receipt (pavti)

529/737

पावती

Saturday, January 11, 2025

5:54 PM

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

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

पावती क्रं.: 810 दिनांक: 11/01/2025

नोंदणी फी रु. 20000.00
दस्त हाताळणी फी रु. 1600.00
पृष्ठांची संख्या: 80

एकूण: रु. 21600.00

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

Manoj
Joint Sub Registrar Panel 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:

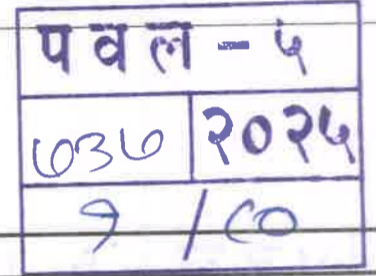
पक्षकाराची स्वाक्षरी
A. Ghoshkar
मुळदस्तावेज परत मिळाला.

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)

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)						
Valuation ID	20250111876	11 January 2025,05:44:43 PM पवल5				
मूल्यांकनाचे वर्ष	2024					
जिल्हा	रायगड					
तालुक्याचे नांव :	पनवेल					
गांवाचे नांव :	वडघर					
क्षेत्राचे नांव	Rural	सर्व्हे नंबर /न. भू. क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर	
4390	49400	-	-	-		
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र -	18.977चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.4390/-	
उद्दवाहन सुविधा -	आहे	मजला -	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 मिळकर्तेचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
		= 49400 * 18.977				
		= Rs.937463.8/-				
Applicable Rules :		3 ,18,19				
एकत्रित अंतिम मूल्य		= मुख्य मिळकर्तेचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेट्रोनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचालित पावसाचे पाणी				
		= A + B + C + D + E + F + G + H + I + J				
		= 937463.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
		=Rs.937464/-				
		= ₹ नऊ लाख सदतीस हजार चार शे चौसष्ट /-				



Home

Print



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 ONE		
Year	2024-2025 One Time			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	634102 6		
				Remarks (If Any)	PAN2=ALNPP3260D--SecondPartyName=DAYAL GANGARAM PAWAR-		
				Amount In	One Lakh Twenty Thousand Rupees Only		
Total		1,20,000.00		Words			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK - 5			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025011113288		2909J03996	
Cheque/DD No.		Bank Date	RBI Date	11/01/2025-15:18:36		Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9664731726

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

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

S.A. Ghotarkar

विद्या म. घोटारकर



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 ONE					
Year	2024-2025 One Time			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. RA					
				Town/City/District	IGAD					
				PIN	4	1	0	2	0	6
				Remarks (If Any)	 PAN2=ALNPP3260D~SecondPartyName=DAYAL GANGARAM PAWAR~					
Total			1,20,000.00	Amount In Words	One Lakh Twenty Thousand Rupees Only					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	691033320250111 13288 2909003995				
Cheque/DD No.				Bank Date	RBI Date	11/01/2025-15:18:36 Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID : _____ Mobile No. : 9664731726
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

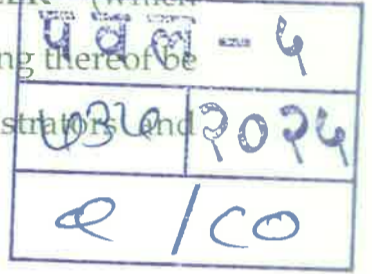
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
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AGREEMENT FOR SALE
(PART PAYMENT)

This Agreement for Sale made and executed at Panvel on this 11th 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 and assigns) of the **FIRST PART.**



AND

1)MISS. SUKANYA AJAY GHOTARKAR, PAN No. DXSPG0412G, Aadhaar No. 6015 8316 5709, Age 20 Years, 2)MRS. VIDYA AJAY GHOTARKAR, PAN No. AXOPG7282M, Aadhaar No. 6538 6453 1044, Age 41 Years, Both Indian Inhabitants, Residing at Near Darbar Wines Rohidas Wada, House No. 991/1, Old Panvel, Tal. Panvel, Dist. Raigad 410206, hereinafter called and referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **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'

Pawar

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 दस्तऐवजास
'महिला' खरेदीदारास मुद्रांक शुल्काची सबलत
देण्यात आली आहे.
मामुल
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.

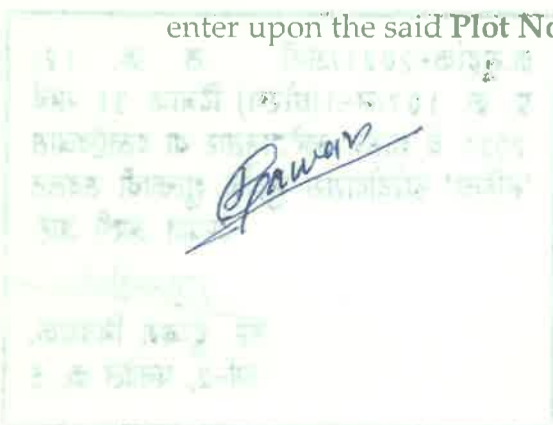
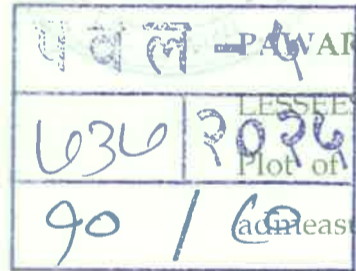
3) By an Agreement to Lease dated: 11/05/2018. made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1)MR. DAYAL GANGARAM

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

Plot').

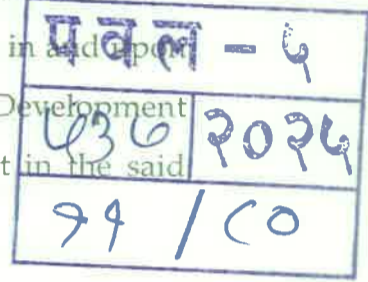
4) The same Agreement to Lease is been registered in the office of Sub-Registrar of Assurances, Panvel, under Document No. PVL-2-6289-2018 on dated 11/05/2018.

5) 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.



S.A. Ghoshankar
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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 upon 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 said 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/BP-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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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, Pushpa Ganga CHS Ltd., Plot No. 4, Sector No. 9, Kamothe, 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.

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



AND 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.

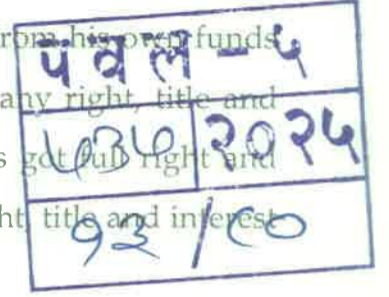
AND WHEREAS the Seller has offered to the Purchasers the sale/ transfer/ assignment of all his rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of

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S.A. Ghoshankar
विद्या म. घोषकर

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/diposed 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

विद्या म. घोटाकर



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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430	2024
98	10

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.



[Handwritten signature]

S.A. Ghoshankar
विद्य म. घोरकर

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:-
- (a) 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;
- (b) The Seller has paid all rates, taxes, assessments, Society maintenance charges and outgoings payable in respect of the said Flat upto date. Thereafter, the same shall be payable by the Purchasers. The Seller shall indemnify and keep indemnified the Purchasers against non-payment thereof;
- (c) The Seller has complied with all the bye-laws, rules and regulations of the Society/Builders;
- (d) The said Flat is free from any charges, liens, encumbrances of any nature whatsoever and the same is not attached either before or after judgment of at the instance of any court or other forum or taxation authorities or other statutory authorities and government authorities and the Seller has not given any undertaking to any statutory authority not to deal with or dispose the said Flat;
- (e) 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;
- (f) 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;
- (g) 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;
- (h) The Seller is not restrained either under Income Tax Act 1961 or any other statute from selling or transferring the said Flat;
- (i) 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;



[Handwritten signature]

S.A. Ghoshankar
 मिधा थ. घोरकर

- (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 co-operate 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

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 from and against all actions, proceedings, claims, demands, charges, expenses if any, etc. whatsoever, as may be claimed, initiated by any person/ persons/ body cooperate, CIDCO Ltd., etc., and the Purchasers shall not be liable or responsible for the said action, proceedings claim etc.

9. 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.

Pawar

S.A. Chitambar
 विद्या म. शोकरकर

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.

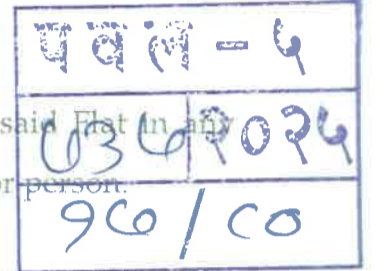
12. The Seller hereby declares that all taxes and dues of whatsoever nature in respect of the Flat hereby agreed to be transferred are paid by him alone up to the date of possession to CIDCO Ltd. The Purchasers shall be responsible for payment of further taxes and dues in respect of Flat hereby agreed 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

- a) That the Purchasers undertake to observe and perform and carry out and fulfill all the terms and conditions of the said Agreement;
- b) The Purchasers are aware that all those who have purchased Flats 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");
- c) 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;
- d) 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).
- e) That the Purchasers shall observe all the terms and conditions of the said Agreement and shall regularly pay the (water charges, electricity charges,



Gawar

S.A. Ghoshankar

विद्या स. झोटाकर

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 fees shall be borne and paid by the Purchasers alone.

24. 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.

25. 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.

Pawan

S.A. Ghoshalkar
विद्या द. घोशारकर

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

पवेल - ५	
५३६	२०२५
२९/१०	

SECOND SCHEDULE OF PROPERTY FLAT

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



Grawar

S.A. Ghoshalkar

विद्या म. घोकरकर



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



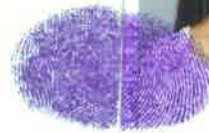
पथल - 4	
U34	2024
20	10

SIGNED AND DELIVERED BY

Within named "PURCHASERS"

MISS. SUKANYA AJAY GHOTARKAR

S.A. Ghotarkar




MRS. VIDYA AJAY GHOTARKAR

In the presence of

1) Mr.



2) Mr.



विद्या अ. घोटारकर




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.

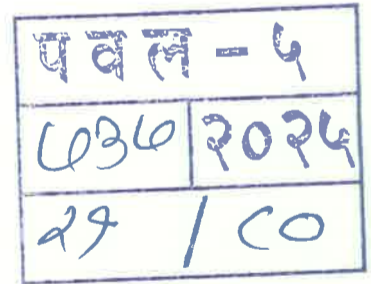
Cheque/RTGS/ IMPS No.	Date	Bank's Name	Amount in Rs.
RTGS	13/01/2025	HDFC Bank,	2,00,000/-
		TOTAL	2,00,000/-

I SAY RECEIVED

MR. DAYAL GANGARAM PAWAR



SELLER





25/10/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 921/1/2023

नोदणी :

Regn:63m

गावाचे नाव : वडघर

(1) विलेखाचा प्रकार	ताबापावती
(2) मोबदला	0
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र. 403, चौथा मजला, दीप डीवाईन - 5, प्लॉट नं. 21, सेक्टर नं. आर4, पुष्पक-वडघर, नवी मुंबई, ता. पनवेल, जि. रायगड, चटई क्षेत्र 17.252 चौ.मी. हा या ताबापावतीचा विषय आहे. ((Plot Number : 21 ;))
(5) क्षेत्रफळ	1) 17.252 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:-मे. संभव ईस्टेट तर्फे भागीदार किर्ती हेमचंद शाह यांचे अखत्यारी म्हणून देविदास अनंत मुजबळ - वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: शॉप नं. 16, पुष्प गंगा को.ऑप.हौ.सो.जि., प्लॉट नं. 4, सेक्टर नं. 9, कामोठे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(००:). 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, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-ALNPP3260D 3): नाव:-मान्यता देणार - एकनाथ 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, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-ASJPP4515C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-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, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-ALNPP3260D
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	9211/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी दिवारात घेतलेला तपशील:-

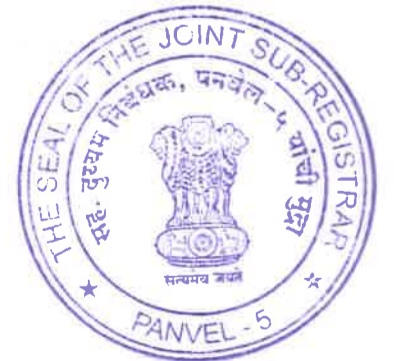
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही

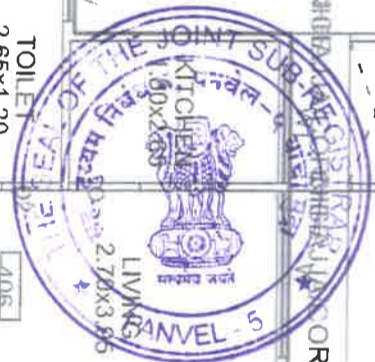
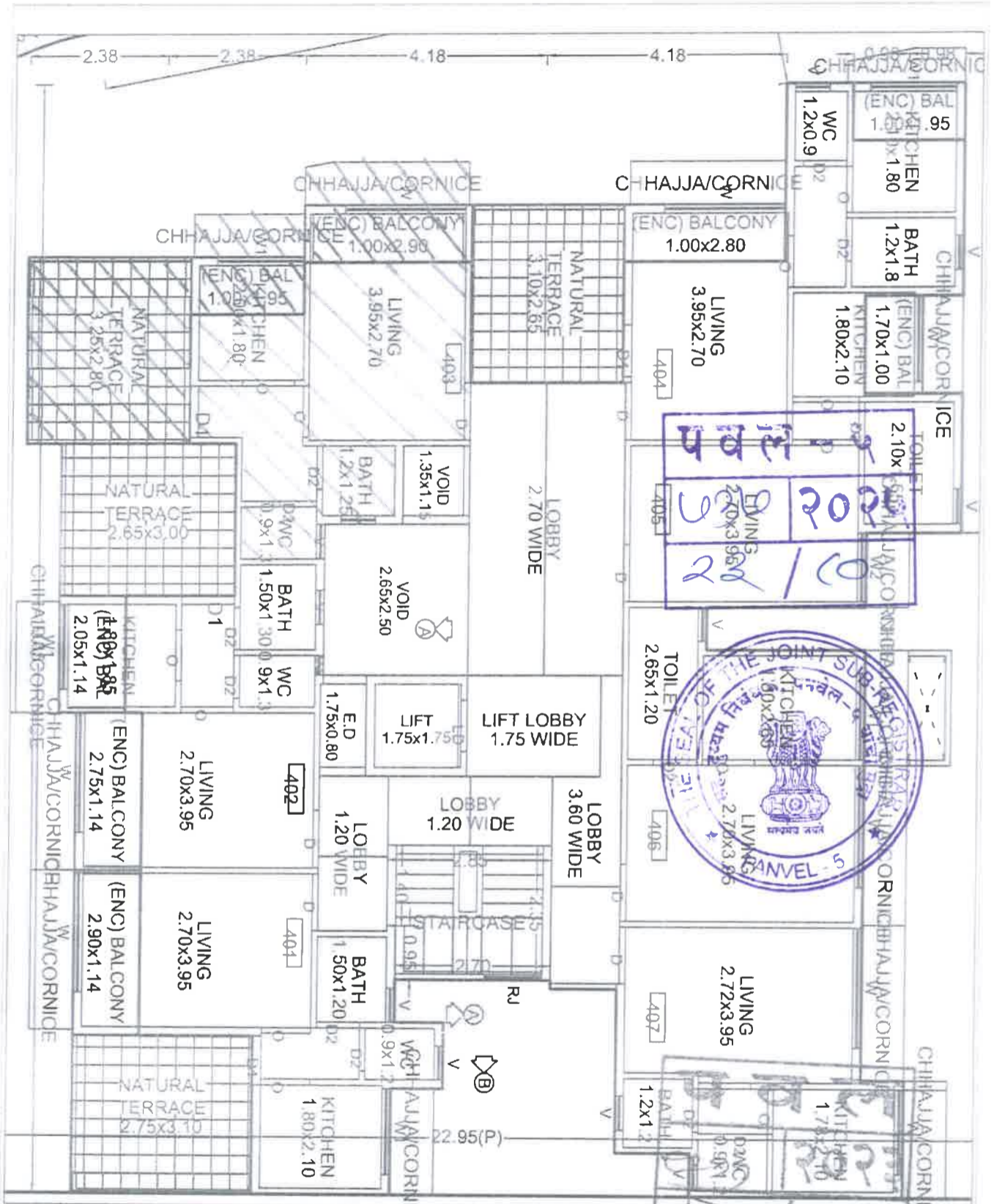
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

सह दुय्यम निबंधक, पनवेल-?

पनवेल-5
09/10/2023
22/10



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.

CHECK AREA	SQ. METER
CHAJJA	
SERVICE AREA	

SIGNATURE OF CONFIRMING PARTY THROUGH POA HOLDER

[Signature]

FLAT NO. _____
FLOOR _____

SIGNATURE OF SAMBHA REVE/OPERS/PROMOTER

[Signature]

SIGNATURE OF PURCHASER/ALLOTTEE

[Signature]



[Signature]

[Signature]



11/05/2018

सूची क्र.2

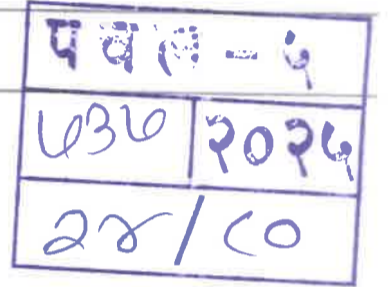
दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 6289/2018

नोंदणी :

Regn:83m

गावाचे नाव : वडघर



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

(4) झेपान, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: पनवेल, जि. रायगड, पिन कोड: 410206
 4, मौजे- वडघर (पुष्पकनगर), ता. पनवेल, जि. रायगड, पिन कोड: 490 चौ.मी. (आर-4)
 Number : 21 ; SECTOR NUMBER : आर-4

(5) क्षेत्रफळ

1) 490 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/तिहून 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, पोरे, 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, पोरे, 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 गाँडे- ईईई, 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 मुद्रांक शुल्क 500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14) शेर



सह दुय्यम निबंधक वर्ग-२
 (पनवेल-२)

Index-2(सूची - २)



26/12/2019

सूची क्र.2

दुपयम निबंधक : सह दु.नि.पनवेल 4

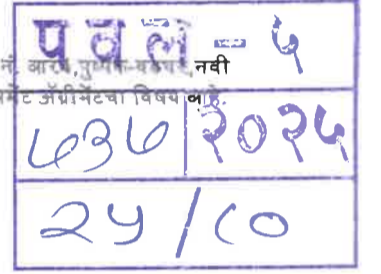
दस्त क्रमांक : 12471/2019

नोदणी :

Regn:63m

गावाचे नाव : बडघर

(1) विलेखाचा प्रकार	डेव्हलपमेंट जॉरीमेंट
(2) मोबदला	C
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6722500
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: प्लॉट नं. 21,सेक्टर नं. 9,पुष्पगंगा को.ओ.प.ही.सो.लि., ब्लॉक नं. शॉप नं. 18, रोड नं. सेक्टर नं. 9, पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ALNPP3280D ((Plot Number : 21 ; SECTOR NUMBER : आर4 :))
(5) क्षेत्रफळ	1) 490.00 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:-ययाज गंगाराम पवार - वय:-82; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. हाऊस नं. 444, रोड नं: कोपर (कोल्ही) गणेश मंदीर जवळ, पो.ता. पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ALNPP3280D 2): नाव:-एकनाथ गंगाराम पवार - वय:-88; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: कोपर (कोल्ही) गणेश मंदीर जवळ, पो.ता. पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ASJPP4515C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मो.संभव ईस्टेट तर्फे भागीदार किर्ती हेमचंद शाह - वय:-52; पत्ता:-प्लॉट नं. 4, माळा नं. इमारतीचे नाव: पुष्प गंगा को.ओ.प.ही.सो.लि., ब्लॉक नं: शॉप नं. 18, रोड नं: सेक्टर नं. 9, पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ADWFS3987R 2): नाव:-मे.संभव ईस्टेट तर्फे भागीदार हरीलाल शामजी पटेल - वय:-66; पत्ता:-प्लॉट नं. 4, माळा नं. इमारतीचे नाव: पुष्प गंगा को.ओ.प.ही.सो.लि., ब्लॉक नं: शॉप नं. 18, रोड नं: सेक्टर नं. 9, पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ADWFS3987R
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2019
(10) दस्त नोंदणी केल्याचा दिनांक	26/12/2019
(11) अनुक्रमांक, खंड व पृष्ठ	12471/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	436200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह. पुष्पगंगा निबंधक वर्ग २
पनवेल क्र. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना नियडलेला अनुच्छेद :-

26 DEC 2019

(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.



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, Pin: 410209.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project, from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **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.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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.

प. नं. - ५	५३०	२०२५
२३/०९		



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
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

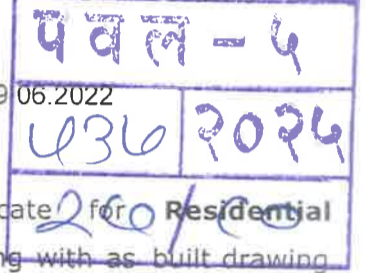
Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [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 the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

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

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



Signature Not Verified

Digitally signed by
BHUSHAN RAMCHANDRA
CHANDAN
Date: 06 Jun 2023 11:27
Organization: CIDCO
Designation: Associate
Planner

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.

पंचल - ५	
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२०	१०



Yours faithfully,

Digitally signed by
BHUSHAN RAMCHANDRA
Chakrabarti
Date: 08 Jun 2023 13:27
Organization: CIDCO
Designation: Associate
Planner

ASSOCIATE PLANNER (BP)

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
Total Assessed Charges				5875

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

UniqLe 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

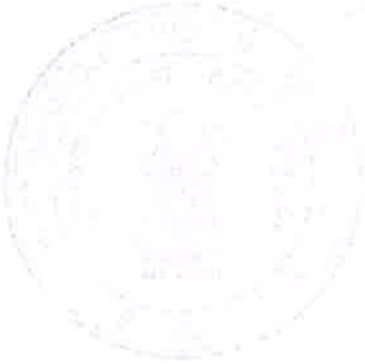
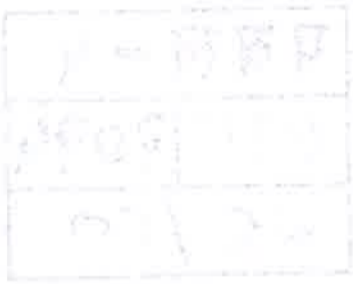
Certification signature by PATIL MITHILESH
JANARDHAN, Validity Unknown

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.



पत्र - ५	
१३५	२०२५
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CIDCO
WE MAKE CITIES



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

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
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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.

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 ASSESSEMENT** : 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



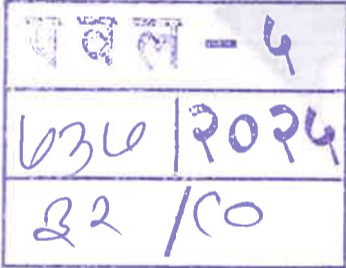
COMMENCEMENT CERTIFICATE

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)** ,
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

Dear Sir / Madam,



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

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 road 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 stillt, the finished stillt 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.

पंचल - ५
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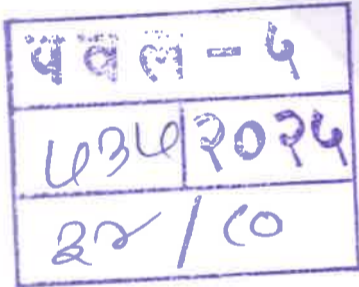
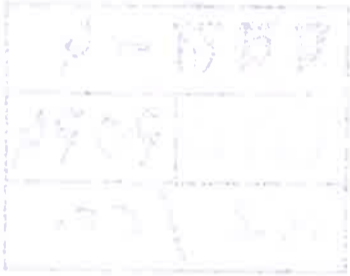
Certification signature by PATIL M THILESH JANARDHAN, Validity Unknown

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

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.



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

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 .

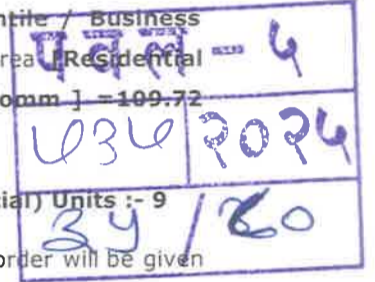
Nos. Of Residential Units :- 28, Nos. Of Mercantile / Business (Commercial) Units :- 9

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

2. The applicant shall :-



Certification signature by PATIL M THILESH JANARDHAN, Validity 30/07/2019

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 MRTP 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 capacity of water tanks for the fire fighting purpose".

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

प व ल - ५
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२९/७/१९



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 19th July, 1994 for all buildings following additional conditions shall apply.

i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

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.

g) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.

h) Number of Residential flats/Commercial Units with areas.

i) Address where copies of detailed approved plans shall be available for inspection.

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

11. As 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 construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

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

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५३५	२०२५
२० / १०	

Certification signature by PATIL MITHILESH JANARDHAN, Validity 03/11/2019

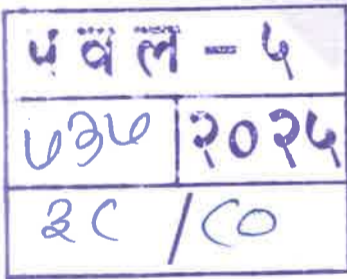
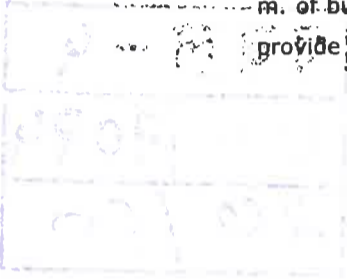
Name : PATIL MITHILESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO OF



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

Date : **27/7/2019**

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



Certification signature by PATIL MITHLESH JANARDHAN, Validity Unknown

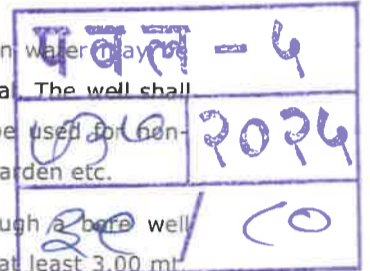
Name : PATIL MITHLESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO CF

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 bore 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 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) 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-६	२०२५
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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**

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.

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४९ / ८०	



Thanking You

Yours faithfully,

Certification signature by **PATIL MITHILESH**
JANARDHAN, Validity Unknown

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: पवल3-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड मजय गायकवाड

वर्णन अर्ज क्र 204/2019 प्लॉट नं 21 से मार ३ पुष्पक वडघर 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/घनादेश/पि बॉर्डर क्रमांक: MH011339167201920E दिनांक: 28/01/2020

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक

पनवेल क्र.

पवल - ५	
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४२/८०	



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.

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-1, 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:-

पवेल - 4
NOTE : V34 2026 Panvel-I office
82 / 100 1990 to 1991 1991 to 1996 1996 to 1999

REPORT



- : Index -II Torn Condition
- : Some Index -II Torn Condition
- : Some Index -II Torn Condition & loose Condition
- : Records are not properly maintained
- : NIL
- : NIL
- : Some records are in torn condition
- : NIL
- : Available Index-II are Checked
(Index-II are in Loose Condition)
- : Index-II Not Ready

January 2017 till date

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

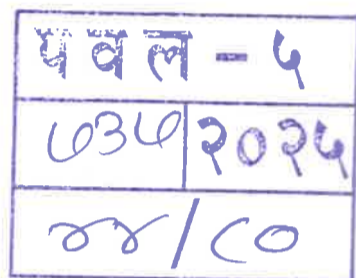
2012 & 2013 : NIL
2014 to 2016 : Available Index-II are Checked
(Index-II are in Loose Condition)
January 2017 till date : Index-II Not Ready

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:-



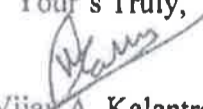
1. As per the Document Number Provided and computer verified by me from the 2018 entry records of Sub-Registrar office. Document No.6289/2018 registered on 11/05/2018 is a Agreement to Lease for Plot No.21, Sector No.R-4, for admeasuring 490 sq. mtrs. is recorded in the name of Mr.Dayal Gangaram Pawar & 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: -

1. 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 seen 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.

3. This search report is qualified in value and submitted from the records available "On as is where 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.

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

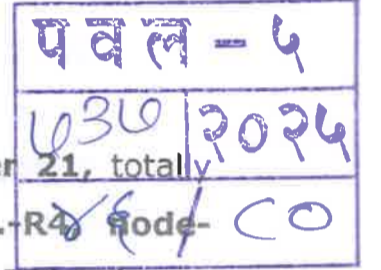
Off:- SS-III, Shop No. 229, Xerox Lane, Near Abbott Hotel, Sector-2, Vashi, Navi Mumbai - 400 703
Email :- Adv.ajaygaikwad@gmail.com

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, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad.



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.

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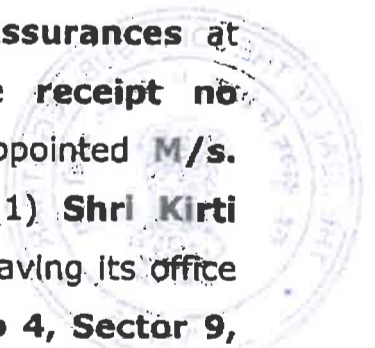
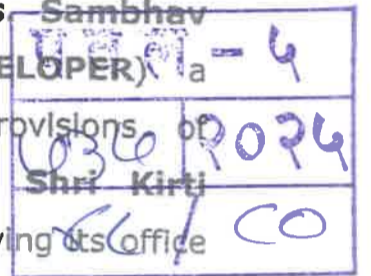
4. By an **Agreement to Lease** dtd **11th day of May 2018** entered into between the "**CORPORATION**" of the One Part and (1) **Shri Daya Gangaram Pawar** & (2) **Shri Eknath Gangaram Pawar** (hereinafter referred to as the **LICENCEES**) of the Other Part for all that piece and parcel of land being **plot no 21**, totally admeasuring **490 Sq. Mts.**, situated at **Sector No.-R4, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** (hereinafter referred to as the **SAID PLOT**) the **CORPORATION** agreed to grant a lease of the **SAID PLOT** in favor of the **LICENSEES** 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**



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) **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** and duly registered at the **Sub Registrar of Assurances** at **Panvel** vide **Doc. No.PVL4-12471-2019** 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**.

From all the 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 **plot no 21**, totally admeasuring **490 Sq. Mts.**, situated at **Sector No.-R4**, node-Pushpak-Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad and 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.

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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.



Ajay D. Gaikwad
20/11/2020

AJAY D. GAIKWAD
ADV. HIGH COURT
AJAY D. GAIKWAD
B. S. L.L.B., D.C.L.
ADVOCATE HIGH COURT
SS-3, Shop No. 229, Xerox Lane, Near Abbaji Hotel,
Sector-2, Vashi, Navi Mumbai-400703.

49M-6
030/2024
420/CO





सत्यमेव जयते

-: नोंदणी प्रमाणपत्र :-

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

प व ल -
७३७ २०२५
५९/००

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, दीप डिवाइज-५ सहकारी

गृहनिर्माण संस्था मर्यादित, भूखंड क्र. २१, सेक्टर- आर-४, पुष्पक (नवीन), नवी मुंबई

संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र

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

उपरनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी

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

असून उपवर्गीकरण "भाडेकरू-सहभागिदारी गृहनिर्माण" संस्था असू आहे

कार्यालयीन मोहर

दिनांक : २९/०८/२०२४



(Signature)
 (मुक्ताप पाटोल)
 उपनिबंधक
 सहकारी संस्था (सिडको), नवी मुंबई



घोषणापत्र

मी नरेश्वर हिरामठा पारिल याद्वारे घोषित
करतो की, दुय्यम निबंधक पनवेल - 5 यांचे कार्यालयात

करारनामा 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, सादर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून केबुलोजबाब दिला
आहे. सादर 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 सादरचे

कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे
सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८

अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : ११ ०९ २०२४



सक्षम आहे
कुलमुखत्यारपत्रधारकाचे नांव
व सही

SB

398/13421

Tuesday, July 02, 2024

2:59 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

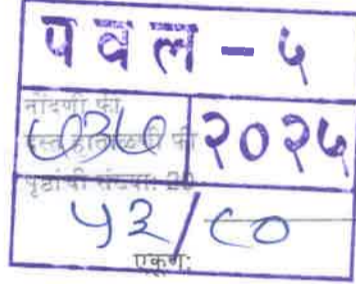
पावती क्र.: 14725 दिनांक: 02/07/2024

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवेल3-13421-2024

दस्तऐवजाचा 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.



Sub Registrar Panvel 3

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

बाजार मूल्य: रु. 1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु.400/-

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

बँकेचे नाव व पत्ता:

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

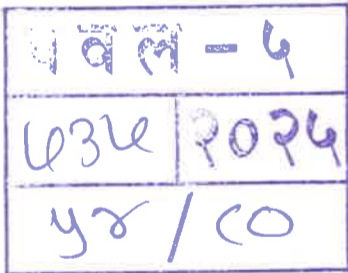
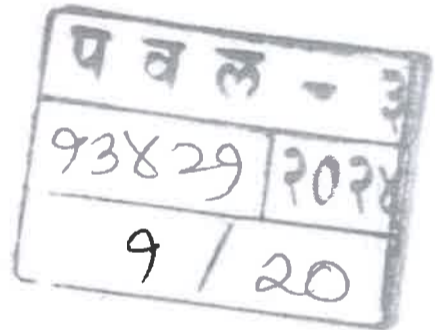
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004529574202425E दिनांक: 02/07/2024

बँकेचे नाव व पत्ता:

Handwritten signature in blue ink.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724010108571	Date 01/07/2024
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.	
Payment Details	
Bank Name IBKL	Date 01/07/2024
Bank CIN 10004152024070108086	REF No. 2912548462
This is computer generated receipt, hence no signature is required.	

Signature *Signature* *Signature*





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	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	
Account Head Details		Amount In Rs.	
0030046401 Stamp Duty		500.00	Road/Street PER
0030063301 Registration Fee		100.00	Area/Locality AGREEMENT
			Town/City/District
			PIN 4 1 0 2 0 6

Remarks (If Any)	
PAN2=ALNPP3260D-SecondPartyName=DAYAL GANGARAM PAWAR-	
Amount In	Six Hundred Rupees Only
Words	₹ 600.00
Total	600.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	69103332024070114574 2876600614
Cheque/DD No.	प व ल - ५	Bank Date	RBI Date 01/07/2024 13:39:20
Name of Bank	७३८ २०२५	Bank-Branch	Verified with RBI
Name of Branch	५६/१०	Scroll No. , Date	Verified with Staff

Department ID: 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयत नोंदणी करवावयाच्या दस्तऐवजादी लागू आहे. नोंदणी व नोंदव्याच्या दस्तऐवजां सादर करताना लागू नाही.

Sr. No.	1	Remarks	(IS-398-13421)	Defacement No.	0002472222202425	Defacement Date	02/07/2024-14:58:34	UserId	IGR148	Defacement Amount	100.00
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SPECIAL POWER OF ATTORNEY

(ONLY FOR ADMISSION)

ON THIS 02st 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 4th 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')

AND WHEREAS I have execute with the Purchaser/s of above said property 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 and has to present the same before the Sub-Registrar of Assurance for the admission

AND WHEREAS After execution of AGREEMENT FOR SALE/ DEED OF CONVEYANCE/ SALE DEED/RECTIFICATION DEED/ CANCELLATION DEED by me with the Purchaser/s of said property, in my office, it is not possible for me to remain present in the Office of the Sub-Registrar of Assurance for presenting such 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 its admissions getting registered in all respect.

पवल - ५
०३६ २०२४
४६ / ६०

पवल - ३
७३४२९ २०२४
४ २०



(Signature of Dayal Gangaram Pawar)
(Signature of Sub-Registrar)

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 it admitted and registered 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 153, Sector No. R4, Pushpak Node Vadghar, Taluka Panvel, Dist. Raigad - 410206; And MR. CHAITANYA HIRAMAN PARMAR (PAN No. CVHPP2130M) Adult Indian Inhabitant, Residing at Flat No 93/29, Vadghar Bungalow Plot No11, Sec no R4 Pushpak Vadghar Taluka Panvel Dist Raigad 410206. Singularly 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.

पवल-५
२३/१०/२०२५
५१/६०

पवल-३
१३/१२/२०२४
५/२०



NO KNOWLEDGE BY THESE PRESENT I, DAYAL GANGARAM PAWAR do hereby nominate constitute and 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.

Pawar

Patil

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.

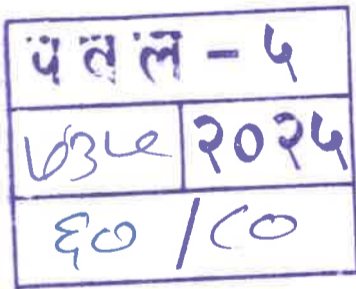
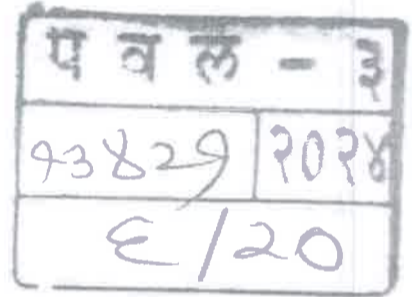
3) The Power assigned by me to Attorney **MR. AMAR DAYAL PAWAR, MR. CHAITANYA HIRAMAN PATIL**, is for the limited purpose to present the AGREEMENT FOR SALE/ DEED OF CONVEYANCE/SALE DEED/RECTIFICATION DEED/ CANCELLATION DEED and all other documents regarding the same; in favour of the prospective purchasers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



Pawar

Patil

Patil



SIGNED AND SEALED BY THE
WITHNAMED- EXECUTANT

MR. DAYAL GANGARAM PAWAR

Dayal



SIGNED AND SEALED BY THE
WITHNAMED-

MR. AMAR DAYAL PAWAR

पवल - ३
९३४२९ २०२४
७/२०

Amr

पवल - ५
७३७ २०२५
६९/८०

MR. CHAITANYA HIRAMAN PATIL

Chaitanya



Accepted by me-Attorney

Witness

- 1) Prashant Devale
- 2) Ajay Bhogate

Prashant
Ajay





25/10/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 9202/2023

नोदणी :

Regn:63m

गावाचे नाव : वडघर

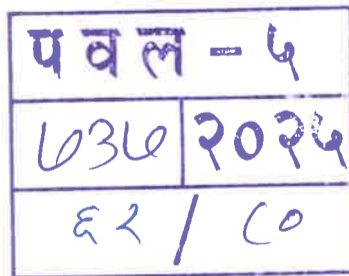
(1)विलेखाचा प्रकार	ताबापावती
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदर ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे माध्यमात इतर वर्णन : इतर माहिती नसल्यास 407 चौमा नवला,दोष दोषात -5,प्लॉट नं 21,सेक्टर नं. आर4,दुय्यम निबंधक,पनवेल,ता.पनवेल,जि.रायगड,महाराष्ट्र.प्लॉट क्षेत्र 18.630 चौ.मी. हा या ताबापावतीचा विषय आहे((Plot Number : 21 ;))
(5) क्षेत्रफळ	1) 18.630 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:- संभव इन्स्टिटूट ऑफ मॅनाज्मेंट किर्ती हेमचंद्र शाह यांचे अखत्यारी म्हुणून देविदाम अनंत मुजबळ - बय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शोप नं: 18, दुय्यम गंगा को.ओप.ही.मो.लि., प्लॉट नं. 4, सेक्टर नं. 9, कामोडे,तबी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र. राईसाई:०००). पिन कोड:-410206 पॅन नं:-ADWFS3967R 2): नाव:-मान्यता देणार - दयाल गंगाराम पवार - बय:-66; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. हाऊस नं. 444 नु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, राईसाई:०००). 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. मु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, राईसाई:०००). पिन कोड:-410206 पॅन नं:-ASJPP45*50
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दयाल गंगाराम पवार - बय:-66; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. हाऊस नं. 444 नु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, राईसाई:०००). पिन कोड:-410206 पॅन नं:-ALNPP3260D
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	25/10/2023
(11)वनुक्रमांक,खंड व पृष्ठ	9202/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)क्षरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



सह दुय्यम निबंधक, पनवेल-१



25/10/2023

सूची क्र.2

दुय्यम निबंधक. दु.नि. पनवेल 1
दस्त क्रमांक : 9204/2023
नोंदणी :
Regn:63m

गावाचे नाव: वडघर

(1)विनेषाचा प्रकार	ताबापावती
(2)मोबदला	0
(3) बाबतमासु मासपट्टाच्या बाबतपट्टाकार आकारणी वगैरे की पट्टेदार ते समुद करावे	1
(4) दु-आचन.पोटहिस्ता व घरक्रमांक (असल्यास)	1) पात्रिकेचे नाव:राज्यद इतर वर्धन : इतर माहिती: सडनिका क्र. 106,महिता सजला,वीर डीवाईन - 5.प्लॉट नं. 21,सेक्टर नं. 4अर4,दुय्यक-वडघर,नवी मुंबई,ता. पनवेल,जि. रायगड,प्लॉट क्र 18.629 चौ.मी. आ गा ताबापावतीचा विवर आहे. ((Plot Number : 21 ;))
(5) क्षेत्रफळ	1) 16.629 चौ.मीटर
(6)आकारणी किंवा जुबी वेवरात जसेल तेव्हा.	
(7) दस्तऐवज करन देणा-या/दिहून देणारा-चा पक्षकाराचे नाव किंवा दिहाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- संभव इन्स्टिट शर्मा भागीदार शिर्डी हेमचंद्र भाऊ बाबे अखिलाराजे सुपुत्र देविदास अन्न पुत्रकर - बक:-66; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- इमारत नं. - रोड नं. आणि नं. 16 गुला गंगा चौ.श्री.ही.सी.पि. प्लॉट नं. 4 सेक्टर नं. 9,शामोडे,नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र. टाईलाट्:(००); पिन कोड:-410206 वॉन नं:-ADWFS3987R 2): नाव:-आनंदा देवार - दयाल गंगाराम पवार - बक:-68; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- इमारत नं. - रोड नं. रा. हाऊस नं. 444, मु. कोपर (कोल्ही), गजेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, टाईलाट्:(००); पिन कोड:-410206 वॉन नं:-ALNPP3260D 3): नाव:-आनंदा देवार - एकनाथ गंगाराम पवार - बक:-72; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- इमारत नं. - रोड नं. रा. मु. कोपर (कोल्ही), गजेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र. टाईलाट्:(००); पिन कोड:-410206 वॉन नं:-ASJPP4515C
(8)दस्तऐवज करन देणा-या पक्षकाराचे व किंवा दिहाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दयाल गंगाराम पवार - बक:-66; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- इमारत नं. - रोड नं. रा. हाऊस नं. 444, मु. कोपर (कोल्ही), गजेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र. टाईलाट्:(००); पिन कोड:-410206 वॉन नं:-ALNPP3260D
(9) दस्तऐवज करन दिव्याचा दिनांक	23/10/2023
(10)दस्त नोंदणी केव्याचा दिनांक	25/10/2023
(11)अनुक्रमांक,बंड व पूढ	9204/2023
(12)आकारणाचाप्रमाणे मुद्रांक शुल्क	100
(13)आकारणाचाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

विल - 3
93829/2023
90/20

सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी बिबारात वेवसेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगावा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडसेला अनुषेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

विल - 4
636/2024
67/10





25/10/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 9211/2023

नोदणी :

Regn:63m

गावाचे नाव : वडघर

(1) विलेखाचा प्रकार ताबापावती

(2) मोबदला 0

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1

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

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र. 403, चौथा मजला, दीप बोर्डाईन - 5, प्लॉट नं. 21, सेक्टर नं. आर4, पुष्कर-वडघर, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, प्लॉट नं. 21, 2023 को. ही या ताबापावतीचा विषय आहे. (Plot Number : 21 ;)

(5) क्षेत्रफळ

1) 17.252 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:-मे. संभव ईस्टेट र्फे भागीदार किर्ती हेमचंद शाह यांचे अखत्यारी म्हणून देविदास अनंत भुजबळ - वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा. हाऊस नं. 444, मु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड: (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, मु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड: (00:). पिन कोड:-410206 पॅन नं:-ALNPP3260D

3): नाव:-मान्यता देणार - एकनाथ गंगाराम पवार - वय:-72; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा. मु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड: (00:). पिन कोड:-410206 पॅन नं:-ASJPP4515C

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

1): नाव:-दयाल गंगाराम पवार - वय:-66; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा. हाऊस नं. 444, मु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड: (00:). पिन कोड:-410206 पॅन नं:-ALNPP3260D

(9) दस्तऐवज करून दिल्याचा दिनांक

23/10/2023

(10) दस्त नोंदणी केल्याचा दिनांक

25/10/2023

(11) दस्त क्रमांक व पत्र

9211/2023

(12) दस्त प्रमाणित करून दिल्याचा दिनांक

100

(13) दस्त प्रमाणित करून दिल्याचा दिनांक

100

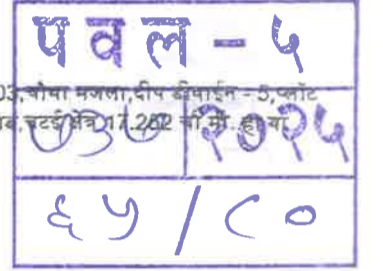
(14) मध्य

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह दुय्यम निबंधक, पनवेल-१



25/10/2023

सूची क्र.2

दुय्यम निबंधक : बु.नि. पनवेल 1
 वस्त क्रमांक : 9208/2023
 नोंदणी :
 Regn:63m

गावाचे नाव : वडघर

(1) विलेखाचा प्रकार	ठाबापावती
(2) भोवदला	0
(3) बाजारभावां (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) मू.मापन, पोटहिस्सा व घरक्रमांक (जसल्यास)	1) यादिकाचे नाव: राजगड इतर वर्जन , इतर माहिती: सधनिका क्र. 104, पहिला मजला, हीस बीबाहेर - 5, प्लॉट नं. 21, सेक्टर नं. आर4, पुष्पक-वडघर, नवी मुंबई, ता. पनवेल, जि. रायगड, प्लॉट अंश 24.755 चौ.मी. हा या ठाबापावतीचा विषय आहे. (Plot Number : 21 ;) 1) 24.755 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात आलेले तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा हुकुमनामा किंवा आदेश अजल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- संभव इमिटेड ठरुं सारीदार किर्ती हेमशंठ शाह यांचे बसण्याची म्हुजुत देविद्याम अनंत मुजबळ - बघ:-46; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. हापि नं. 16, पुष्प मंगा को.ऑप.डौ.सी.लि. प्लॉट नं. 4, सेक्टर नं. 8, कामोडे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड(00); पिन कोड:-410206 पॅन नं:-ADWFS3987R 2): नाव:-मान्यता देवार - दवाल गंगाराम पवार - बघ:-66; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. रा. हाऊस नं. 444, मु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड(00); पिन कोड:-410206 पॅन नं:-ALNPP3280D 3): नाव:-मान्यता देवार - एकनाथ गंगाराम पवार - बघ:-72; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. रा. मु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड(00); पिन कोड:-410206 पॅन नं:-ASJPP4515C 1): नाव:-दवाल गंगाराम पवार - बघ:-66; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. रा. हाऊस नं. 444, मु. कोपर (कोल्ही), गणेश मंदिर जवळ, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड(00); पिन कोड:-410206 पॅन नं:-ALNPP3280D
(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अजल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून घेण्याचा दिनांक	23/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2023
(11) जनुक्रमांक, बंध व पृष्ठ	9208/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) लेरा	



सह दुय्यम निबंधक, पनवेल-१

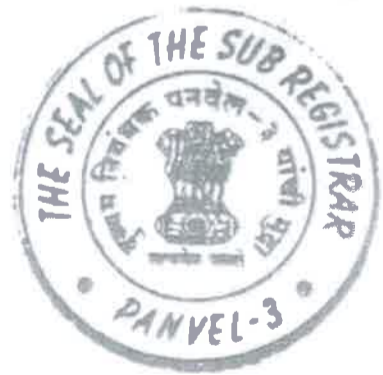
मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण इन्व्हायटोरनाम आवश्यक नाही कारण या तपशील इन्व्हायटोरनाम आवश्यक नाही

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment Area provided to it

प व ल - ३
 93829/2023
 92/20

प व ल - ५
 936/2024
 ६६ / ०





सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 9212/2023

नोदणी :

Regn:63m

गावाचे नाव : वडघर

(1) वित्तेचाचा प्रकार	ताबापावती
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाजवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) मू-भापन,पोटहिस्ता व धरक्रमांक (असल्यास)	1) माझिकचे नाव:राजराज छतर, वय: 68, पत्ता:पुणे, नॉन प्लॉट नं. 08, 21 सेक्टर नं. 4, रा. मु. कोपर (कोल्हो), गणेश मंदिर जवळ, पो. ता. वडघर, जि. रायगड, पिन कोड: 410206 ताबापावतीचा विषय आहे. ((Plot Number : 21 ;))
(5) क्षेत्रफळ	1) 11.650 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल वेव्हार.	
(7) दस्तऐवज करून देण-या/सिद्ध ठेवणा-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- संभव ईस्टेट रॉके भागीदार किती हुतचद शाह याचे अखत्यारी मालक रेविधान अंतर्गत मुजबळ - बय:-46: पत्ता:-प्लॉट नं. - माळा नं. - इनारसोबे भाय. - ब्लॉक नं. - रोड नं. हाऊस नं. 16, पय्य नंगा को. ऑफ. डी. नो. लि. - प्लॉट नं. 4, सेक्टर नं. 9, कानोड, नवी मुंबई, जि. पनवेल, जि. रायगड, पिन कोड:-410206 पिन नं:-ADWFS3987R 2): नाव:-मायादा देवार - देवार गंगाराम पवार - वय:-65: पत्ता:-पुणे, नॉन प्लॉट नं. 08, 21 सेक्टर नं. 4, रा. मु. कोपर (कोल्हो), गणेश मंदिर जवळ, पो. ता. वडघर, जि. रायगड, पिन कोड:-410206 पिन नं:-ALNPP3280D 3): नाव:-दयाल गंगाराम पवार - वय:-72: पत्ता:-प्लॉट नं. - माळा नं. - इनारसोबे भाय. - ब्लॉक नं. - रोड नं. हाऊस नं. 16, पय्य नंगा को. ऑफ. डी. नो. लि. - प्लॉट नं. 4, सेक्टर नं. 9, कानोड, नवी मुंबई, जि. पनवेल, जि. रायगड, पिन कोड:-410206 पिन नं:-ASJPP4515C 4): नाव:-दयाल गंगाराम पवार - वय:-66: पत्ता:-प्लॉट नं. - माळा नं. - इनारसोबे भाय. - ब्लॉक नं. - रोड नं. हाऊस नं. 16, पय्य नंगा को. ऑफ. डी. नो. लि. - प्लॉट नं. 4, सेक्टर नं. 9, कानोड, नवी मुंबई, जि. पनवेल, जि. रायगड, पिन कोड:-410206 पिन नं:-ALNPP3280D

प व ल - 4
036 2024
६०/१०

प व ल - 3
938 29 2024
93/20

दस्तावेजाचे प्र
हुकुमनामा किंवा
नाव व पत्ता
दिनांक
दिनांक
दिनांक
शुल्क
शुल्क

23/10/2023
25/10/2023
9212/2023
100
100



सह दुय्यम निबंधक, पनवेल-५



पेटलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण या कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

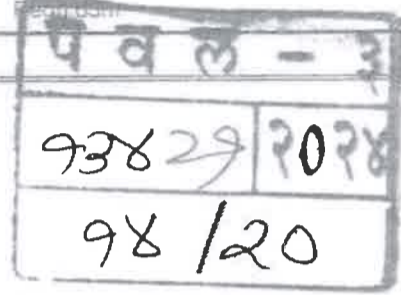
25/10/2023

दस्त क्रमांक : 9209/2023

नोंदणी :

गावाचे नाव : वडघर

(1) विलेखाचा प्रकार	ताबापावती
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1



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

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदतिका क्र. 401, चौथा मजला, दीप डीवाईन - 5, प्लॉट नं. 21, सेक्टर नं. आर4, पुष्पक-बडघर, नवी मुंबई, ता. पनवेल, जि. रायगड, चटई क्षेत्र 17.020 चौ.मी. हा या ताबापावतीचा विषय आहे. ((Plot Number : 21 ;))

(5) क्षेत्रफळ

1) 17.020 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:- मे. संभव ईस्टेट तर्फे भागीदार किर्ती हेमचंद्र शाह यांचे अखत्यारी म्हणून देविदास अनंत भुजबळ - वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. शॉप नं. 16, पुष्प गंगा को.ऑप.हौ.सो.लि., प्लॉट नं. 4, सेक्टर नं. 9, कामोठे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:- (००:). 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, राईगाड:- (००:). पिन कोड:-410206 पॅन नं:-ALNPP3260D
 3): नाव:-मान्यता देणार - एकनाथ 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, राईगाड:- (००:). पिन कोड:-410206 पॅन नं:-ASJPP4515C

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

1): नाव:-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, राईगाड:- (००:). पिन कोड:-410206 पॅन नं:-ALNPP3260D

(9) दस्तऐवज करून दिल्याचा दिनांक

23/10/2023

(10) दस्त नोंदणी केल्याचा दिनांक

25/10/2023

(11) अनुक्रमांक, खंड व पृष्ठ

9209/2023

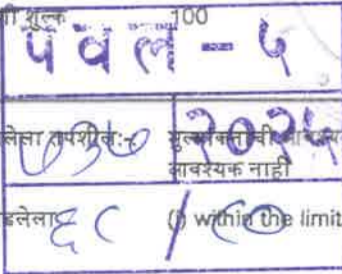
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

100

(14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपशील: शुल्यांकन किंवा पत्रकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही

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



सह दुय्यम निबंधक, पनवेल-३

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	
१३४२१	२०२४
१५/२०	



Thanking you,

प - १६४	
१९०९	



प व ल - ५	
७३६	२०२५
६६/१०	



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

Permanent Account Number
ALNPP3260D

भारत सरकार
Government of India

Issue Date: 07/12/2013

Dayal Gangaram Pawar
DOB: 02/06/1957
Male

मेरा आधार, मेरी पहचान

6231 9061 5793

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMAR DAYAL PAWAR
DAYAL GANGARAM PAWAR
06/05/1992

Permanent Account Number
VHPP5212R

भारत सरकार
GOVERNMENT OF INDIA

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

मेरा आधार, मेरी पहचान

पवल - 3
93829 2028
96/20

7795 1338 1851

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHAITANYA BHAGAT
MANOJ MANOJ BHAGAT
05/1993

Permanent Account Number
VHPP2330M

पवल - 4
636 2024
00 / 00

भारत सरकार
Government of India

CHAITANYA BHAGAT
MANOJ MANOJ BHAGAT
05/1993

Permanent Account Number
VHPP2330M

2688 3004 8799

समानता मापसत्या अधिकार

THE SEAL OF THE SUB REGISTRAR
विभाग पनवल-3 चांची भुवा
PANVEL-3

अजय पांडुरंग भगत
Ajay Pandurang Bhagat
जन्म तारीख / DOB: 30/04/1995
पुरुष / MALE
Mobile No.: 9664731726
8531 8062 1205
VID : 91E17570 7714 9531

THE SEAL OF THE JOINT SUB-REGISTRAR
सह-दुय्यम निबंधक, पनवल-5 चांची भुवा
PANVEL-5

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Prashant Pravin Devale
Permanent Account Number Card
ARZPD5157D

नाम / Name
PRASHANT PRAVIN DEVALE

पिता का नाम / Father's Name
PRAVIN PANDURANG DEVALE

जन्म तारीख / Date of Birth
05/05/1991

माझे आधार, माझी ओळख

398/13421

मंगळवार, 02 जुलै 2024 2:59 म.नं.

दस्त गोषवारा भाग-1

पवल3

912120

दस्त क्रमांक: 13421/2024

दस्त क्रमांक: पवल3 /13421/2024

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:14725

पावती दिनांक: 02/07/2024

अ. क्र. 13421 वर दि.02-07-2024

सादरकरणाचे नाव: अमर दयाल पवार --

रोजी 2:57 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकुण: 500.00

दस्त हजर करणाऱ्याची सही:

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

शिक्का क्र. 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

Pawan

लिहून देणारा

अमर

लिहून घेणारा

पवल - ५
७३७ २०२५
७२/१०





02/07/2024 3 01:12 PM

दस्त गोषवारा भाग-2

पवल3 9820

दस्त क्रमांक:13421/2024

दस्त क्रमांक :पवल3/13421/2024

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

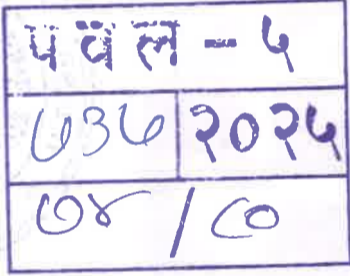
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अमर दयाल पवार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 102,दयाल निवास,प्लॉट नं-153, सेक्टर आर-४, पुष्पक वडघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(:). पॅन नंबर:CVHPP6212R	पॉवर ऑफ अटॉर्नी 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, राईगार:(:). 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 कौल्ही, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(:). पॅन नंबर:ALNPP3260D	कुलमुखत्यार देणार वय :-67 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:02 / 07 / 2024 03 : 00 : 00 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	नाव:अजय पाडुरंग भगत -- वय:27 पत्ता:कोळीवाडा, पनवेल. पिन कोड:410206
2	नाव:प्रशांत प्रविण देवळे -- वय:32 पत्ता:चौक, ता.खालापूर, जि.रायगड. पिन कोड:410202



अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:अजय पाडुरंग भगत -- वय:27 पत्ता:कोळीवाडा, पनवेल. पिन कोड:410206			
2	नाव:प्रशांत प्रविण देवळे -- वय:32 पत्ता:चौक, ता.खालापूर, जि.रायगड. पिन कोड:410202			

शिक्रा क्र. 3 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	Charge Number	Date
1	AMAR DAYAL PAWAR AND CHAITANYA HIRAMAN PATIL	eChallan	69103332024070114574	MH004529574202425E	500.00	SD	0002472222202425	02/07/2024
2		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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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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प व ल - ५	
७३५	२०२५
४०५/८०	

प व ल - ३	
९३४२९	२०२४
२०/२०	



प्रमाणित करणेत येते की, सदर दस्तास एकूण २०

पाने आहेत, पुस्तक क्र ९
क्रमांक ९३४२९ वर नोंदला.

सह दुय्यम निबंधक घरा-२, पनवेल-३
दिनांक ०२ मार्च ०६ सन २०२४



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

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

हस्ताक्षर / Signature

पवल - ५
६३५ २०२५
भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

विद्या अजय घोटारकर
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. घोटारकर

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIDYA AJAY GHOTARKAR

CHANDRAKANT HULE

11/02/1983
Permanent Account Number
AXOPG7282M

विद्या घोटारकर
Signature

THE SEAL OF THE JUDICIAL MARIAGES OFFICE
पं. पु. पु. २०११
22012011
भारत सरकार
GOVT. OF INDIA
PANVEL - 5

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PATIL CHAITANYA HIRAMAN
HIRAMAN MANOHAR PATIL

06/05/1993

BVHPP2330M

Rebid

भारत सरकार
Government of India

Chaitanya Hiranman Patil
Date of Birth/DOB: 06/05/1993
Male/ MALE

2083 3004 5799
VID : 9103 9177 2405 2972

माझे आधार, माझी ओळख

भारत सरकार
Government of India

पशांत प्रविण देवळे
Prashant Pravin Devale
जन्म तारीख / DOB : 05/05/1991
पुरुष / Male

4972 5375 8043

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

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

8531 8062 1205
VID : 9161 7570 7714 9531

माझे आधार, माझी ओळख

529/737

शनिवार, 11 जानेवारी 2025 5:54 म.नं.

दस्त गोषवारा भाग-1

पवल5

02/02

दस्त क्रमांक: 737/2025

दस्त क्रमांक: पवल5 /737/2025

बाजार मूल्य: रु. ९,37,464/-

मोबदला: रु. 20,00,000/-

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

अ. क्र. 737 वर दि.11-01-2025

रोजी 5:50 म.नं. वा. हजर केला.

पावती:810

पावती दिनांक: 11/01/2025

सादरकरणाराचे नाव: सुकन्या अजय घोडारकर

नोंदणी फी

रु. 20000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकुण: 21600.00

दस्त हजर करणाऱ्याची सही:

Chankar
Joint Sub Registrar Panvel 5

Chankar
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

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

Chankar
लिहून देणार

S.A.Ghotankar
लिहून घेणार

विद्या अ. घोडारकर



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 737/2025

नोंदणी :

Regn:63m

11/01/2025

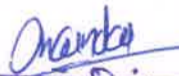
गावाचे नाव : वडघर

(1) वितोखाचा प्रकार	करारनामा
(2) मोबदला	2000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार 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/यूओआर. 12.2)सीआर.1071. एम-1(पॉलिसी)नुसार महिला खरेदीदारांस 1% मुद्रांक शुल्कामध्ये सुट असल्याने सदर परीपत्रकानुसार सदर दस्तास मुद्रांक शुल्कामध्ये 1 टक्के सुट घेण्यात आली आहे). (Plot Number : 21 ; SECTOR NUMBER : R-4 ;)
(5) क्षेत्रफळ	1) 17.252 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 तर्फे कबुली जाबाबाकरीता 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 घोडारकर 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:-विद्या अजय घोडारकर 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 आकारताना निवडलेला अनुच्छेद :-

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


सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)