

**AGREEMENT TO SALE
(PART PAYMENT AGREEMENT)**

B E T W E E N

- 1] MR. SURESH MARUTI RANMALE**
- 2] MRS. SNEHAL SURESH RANMALE**

AND

- 1] MRS. VANITA CHANDRAKANT SHELAR**
- 2] MR. CHANDRAKANT TANAJI SHELAR**

ADV. N.S. SALUNKHE

8108677355/8928568052

OFFICE NO. 5, KALPVURUX CHS LTD., PLOT NO. 4, SECTOR-9,

KHANDA COLONY, NEW PANVEL (W),

TAL. PANVEL, DIST. RAIGAD-410206.

528/3349

Friday, February 21, 2025

3:07 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र. : 3831 दिनांक: 21/02/2025

गावाचे नाव: करंजाडे

दस्तावेजाचा अनुक्रमांक: पवल4-3349-2025

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: वनिता चंद्रकांत शेलार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठाची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे
3:27 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

बाजार मुल्य: रु.4984000/-

मोबदला रु.7500000/-

भरलेले मुद्रांक शुल्क : रु. 525000/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे.ऑर्डर क्रमांक: 0225218109974 दिनांक: 21/02/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016550370202425E दिनांक: 21/02/2025

बँकेचे नाव व पत्ता:

मूळ दस्तावेज परत मिळाले
वनिता चंद्रकांत शेलार
पक्षकाराची सही

लिपीक
मह. द.व्यस.निर्देशक पनवेल



21/02/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

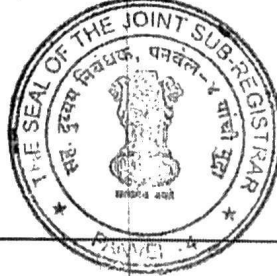
दस्त क्रमांक : 3349/2025

नोंदणी :

Regn:63m

गावाचे नाव : करंजाडे

(1)चिलेखाचा प्रकार	करारनामा
(2)मोबदला	7500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	4984000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: वि. क्र. 27.1, दर- 69000/- प्रती चौ.मी. सदनिका क्र. 404, चौथा मजला,ए-बिंग,सिरवी हेरिटेज को. ऑप. ह्रीसिंग सोसायटी लि.,प्लॉट नं. 153बी,सेक्टर-4,करंजाडे,ता. पनवेल,जि. रायगड,क्षेत्रफळ 60.192 चौ.मी. कारपेट((Plot Number : 153B ; SECTOR NUMBER : 4 ;))
(5) क्षेत्रफळ	1) 60.192 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:-सुरेश मारुती रानमाळे वय:-54; पत्ता:-प्लॉट नं: 99100, माळा नं: 01, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: बी-१०४, सिमरन पार्क, प्लॉट नं. ९९/१००, सेक्टर-८, नवीन पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-AEYPR5762A 2): नाव:-जेहल सुरेश रानमाळे वय:-50; पत्ता:-प्लॉट नं: 99100, माळा नं: 01, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: बी-१०४, सिमरन पार्क, प्लॉट नं. ९९/१००, सेक्टर-८, नवीन पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-ARIPR6009F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वनिता चंद्रकांत शेलार वय:-38; पत्ता:-प्लॉट नं: 00, माळा नं: 00, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: रूम नं. २०६, बी-१, श्री सिद्धिविनायक को. ऑप. ह्रीसिंग सोसायटी लि., घरोंदा, सेक्टर-९, घणसोली, नवी मुंबई, महाराष्ट्र, ठाणे; पिन कोड:-400701 पॅन नं:-GJFPS8406A 2): नाव:-चंद्रकांत तानाजी शेलार वय:-45; पत्ता:-प्लॉट नं: 00, माळा नं: 00, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: रूम नं. २०६, बी-१, श्री सिद्धिविनायक को. ऑप. ह्रीसिंग सोसायटी लि., घरोंदा, सेक्टर-९, घणसोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AVBPS9548M
(9) दस्तऐवज करून दिल्याचा दिनांक	21/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	21/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3349/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	525000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



दस्तावेजाची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,
पनवेल-४

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.

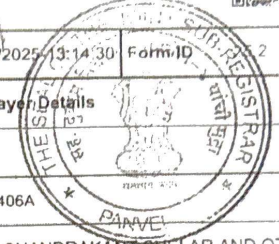
Date
2025
5

पवेल - ४
3382/2024
9/30



CHALLAN
MTR Form Number-6

GRN	MH016550370202425E	BARCODE	Date		21/02/2025 13:14:30	Form ID	2	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No. (If Applicable)	GJFPS8406A			
Location	RAIGAD			Full Name	VANITA CHANDRAKANT SHELAR AND OTHER			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 404, 4TH FLOOR, A-WING, SIRVI			
				Premises/Building	HERITAGE CHS LTD.,			
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				525000.00				
0030063301 Registration Fee				30000.00				
				Road/Street	PLOT NO. 153B, SECTOR-4, KARANJADE, TAL. PANVEL, DIST. RAIGAD			
				Area/Locality	PANVEL			
				Town/City/District				
				PIN	4 1 0 2 0 6			
				Remarks (If Any)	PAN2=AEYPR5762A-SecondPartyName=SURESH MARUTI RANMALE-			
				Amount In	Five Lakh Fifty Five Thousand Rupees Only			
Total				5,55,000.00	Words			
Payment Details				STATE BANK OF INDIA				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572025022178284	CK00GTNNL7	
Cheque/DD No.				Bank Date	RBI Date	21/02/2025-13:24:15	Not Verified with RBI	
Name of Bank				Bank-Branch				
				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8108677355
सदर चलान केवल दुर्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

[Handwritten Signature]
Rammole

वाणिजा यंत्रकाल बेलेर
[Handwritten Signature]
Print Date 21-02-2025 01:15:50

1

पवेल-
3382/99
y/30

AGREEMENT TO SALE
(Part Payment Agreement)

THIS AGREEMENT TO SALE made and entered into at Panvel (W), on this 21st day of February 2025.

B E T W E E N

1] MR. SURESH MARUTI RANMALE, Age: 54 years, NO. AEYPR5762A, AADHAR NO. 3416 3700 5290, 2] MRS. SNEHAL SURESH RANMALE, Age: 50 years, PAN NO. ARIPR6009F, AADHAR NO. 8373 4322 4670, both are residing at- B-104, Simran Park, Plot No. 99/100, Sector-08, New Panvel, Tal. Panvel, Dist. Raigad-410206. Hereinafter called and referred to as "THE SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the FIRST PART.

AND

1] MRS. VANITA CHANDRAKANT SHELAR, Age 38 Years, PAN NO. GJFPS8406A, ADHAAR NO. 6869 3192 4523, 2] MR. CHANDRAKANT TANAJI SHELAR, Age 45 years, PAN NO. AVBPS9548M, ADHAAR NO. 4812 6291 3492, both are residing at Room No. 206, B-1, Shree Sidhivinayak CHS Ltd., Gharonda, Sector-9, Ghansoli, Navi Mumbai-400701. Hereinafter called and referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her executors, administrators and assigns) of the SECOND PART.

[Signature]
Ranmale

वनिता चंद्रकांत शेलार
[Signature]

WHEREAS

पवल - ४	
338e	2099
६	130



THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., is a Government Company within the meaning of the Companies Act, 1956. (Hereinafter referred to as "The Corporation") having its registered office at Nirmal Building, 2nd Floor, Pan Point, Mumbai - 400 021. The Corporation has been already declared as a New Town Development Authority, under the provisions of Sub-Section (i) & of Section 113, of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as the said Act, for New Town of the Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as site for New Town under Sub-Section (1) and 3(A) of Section 113 of the Said Act.

AND WHEREAS

The State Government has acquired lands within the designated area of Navi Mumbai, and vested the same in the Corporation by an order duly made in that behalf as per the provision of Section 113 (A) of the said Act.

AND WHEREAS

By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act, to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS

The State Government has acquired lands and vested such lands in the Corporation for development and disposal.

Ranjale

वामिला चंकोल शेकर
delas

पत्र-४
3380 2076
U/30

AND WHEREAS

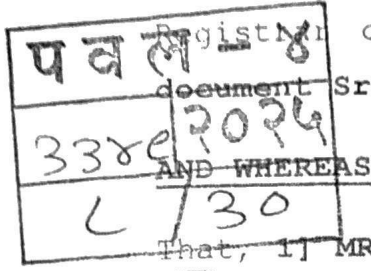
1] MR. AMBU ALIAS AMBAJI DHARMA PARDESHI, 2] MR. MAHADEO DHARMA PARDESHI, 3] MR. BHARAT DHARMA PARDESHI, 4] MR. KASHINATH DHARMA PARDESHI, 5] MR. VAMAN DHARMA PARDESHI, 6] SMT. INDUBAI HARISHCHANDRA BHAGAT & 7) SMT. KALUBAI DHARMA PARDESHI (hereinafter referred to as the 'ORIGINAL LICENSEE') by letter of intend dated 07/12/2010 have been allotted a plot of land by the said corporation being Plot No. 153B, Karanjade, Taluka- Panvel, under 12.5% Gaothan Expansion Scheme in Sector No. 4, Karanjade, Tal. Panvel, Dist. Raigad, admeasuring 1999.98 Sq. Mtrs. of thereabouts and more particularly described in the First Schedule hereunder written on terms and conditions including the conditions of lease of the said property as set out therein. That in furtherance of letter of intend the corporation on 01/08/2011 has issued letter of allotment in favour of MR. PARDESHI & OTHER

AND WHEREAS

That, 1] MR. AMBU ALIAS AMBAJI DHARMA PARDESHI, 2] MR. MAHADEO DHARMA PARDESHI, 3] MR. BHARAT DHARMA PARDESHI, 4] MR. KASHINATH DHARMA PARDESHI, 5] MR. VAMAN DHARMA PARDESHI, 6] SMT. INDUBAI HARISHCHANDRA BHAGAT & 7) SMT. KALUBAI DHARMA PARDESHI paid to the Corporation a sum of Rs. 34,61,000/- (Rupees Thirty-Four Lacs Sixty-One Thousand Only) as and by way of full and final payment of Lease Premium and entered into an Agreement to Lease dated 05/10/2011 and after construction of buildings on the Plot Corporation shall execute the Lease Deed in favour of the Original Licensees granting the lease of the plot of the Original Licensees for a period of 60 (Sixty) years from the date of Agreement to Lease in due course. The said Agreement to lease has been registered with Sub-

[Signature]
Panmale

वामिता चंद्रकांत शेळार
[Signature]



Register office at Panvel-1 on 07/10/2011 vide its document Sr. No. PVL-1-12858-2011.

AND WHEREAS

That, 1] MR. AMBU ALIAS AMBAJI DHARMA PARDESHI, 2] MR. MAHADEO DHARMA PARDESHI, 3] MR. BHARAT DHARMA PARDESHI, 4] MR. KASHINATH DHARMA PARDESHI, 5] MR. VAMAN DHARMA PARDESHI, 6] SMT. INDUBAI HARISHCHANDRA BHAGAT & 7) SMT. KALUBAI DHARMA PARDESHI were not interested in retaining said plot the original licensee with permission of CIDCO has agreed to transfer and assign their leasehold rights of the said plot described in the first schedule in favour of the Developers.

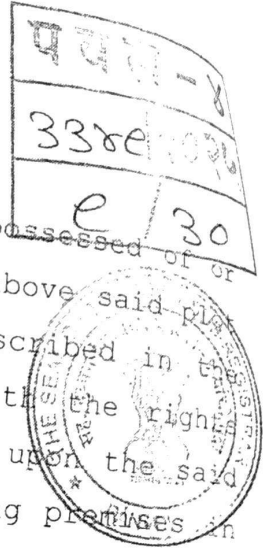
AND WHEREAS

By a Tripartite Agreement dated 24/11/2011 executed between The Corporation as One Part, 1] MR. AMBU ALIAS AMBAJI DHARMA PARDESHI, 2] MR. MAHADEO DHARMA PARDESHI, 3] MR. BHARAT DHARMA PARDESHI, 4] MR. KASHINATH DHARMA PARDESHI, 5] MR. VAMAN DHARMA PARDESHI, 6] SMT. INDUBAI HARISHCHANDRA BHAGAT & 7) SMT. KALUBAI DHARMA PARDESHI as "ORIGINAL LICENSEE" as SECOND PART AND M/S. SIRVI DEVELOPERS through its partners 1] SHRI. NAGRAJ OTAJI CHAUDHARY, 2] SHRI. CHANDARAM BHURAJI CHADHARY, 3] SHRI. PITARAM PANNAJI CHAUDHARY, 4] SHRI. ACHLARAM AMRARAMJI CHAUDHARY, as the "NEW-LICENSEE" as THIRD PART, the plot was transferred by the Corporation to the Developers and the possession was handed over to the Developers on terms and conditions contained in the said tripartite agreement, said tripartite agreement is registered with Sub-Registrar office at Panvel-1 on 25/11/2011 vide its document Sr. No. PVL-1-14890-2011.

वामिता चंद्रकांत शेंकर

AND WHEREAS

M/S. SIRVI DEVELOPERS was seized and possessed of or well and sufficiently entitled to the above said plot of land which is more particularly described in the first schedule herein under written with the rights and authority to construct the building upon the said plots of land and sell the flats/ parking premises in the above said building to the purchaser.

AND WHEREAS

M/S. SIRVI DEVELOPERS the builder obtained the Development permission from the CIDCO vide its letter bearing No. CIDCO/ATPO/BP-11118/2013-1153 dated 29/07/2013 and commenced the construction of the residential and commercial building thereon named "SIRVI HERITAGE" consisting of ground + 7 upper floors as per the plans and specifications duly approved by the Town planning authority of CIDCO Ltd.

AND WHEREAS

The Developers has started construction thereon as per sanctioned plan approved and the development permission granted by the CIDCO/Planning/Authorities:

AND WHEREAS

The said Developer/Builder has sold, transferred and assigned a Flat No. 404, Fourth floor, A-Wing, in the society known as Sirvi Heritage Co-op. Hsg. Society Ltd., constructed on Plot No. 153B, Sector No. 4, Village Karanjade, Tal. Panvel, Dist. Raigad admeasuring Carpet area 60.192 Sq. Mtrs. (which is inclusive of the area of balconies) to 1] MR. SURESH MARUTI RANMALE AND 2] MRS. SNEHAL SURESH RANMALE i.e. present SELLERS vide Agreement for Sale dated 10th August 2015, registered at Sub-Registrar Office,

Ranmale

वनिता चंद्रकांत शेकर
Belal

Panvel-3 under Document No. PVL-3-4592-2015 and
 Receipt No. 4888 dated 10/08/2015.

पवेल - 3
 338 AND WHEREAS
 90/30



The Developer completed the said construction as per
 sanction plan by the CIDCO and hence CIDCO granted
Occupancy Certificate for total 105 flats and 08 Shops
 in the said building vide its **Sr.No. CIDCO/BP-**
11118/TPO(NM)/2017/2664 Dt. 28/07/2017.

AND WHEREAS

Therefore, the **SELLERS** are fully seized, well
 possessed and or legally entitled to sell the **Flat No.**
404, 4th Floor, A-wing, Sirvi Heritage, Plot No. 153B,
Sector-4, Karanjade, Tal. Panvel, Dist. Raigad-410206.
 (Hereinafter referred to as the '**Said Flat Premises**')

AND WHEREAS

The **SELLERS** are lawful owner of the said flat in **SIRVI**
HERITAGE CO. OP. HOUSING SOCIETY LTD., and **SELLERS**
 hereby agrees to assign on necessary requisite
 permission papers for transfer of the said flat with
 the concern authorities.

AND WHEREAS

THE **PURCHASERS** agreed to purchase the said Flat from
 present **SELLERS** and Purchasers demanded inspection of
 the documents of the said flat and **SELLERS** has given
 inspection to THE **PURCHASERS** of the **Agreement for Sale**
Dt. 10/08/2015, Possession letter and several receipts
 and relevant documents which is given by the
 Developers to seller.

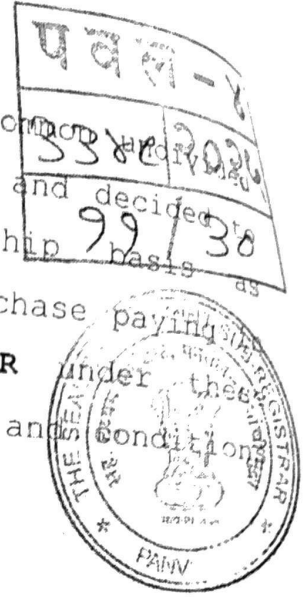
AND WHEREAS

The **SELLERS** are absolutely seized and possessed of or
 otherwise well and sufficiently entitled to the said

[Signature]
 Panvel

वाविता चंद्रकांत शेळार
[Signature]

Flat together with the certain area common and decided to sell to THE PURCHASERS on ownership basis hereinafter mentioned and upon the purchase paying full all dues payable to the SELLER under these presents and complying with all terms and conditions hereof.



AND WHEREAS

The SELLERS are absolutely owner of the said flat and is fully seized and possessed of necessary documents relating thereof and entitled to Transfer and assign or their rights title and interest in favour of Purchasers for valuable consideration.

AND WHEREAS

The total consideration for the said flat is settled and agreed between the parties i.e. **Rs. 75,00,000/- (RUPEES SEVENTY-FIVE LACS ONLY)** has been and will be paid as under :-

Cheque No./RTGS	Date	Bank and BRANCH Name	Amount (Rs.)
RTGS- 4501001000001 63	01/10/2024	Saraswat Bank, Turbhe Branch	5,00,000/- (To A R enterprises Snehal Ranmale)
Ref. No. 98120 Transfer	07/10/2024	Saraswat Bank, Turbhe Branch	5,00,000/- (To A R enterprises Snehal Ranmale)
Ref. No. 98122	09/10/2024	Saraswat Bank, Turbhe Branch	5,00,000/- (To A R enterprises Snehal Ranmale)
Will be paid after availing loan from Bank or any Financial Institution within 45 working days from the date of registration of Agreement to Sale (Part Payment registration).			60,00,000/-
Rs. SEVENTY-FIVE LAKHS ONLY			75,00,000/-

[Handwritten signature]

वाजिला चंद्रकोट शेळार
[Handwritten signature]

~~AND WHEREAS~~

पवल - ४	
338e	2026
92	30

The **SELLERS** and the **PURCHASERS** declares 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.



~~AND WHEREAS~~

Both the parties herein are desirous of recording the terms and conditions so reached into between them into writing, which shall appear as under:

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:

1. The **SELLERS** shall transfer and assigns all their rights, title and interest and benefits in and upon the said Flat No. 404, Fourth floor, A-Wing, Sirvi Heritage Co-op. Hsg. Society Ltd., Plot No. 153B, Sector No. 4, Village Karanjade, Tal. Panvel, Dist. Raigad admeasuring Carpet area 60.192 Sq. Mtrs. (which is inclusive of the area of balconies) in favour of THE **PURCHASERS** for total consideration of Rs. 75,00,000/- (RUPEES SEVENTY-FIVE LACS ONLY).
2. THE **PURCHASERS** have agreed to acquire the said flat for consideration which has partly paid the said amount to the **SELLERS** as per the terms and conditions mentioned hereinabove.
3. The **SELLERS** shall hand over the physical possession of the said Flat to the **PURCHASERS** after getting full and final payment of the said flat from the **PURCHASERS**.
4. The **PURCHASERS** hereby agrees to become the member of the Co-operative Housing Society along with

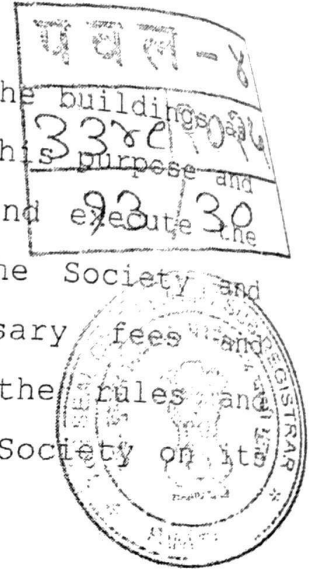
[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

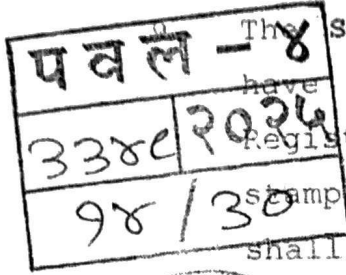
the other Purchasers of flats in the buildings, a member and they may decide for this purpose and also from time to time to sign and execute applications for membership of the Society and other papers and to pay necessary fees and charges and also abide by all the rules and regulations, bye-laws of the said Society on its admission as member.



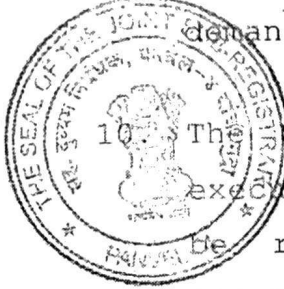
5. The Society has been registered under The Maharashtra Co-Operative Society Act, 1960 vide its registration no. **NBOM/CIDCO/HSG(T.C)/8598/JTR /YEAR-2020-2021 on 29/10/2020**. The Society has issued **Share Certificate** on dated **03/10/2022** bearing No. **022** of ten fully paid-up shares of **Rs. 50/-** each numbered from **211 to 220** both inclusive.
6. The **SELLERS** do hereby covenant that they have paid and clear the maintenance and other applicable dues in respect of the said Flat before handing over the physical possession of the said flat.
7. The **SELLERS** doth hereby declare that they have no liability of the Income Tax, wealth Tax, and any other dues of any authorities or any party or person has no claim whatsoever against them with regards to their rights in the said flat and over the said premises.
8. The **SELLERS** further declares that they have not entered into any agreement to sell, Mortgage or transfer to any person / persons or encumbered the said Flat in any other manner whatsoever and the said Flat is free from all encumbrance, liens, attachments, claims, actions, litigations etc.

[Signature]
Pannade

वासिना पंढरकांत शेरकर
[Signature]



The **SELLERS** do hereby further declare that they have not received any notice from the registration authority for deficient payment of stamp duty, registration charges. The **SELLER** shall indemnify to THE **PURCHASERS** against that demand if made by the authorities concerned.



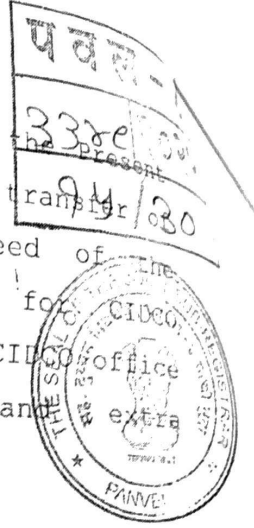
The **SELLERS** do hereby covenant that they have executed all or any documents, papers, which may be required by THE **PURCHASERS** for perfectly securing and assuring their rights, in and upon the Flat without any hindrance, objections, undue delay.

11. The **SELLERS** declares that they have got full right and authority to deal with the Flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the same shall be removed by the **SELLERS** alone at their own cost.
12. The **SELLERS** do hereby covenant with the **PURCHASERS** that notwithstanding any act, deed, matter of things whatsoever by the **SELLERS** or by any person lawfully or equitably claiming by any person. The **SELLERS** has good and marketable title to the said Flat.
13. The expenses for conveying the said Flat such as Stamp Duty and Registration fees shall be borne and paid by the **PURCHASERS** alone.
14. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.
15. All the terms and conditions of the Agreement of CIDCO Ltd. will be applicable to this agreement.

[Handwritten signature]

व्यक्ति

16. Due to unregistered Conveyance Deed, SELLES could not be completed CIDCO transfer the said flat till date. When need of signature of the present SELLERS for transfer, they shall have to come at CIDCO office without any demand, argument and extra consideration amount.



FIRST SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF LAND

All that piece of land known as **Plot No. 153B**, at **Sector- 4**, Karanjade, Tal-Panvel, District- Raigad, (G+7) containing admeasuring about **1998.98 Sq. Mtrs.** or thereabouts.

SECOND SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF FLAT

Flat No. 404, 4th Floor, A-Wing, in Society Known as, "SIRVI HERITAGE CO. OP. HOUSING SOCIETY LTD." on Plot No. 153B at Sector- 4, Karanjade, Tal. Panvel, Dist. Raigad-410206. Admeasuring area about **60.192 Sq. Mtrs. Carpet (inclusive Balcony)**

[Signature]
Kanjade

वाञ्छिता चंद्रकांत शेळार
शेळार

Dr/030
024
The REGISTRAR

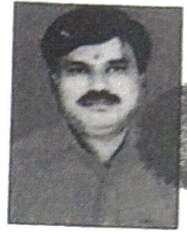
IN WITNESS WHEREOF the parties hereto have hereunto
signed and subscribed their respective hands the day and
month first hereinabove mentioned.
3388
96/30
SIGNED SEALED AND DELIVERED by the)

within named THE SELLERS



1] MR. SURESH MARUTI RANMALE

[Handwritten signature]



2] MRS. SNEHAL SURESH RANMALE

[Handwritten signature]



THE SELLERS

In the presence of

1. Mr. Manik Chandu Jadhav

[Handwritten signature]

2. Mrs. Nirmala Salunkhe

[Handwritten signature]

SIGNED SEALED AND DELIVERED by the)
within named THE PURCHASERS

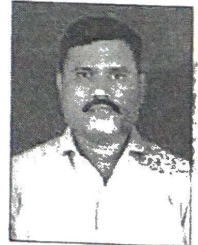
1] MRS. VANITA CHANDRAKANT SHELAR

वनिता चंद्रकांत शेळार



2] MR. CHANDRAKANT BANAJI SHELAR

[Handwritten signature]



In the presence of.....

THE PURCHASERS

1. Mr. Manik Chandu Jadhav

[Handwritten signature]

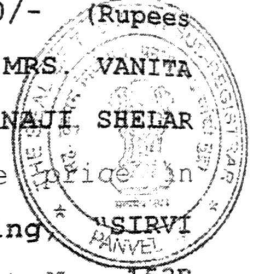
2. Mrs. Nirmala Salunkhe

[Handwritten signature]

पत्र-४	
3380	2020
90/30	

RECEIPT

RECEIVED the sum of Rs. 15,00,000/- (Rupees Fifteen Lacs only) from THE PURCHASERS 1] MRS. VANITA CHANDRAKANT SHELAR & 2] MR. CHANDRAKANT TANAJI SHELAR being the part payment against the sale price in respect of Flat No. 404, 4th Floor, A-Wing HERITAGE CO. OP. HOUSING SOCIETY LTD." Plot No. 153B at Sector- 4, Karanjade, Tal. Panvel, Dist. Raigad-410206. Admeasuring area about 60.192 Sq. Mtrs. Carpet (inclusive Balcony)



WE SAY RECEIVED

(RS. 15,00,000/-)

Ranmale

- 1] MR. SURESH MARUTI RANMALE
- 2] MRS. SNEHAL SURESH RANMALE

SELLERS

Witness

1. Mr. Manik Chandu Jadhav

2. Mrs. Nirmala Salunkhe

Manik Jadhav

Nirmala Salunkhe



10/08/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 4592/2015

नोंदणी :

Regn:83m

गावाचे नाव : 1) करंजाडे

- (1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 3400000
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 3000000
 (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: , इतर माहिती: विभाग - सिडको प्रभावी क्षेत्र,दर रु.41,500 /- ,सदनिका क्रं.404 चौ.मी. मजला ए विंग सिरवी हेरीटेज प्लॉट क्रं.153बी,सेक्टर क्रं.4 करंजाडे ता.पनवेल जी.सुरगड क्षेत्र 60 192 चौ.मी. कारपेट((Plot Number : 153बी, ; SECTOR NUMBER : 4)) इतर हक्क :

- (5) क्षेत्रफळ 1) 60.192 चौ.मीटर पोटखराब क्षेत्र : 0 NA

- (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. सिरवी डेव्हलपर्स तर्फे भागीदार अचलाराम अमरारामजी चौधरी हे स्वतः करिता नगराज ओ. चौधरी, पुखराज भुराजी चौधरी व पिताराम पन्नाजी चौधरी तर्फे कुमु म्हणून - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप क्रं.3, आईजी कॉम्प्लेक्स, प्लॉट क्रं.57ए, सेक्टर-20, कामोठे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार्(०००). पिन कोड:-410206 पॅन नं:-ACEFS2415E

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

1): नाव:-सुरेश मारुती रानमाळे - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.सदनिका क्रं.303,स्वस्तिक पार्क,कोलशेत रोड,आझाद नगर,ठाणे वेस्ट, सॅण्डोजबाग,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AEYPR5762A
 2): नाव:-स्नेहल सुरेश रानमाळे - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.सदनिका क्रं.303,स्वस्तिक पार्क,कोलशेत रोड,आझाद नगर,ठाणे वेस्ट, सॅण्डोजबाग,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ARIPR6009F

- (9) दस्तऐवज करून दिल्याचा दिनांक 10/08/2015

- (10) दस्त नोंदणी केल्याचा दिनांक 10/08/2015

- (11) अनुक्रमांक, खंड व पृष्ठ 4592/2015

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 170000

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

- (14) शेरा

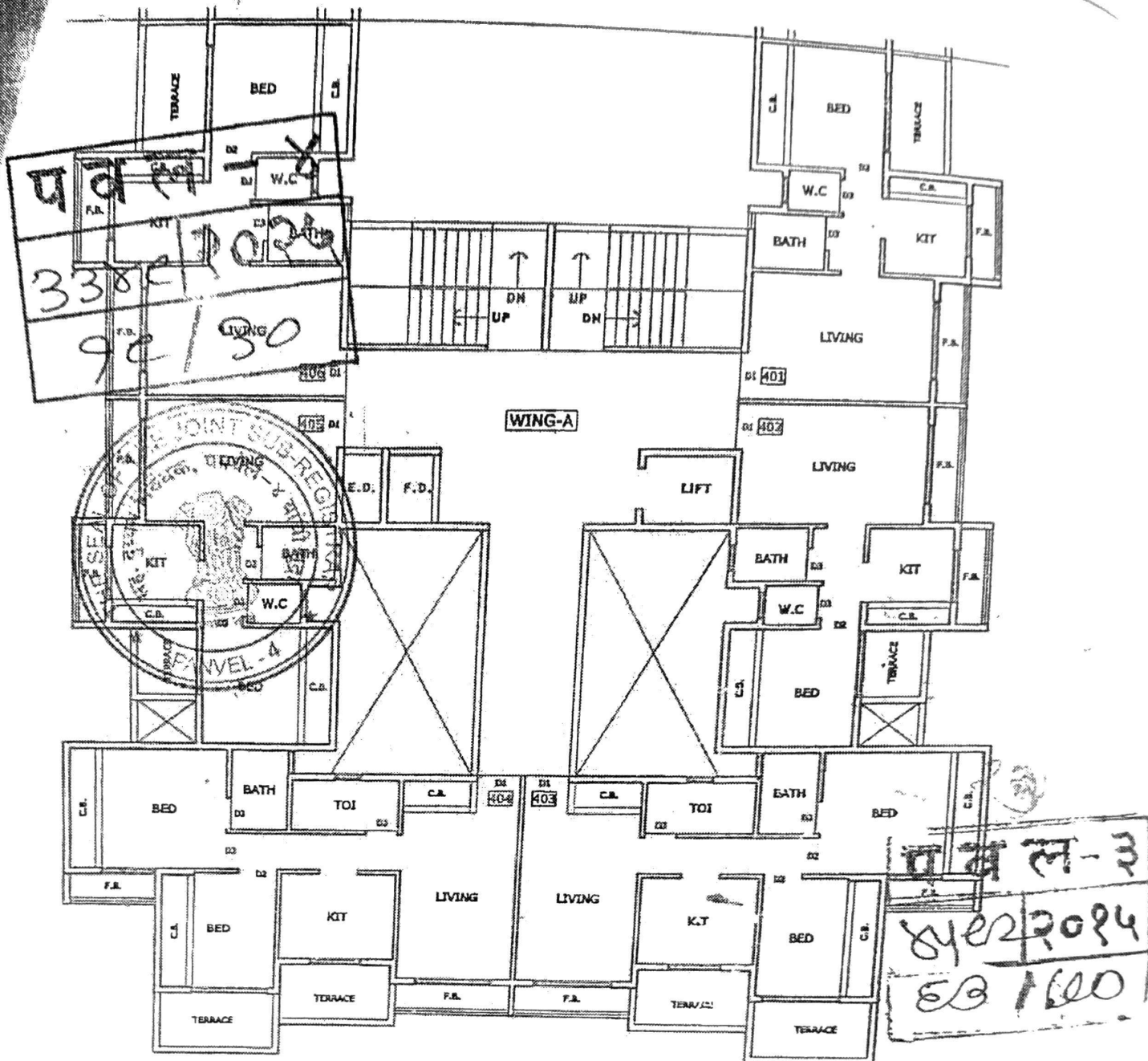
सह दुय्यम निबंधक वर्ग-२
पनवेल क. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



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 Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

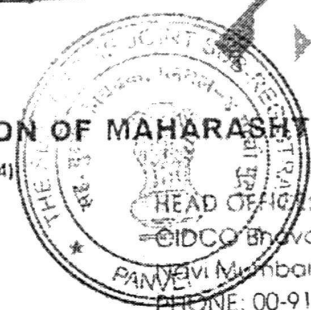


" SIRVI HERITAGE "
 PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
 AT PLOT NO. 153B, SECTOR.4, KARANJIAD, NAVI MUMBAI.



DEVELOPERS M/s. SIRVI DEVELOPERS	FLAT NO.	A-404	
	FLOOR	FOURTH	WING A
	CARPET AREA		
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER	

प व ल - ४
338E2024
20/30



CIDCO
MUMBAI

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref No. CIDCO/BP-11118/TPO(NM)/2017/ **2664** 1, Date: **28 JUL 2017**

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	6	7	8	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

To,
M/s Sirvi Developers,
Through its Partners Shri. Nagraj Otaji Chaudhary & others Three,
At Sirvi Complex, Plot No.17, Sector-21, Kamothe,
Navi Mumbai.

Sub: - Occupancy Certificate for Residential Building on Plot No.153B, Sector- 04 at Karanjade(12.5% Scheme).
Navi Mumbai.

- Ref :-
- 1) Your Architect's letter dated 15/04/2017
 - 2) Extension in time limit issued by AEO vide letter No.CIDCO/Estate/12.5% Sch/Karanjade/04/2017/21221, dtd. 13/07/2017
 - 3) Maveja NOC issued by AEO vide letter No.CIDCO/Estate/12.5% Sch/Karanjade/04/2013, dtd. 03/05/2013
 - 4) Health NOC issued by EE(PNL-I) vide letter No.CIDCO/EE(PNL-I)/2017/508, dtd. 31/03/2017
 - 5) Fire NOC issued by Chief Fire Officer vide letter No.CIDCO/FIRE/HQ/399/2017, dtd. 07/06/2017
 - 6) DCC NOC issued by EE(PNL-II) vide letter No.CIDCO/EE(PNL-II)/2017/012, dtd.02/02/2017
 - 7 No dues certificate issued by AEO vide letter No.CIDCO/Estate/12.5% Sch/Karanjade/04/2017/21221, dtd.13/07/2017
 - 8) 100% IDC paid of Rs.19,99,980/- vide (i) Receipt No.10576, dtd. 04/07/2013, Amount of Rs.6,80,000/-
(ii) Receipt No.17086, dtd.24/07/2017, Amount of Rs.13,19,980/-

Dear Sir,
Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with As-Built drawings 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 members shall be made aware of the said terms & conditions at the time of execution of Conveyance Deed.

The Developers/Builders shall take a note that, you have submitted As-Built drawing regarding changes made at site. Hence as per condition mentioned in Commencement Certificate, your Security Deposit has been forfeited.

As per Fire Prevention & Life Safety Act- 2006, submit bi-annual certificate to Fire Department of CIDCO, upon checking in-built Fire protection system of the project form Licensed Agency.

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

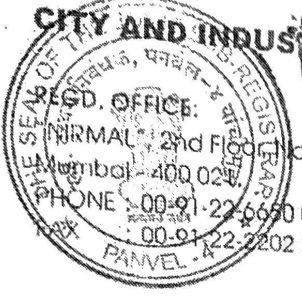
Since, you have 100% IDC paid of Rs.19,99,980/- vide (i) Receipt No.10576, dtd. 04/07/2013, Amount of Rs.6,80,000/- (ii) Receipt No.17086, dtd.24/07/2017, Amount of Rs.13,19,980/-, you may approach to the office of Executive Engineer (W/S) to get the water supply connection to your plot.

Thanking you,

Yours faithfully,

(Mithilesh J. Patil)
Associate Planner (BP)

प व ल - ४
 33802024
 29/30



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 (CIN - U99999 MH 1970 SGC - 014674)

HEAD OFFICE:
 CIDCO Bhavan, CBD Belga
 Navi Mumbai - 400 614.
 PHONE: 00-91-22-6791 810
 FAX : 00-91-22-6791 816

Ref. No. CIDCO/BP-11118/TPO(NM)/2017/ 2 6 6 4

Date: 28 JUL 2017

Unique Code No 2 0 1 3 0 3 0 2 1 0 2 2 6 7 8 0 1

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr. + 07 Floors), [(Residential BUA = 2799.393 Sq.mtrs.), (Comm. BUA = 197.183), (Total BUA = 2996.576 Sq.mtrs), Residential Units = 105 (One Hundred Five Nos.), (Comm. Units = 08 (Eight Nos.))] {Free of FSI Society Office BUA= 17.020 sq.mtrs.} on Plot No.153B, Sector-04 at Karanjade(12.5% Scheme) of Navi Mumbai completed under the supervision of Architect Mr. Atul Patel has been inspected on 27/04/2017 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 29/07/2013 and that the development is fit for the use for which it has been carried out.

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

(Signature)
 (Mithilesh J. Patil)
 Associate Planner (BP)

(Registered under the Maharashtra Co-operative Societies Act 1960)

SIRVI HERITAGE CO-OPERATIVE HOUSING SOCIETY LTD

338e

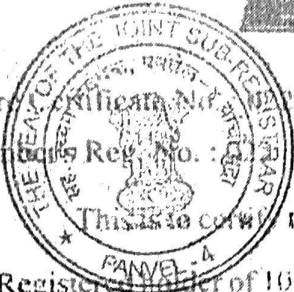
(Registration No. N.B.O.M./CIDCO/HISG/TC/18598/JTR/YEAR 2020-2021)

23 / 30

Plot No. 153B, Sector 4, Karanjade, Panvel - 410 206.

SHARE CERTIFICATE

Share



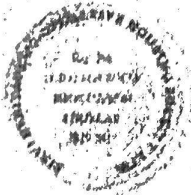
Flat No. : A/404

Member

Reg. No. :

This is to certify that Mr. Suresh Maruti Ranmale & Mrs. Snehal Suresh Ranmale is the Registered Member of 10 fully paid up shares of Rs.50 each numbered from 211 to 220 both inclusive, in SIRVI HERITAGE CO-OPERATIVE HOUSING SOCIETY LTD, Plot No. 153B, Sector 4, Karanjade, Panvel - 410 206. Subject to the bye laws of the said society.

Given under the common seal of said society on _____ this day of 03/10/2022



Hon. Chairman

Hon. Secretary

Authorised M. C. Member

SIRVI HERITAGE CO-OPERATIVE HOUSING SOCIETY LTD.



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 0636/20334/10680

To
Suresh Maruti Ranmale

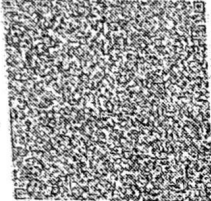
07/04/2013

B-104, Simran Park
Plot No 99/100, Sector 08
New Panvel
Panvel
Panvel, Panvel, Raigarh,
Maharashtra - 410206
9821383816

83551398



KA835513988FH



आपका आधार क्रमांक / Your Aadhaar No. :

3416 3700 5290

मेरा आधार, मेरी पहचान



भारत सरकार

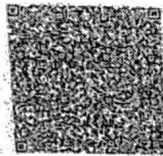
Government of India



Suresh Maruti Ranmale

DOB: 18/02/1971

Male



3416 3700 5290

मेरा आधार, मेरी पहचान

आयकर विभाग

INCOME TAX DEPARTMENT

SNEHAL SURESH RANMALE

SHIVAJI PATIL

01/06/1974

Permanent Account Number

ARIPR6009F

Snehal



Ranmale

आयकर विभाग

INCOME TAX DEPARTMENT

SURESH MARUTI RANMALE

MARUTI VITHOBA RANMALE

18/02/1971

Permanent Account Number

AEYPR5762A

Signature

भारत सरकार

GOVT. OF INDIA



09/07/2010



भारत सरकार

पवल - ४
3380
28/30

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No. : 2722/41020/00298

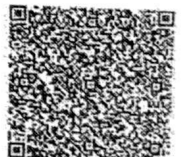
03/01/2013

To
Snehal Suresh Ranmale
स्नेहल सुरेश रानमाळे
B104, Simran Park
Plot No 99/100
Sector 08, New Panvel
Panvel
Panvel, Panvel, Raigarh,
Maharashtra - 410206
9821383816



KA449876259FH

44987825



आपला आधार क्रमांक / Your Aadhaar No. :

8373 4322 4670

माझे आधार, माझी ओळख



भारत सरकार
Government of India

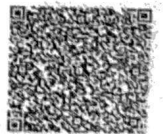


स्नेहल सुरेश रानमाळे
Snehal Suresh Ranmale

जन्म तारीख / DOB: 01/06/1974

स्त्री / Female

8373 4322 4670



माझे आधार, माझी ओळख

Ranmale

भारत सरकार
Government of India

पवत - ४

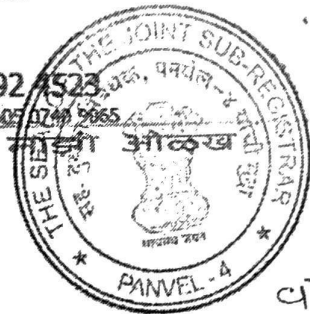
बनिता चंद्रकांत शेलार
Vanita Chandrakant Shelar
जन्म तारीख / DOB: 05/12/1986
महिला / FEMALE

338 2024

24/30

6869 3192 4523
VID : 9102 7605 0740 9865

माझे आधार, माझी ओळख



बनिता चंद्रकांत शेलार

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

VANITA CHANDRAKANT SHELAR

SHANKAR MARUTI JAWAL

05/12/1986

GJFP68406A

बनिता चंद्रकांत शेलार

भारत सरकार
GOVERNMENT OF INDIA

चंद्रकांत तानाजी शेलार
Chandrakant Tanaji Shelar
जन्म तारीख / DOB: 12/01/1979
पुरुष / Male

आधार हा ओळखीचा पुरावा आहे. नागरिकत्व किंवा जन्मदरखेच नाही.
हे फक्त पडताळणीसाठी वापरते जसे ऑनलाइन प्रमाणीकरण किंवा QR कोडचे
स्वीमिंग/ऑफलाईन XMI
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XMI)

4812 6291 3492

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाते क्रमांक
Permanent Account Number Card

AVBP89548M


नाव / Name
CHANDRAKANT TANAJI SHELAR


पिता वत नाव / Father's Name
TANAJI NARAYAN SHELAR

जन्म तारीख / Date of Birth
12/01/1979

Shelar

पवल - ४
338e/2024
28/30

 भारत सरकार
Government of India

 आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India


नामांकन क्रम/ Enrolment No.: 0000/00210/15398


To
माणिक चंद जाधव
Manik Chandu Jadhav
B /701 ,Bonzer Galaxy
Plot No -19 ,
Near Bank Of Maharashtra ,kamothe
Sector -10
Panvel
Raigad Maharashtra - 410209
9833069760

Manik

Signature Not Verified
Display only for your use.
Do not use for any other purpose.
Date: 2024/08/28 10:49:49
VTC


आपका आधार क्रमांक / Your Aadhaar No. :
5273 5397 2352
VID : 9162 6342 5366 1191
मेरा आधार, मेरी पहचान


 Government of India

 THE SEAL OF THE JOINT SUB-REGISTRAR
राज्य प्रशासन, पनवेल
AADHAAR

सूचना / INFORMATION


- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान स्थापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं /सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर **mAadhaar** ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थायों को उचित सहमति लेने के लिए बाध्य किया गया है।
- **Aadhaar** is a proof of identity, not of citizenship.
- **Aadhaar** is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of **Aadhaar** like **Aadhaar** letter, PVC Cards, **eAadhaar** and **mAadhaar** are equally valid. **Virtual Aadhaar Identity (VID)** can also be used in place of 12 digit **Aadhaar** number.
- Update **Aadhaar** at least once in 10 years.
- **Aadhaar** helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in **Aadhaar**.
- Download **mAadhaar** app on smart phones to avail **Aadhaar** Services.
- Use the feature of lock/unlock **Aadhaar**/biometrics to ensure security.
- Entities seeking **Aadhaar** are obligated to seek due consent.

 भारत सरकार
Government of India

 आधार

माणिक चंद जाधव
Manik Chandu Jadhav
जन्म तिथि/DOB: 01/10/1981
पुरुष/ MALE

Issue Date: 17/02/2016



5273 5397 2352
VID : 9162 6342 5366 1191
मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

 AADHAAR

पता:
बी /७०१, बोजर गैलेक्सी, प्लॉट नं -१९, निबर बैंक ऑफ
महाराष्ट्र, कामोठे, सेक्टर -१०, पनवेल, रायगड,
महाराष्ट्र - 410209

Address:
B /701, Bonzer Galaxy, Plot No -19, Near
Bank Of Maharashtra, kamothe, Sector -10,
Panvel, Raigad,
Maharashtra - 410209



5273 5397 2352
VID : 9162 6342 5366 1191

1947 | help@uidai.gov.in | www.uidai.gov.in

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

21 February 2025, 02:56:03 PM

पवल 4

202502217112

मूल्यांकनाचे वर्ष : 2024
 जिल्हा : रायगड
 तालुक्याचे नांव : पनवेल
 गाडचे नांव : करंजाडे
 मुख्य मूल्य विभाग : 27
 उप मूल्य विभाग : 27.1
 क्षेत्राचे नांव : Influence Area

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर
69000

मोजमापनाचे एकक
चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र - 72.23 चौ. मीटर
 बांधकामाचे वर्गीकरण - 1-आर सी सी
 उद्भवान सुविधा - आहे

मिळकतीचा वापर - निवासी सदनिका
 मिळकतीचे वय - 0 TO 2 वर्षे
 मजला - 1st To 4th Floor

मिळकतीचा प्रकार - बांधीव
 मूल्यदर/बांधकामाचा दर- Rs.69000/-

Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)
 = (69000 * (100 / 100))
 = Rs.69000/-

मजला निहाय घट/वाढ

= 100% of 69000 = Rs.69000/-

पवल - 8
 33882024
 21/30

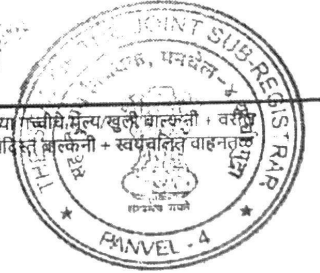
Rules Applicable 3, 19, 18

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 69000 * 72.23
 = Rs.4983870/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाँकनी + स्वयंचालित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 4983870 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.4983870/-
 = ₹ एकोणपन्नास लाख ज्याऐंशी हजार आठ शें सत्तर /-



Home

Print

सह दुय्याग
 पनवेल क्र. 8

प व ल - ४

338e 2021

26 / 30



भारत सरकार

GOVERNMENT OF INDIA



निर्मला सदीप सलुंखे
Nirmala Sandeep Salunkhe

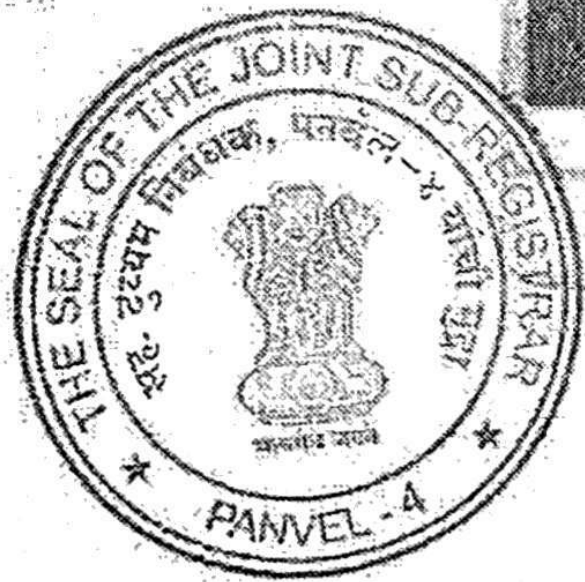
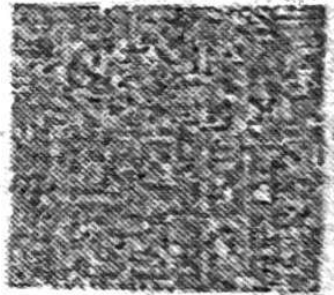
जन्म तारीख/DOB: 15/03/1983

महिला/ FEMALE

Mobile No: 8108677355

7582 7817 6024

VID : 9149 0753 5917 3242



माझे आधार, माझी ओळख

(Handwritten signature)