

529/14607

Wednesday, September 07, 2022

5:11 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15834 दिनांक: 07/09/2022

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-14607-2022

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: चैतन्य प्रविण देशपांडे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

V.D. Mhatre
Joint Sub Registrar Paval 5

बाजार मुल्य: रु. 5907787.2/-

मोबदला रु. 6500000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0709202212431 दिनांक: 07/09/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007428657202223E दिनांक: 07/09/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No10151-2022 Amt. 30000

मुळदस्तावेज परत मिळाला:

लिपीक

सह दुय्यम निबंधक, पनवेल ५.(वर्ग-२)



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

Receipt of Document Handling Charges

PRN 0709202212431

Receipt Date 07/09/2022

Received from ., Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 14607 dated 07/09/2022 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name SBIN

Payment Date 07/09/2022

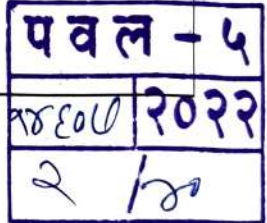
Bank CIN 10004152022090711162

REF No. 225057544141

Deface No 0709202212431D

Deface Date 07/09/2022

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





CHALLAN
MTR Form Number-6



GRN	MH007428657202223E	BARCODE			Date	07/09/2022-13:05:17	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR					Full Name CHAITANYA PRAVIN DESHPANDE AND OTHERS			
Location RAIGAD								
Year 2022-2023 One Time					Flat/Block No. SHOP NO 03 GR FLOOR MONARCH LUXURIA			
Account Head Details					Premises/Building			
0030046401 Stamp Duty					Road/Street MONARCH LUXURIA CHSL PLOT NO 06 SEC 18 KHARGHAR			
0030063301 Registration Fee					Area/Locality NAVI MUMBAI			
					Town/City/District			
					PIN 4 1 0 2 1 0			
					Remarks (If Any)			
					SecondPartyName=BHISHAM S NAGRANI AND OTHER-			
Total					Amount In Two Hundred Rupees Only			
					Words			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN Ref. No. 69103332022090714394 2765527796			
Cheque/DD No.					Bank Date RBI Date 07/09/2022-13:05:17 Not Verified by RBI			
Name of Bank					Bank-Branch IDBI BANK			
Name of Branch					Scroll No. , Date Not Verified by Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी नालाग चलन लागू नाही.



Deed of Assignment

Dated: 07/09/2022

Yash

Sinora Nagra

Chaitanya

[Signature]



CHALLAN
MTR Form Number-6



GRN	MH007428657202223E	BARCODE			Date	07/09/2022-13:05:17		Form ID	25.2		
Department Inspector General Of Registration					Payer Details						
Type of Payment Stamp Duty Registration Fee					TAX ID / TAN (If Any)						
					PAN No.(If Applicable)						
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR					Full Name		CHAITANYA PRAVIN DESHPANDE AND OTHERS				
Location RAIGAD											
Year 2022-2023 One Time					Flat/Block No.		SHOP NO 03 GR FLOOR MONARCH LUXURIA				
Account Head Details				Amount In Rs.		Premises/Building					
0030046401 Stamp Duty				100.00		Road/Street		MONARCH LUXURIA CHSL PLOT NO 06 SEC 18 KHARGHAR			
0030063301 Registration Fee				100.00		Area/Locality		NAVI MUMBAI			
						Town/City/District					
						PIN		4 1 0 2 1 0			
					Remarks (If Any)						
					SecondPartyName=BHISHAM S NAGRANI AND OTHER-						
Total				200.00		Amount In Words		Two Hundred Rupees Only ८/१००			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.		6910333201090114394 2766527796		
Cheque/DD No.					Bank Date		RBI Date		07/09/2022-01:05:41 Not Verified with RBI		
Name of Bank					Bank-Branch		IDBI BANK				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID : Module No. : 00000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-529-14607	0003708029202223	07/09/2022-17:10:30	IGR548	100.00

DEED OF ASSIGNMENT

DEED OF ASSIGNMENT OF SHOP NO- 03, GROUND FLOOR, in Building known as- MONARCH LUXURIA, M/s. MONARCH LUXURIA CHS Ltd., PLOT NO- 06, SECTOR NO- 18, KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- PANVEL, DISTRICT- RAIGAD, within the jurisdiction of Sub-Registrar of Panvel for a price of Rs. 65,00,000/- (Rupees. Sixty Five Lakhs Only).

DEED OF ASSIGNMENT OF SHOP ON OWNERSHIP BASIS is made and entered at KHARGHAR, on this 07th day of SEPTEMBER, 2022, (1) Mr. BHISHAM S. NAGRANI, having PAN- ABYPN 9793 N, aged about- 42 years, (2) Mrs. SIMRAN B. NAGRANI, having PAN- AJAPN 5192 P, aged about- 34 years, both adult(s), Indian Inhabitant(s), residing at - ROOM NO- 1/2, BHOLENATH BUNGLOW, B. K. NO- 422, OPP. MAYA GAS AGENCY, GOL MAIDAN, UIHASNAGAR, hereinafter called the TRANSFEROR(S)/ VENDOR(S) (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include their heirs, executors, administrators, successors, attorney's and assigns) of the ONE PART.

AND

(1) Mr. CHAITANYA PRAVIN DESHPANDE, having PAN- BSOPD 7874 Q, aged about- 25 years (2) Mr. PRAVIN PRABHAKARRAO DESHPANDE, having PAN- ADCPD 3037 F, aged about- 55 years, (3) Mrs. MINAKSHI PRAVIN DESHPANDE, having PAN- AHMPD 5498 C, aged about- 52 years, all adult(s), Indian Inhabitant(s), residing at- FLAT NO- 601, SWAGAT CHS, PLOT NO- 3, SECTOR NO- 18, KHARGHAR, NAVI MUMBAI- 410 210, MAHARASHTRA hereinafter called the TRANSFEREE(S)/ PURCHASER(S) (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include their heirs, executors, administrator, successors, attorney's and assigns) of the OTHER PART.

In pursuance to AGREEMENT TO SELL, dated 17th JUNE, 2022 and was duly Registered with the Sub-Registrar Of Assurance Office PANVEL-5 vide Document No- PVL5 - 10151- 2022, and Receipt No - 10986, dated - 17/06/2022, (hereinafter referred to as the said Agreement) and this present shall always be read with the said Agreement, dated- 17/06/2022 as one parcel of document.

TRANSFEROR(S)/ VENDOR(S)

TRANSFEREE(S)/ PURCHASER(S)

DESCRIPTION OF PROPERTY

SHOP NO. : 03 FLOOR : GROUND PLOT NO. : 06 SECTOR NO. : 18

BUILDING KNOWN AS : "MONARCH LUXURIA".
SOCIETY KNOWN AS : M/s. MONARCH LUXURIA CHS. LTD.
NODE : KHARGHAR, NAVI MUMBAI,
TAL - PANVEL, DIST. RAIGAD.

SHOP AREA IN SQ. MTRS : 39.480 SQ. MTRS. CARPET

SALE PRICE : Rs. 65,00,000/- (Rupees. Sixty Five Lakhs Only).

Hereinafter collectively referred to as "the said Shop".



STAMP DUTY PAID : Rs. 4,55,000/- Vide GRN No- MH003469433202223E, dated - 16/06/2022.

REGISTRATION FEES PAID : Rs. 30,000/- Vide GRN No- MH003469433202223E, dated - 16/06/2022.

STAMP DUTY PAID ON THIS PRESENT UNDER ARTICLE 25 OF SCHEDULE- OF BOMBAY STAMP ACT 1958 : Rs. 100/-.

1) WHEREAS The **TRANSFeree(S)/ PURCHASER(S)** intended to purchase the said Shop and with such intention approached the **TRANSFEROR(S)/ VENDOR(S)**.

2) AND WHEREAS The **TRANSFEROR(S)/ VENDOR(S)** being the lawful owners of the said Shop and well sufficiently seized and possessed of the said Shop & of the undivided interest appurtenant to the said Shop and to the common areas and facilities of the said land & building as mentioned above and are legally entitled to sell and transfer the same, agreed to sell and transfer the said Shop with all their rights, titles, interest and membership to the **TRANSFeree(S)/ PURCHASER(S)** for a total consideration amount of Rs. 65,00,000/- (Rupees. Sixty Five Lakhs Only).

TRANSFEROR(S)/ VENDOR(S)

TRANSFeree(S)/ PURCHASER(S)

3) AND WHEREAS the (1) Mr. BHISHAM S. NAGRANI, (2) Mrs. SIMRAN B. NAGRANI, [THE TRANSFEROR(S)/ VENDOR(S)] have sold the said Shop to (1) Mr. CHAITANYA PRAVIN DESHPANDE, (2) Mr. PRAVIN PRABHAKARRAO DESHPANDE, (3) Mrs. MINAKSHI PRAVIN DESHPANDE, vide AGREEMENT TO SELL, duly executed on 17th JUNE, 2022 and was duly Registered with the Sub-Registrar Of Assurance Office PANVEL-5 vide Document No- PVL5 - 10151- 2022, and Receipt No - 10986, dated - 17/06/2022 and pursuant to it received the full and final consideration amount.

4) AND WHEREAS the said Society granted its NOC for sell of the said Shop to TRANSFEROR(S)/ VENDOR(S) in favour of TRANSFEREE(S)/ PURCHASER(S).

NOW THIS DEED OF ASSIGNMENT OF SHOP WITNESSETH AS FOLLOWS:

THAT THE TRANSFEREE(S)/ PURCHASER(S) has paid to the TRANSFEROR(S)/ VENDOR(S) the full amount of consideration of Rs. 65,00,000/- (Rupees. Sixty Five Lakhs Only) being the total price payable by the TRANSFEREE(S)/ PURCHASER(S) to the TRANSFEROR(S)/ VENDOR(S) as per following:

MODE OF PAYMENT:

Sr. no	Bank Name & Branch	Cheque/ D.D/ RTGS/ NEFT. No	Dated	Amount (Rs.)
1	Union Bank of India	Utr no- UBINH22 168138547	16/06/2022	Rs. 9,67,500/- (in favour of Mr. BHISHAM S. NAGRANI)
2	Union Bank of India	Utr no- UBINH22 168138334	16/06/2022	Rs. 9,67,500/- (in favour of Mrs. SIMRAN B. NAGRANI)
3	BY WAY OF TDS	Challan Sr. No- 09965 & 08321	29/07/2022	Rs.65,000/-
4	Union Bank of India			Rs.22,50,000/-
5	Union Bank of India			Rs.22,50,000/-

TRANSFEROR(S)/ VENDOR(S)

TRANSFEREE(S)/ PURCHASER(S)

And the RECEIPT whereof the TRANSFEROR(S)/ VENDOR(S) doth hereby admit and acknowledge of and from the same and every part thereof, does forever require, release and discharge the TRANSFEREE(S)/ PURCHASER(S) and thus handing over the peaceful and vacant physical possession of the said Shop and all relevant documents in original and the original Keys pertaining to the said Shop to the TRANSFEREE(S)/ PURCHASER(S).

AND THE TRANSFEROR(S)/ VENDOR(S) doth hereby grant, convey, assign and assure unto the TRANSFEREE(S)/ PURCHASER(S) for **Commercial Purpose** the **SHOP** which is referred to as THE SAID SHOP, and which is more particularly described in the Second Schedule hereunder written on the Plot of Land (hereinafter called said land) and more Particularly described in the First Schedule hereinafter written, together with certain percentage of undivided interest appurtenant to the said Shop and the common areas and facilities of the said land and the said building as specified in of the said Shop and the percentage collectively referred to as the said premises.

TO HOLD the said premises hereby granted, conveyed and assigned unto the TRANSFEREE(S)/ PURCHASER(S) as heritable & transferable immovable property within the meaning of any law for the time being in force subject to the provisions of the Maharashtra Ownership Of Flat/ Shop Act, 1963 and the Maharashtra Co-Op Societies Act, 1960 & Rules 1961 and Bye-Laws of the said Society and also subject to the terms and conditions of lease, covenants contained in the aforesaid Indenture of lease in respect of the said land. The TRANSFEROR(S)/ VENDOR(S) have in **themselves** good right, full power and absolute authority to grant, convey, assure and assign all the said premises hereinafter expressed to be hereby granted, conveyed, assured and assigned unto and to the use of the TRANSFEREE(S)/ PURCHASER(S), their successors, executors, administrators, attorney's and assignors and it shall be lawful for the TRANSFEREE(S)/ PURCHASER(S) at all times, hereafter, peaceably and quietly to enter into and hold, possess and enjoy the said premises and receive rents and profits thereof and every part thereof subject to the terms and condition as aforesaid decided and agreed without any interruption or hindrance by the TRANSFEROR(S)/ VENDOR(S) or **their** heirs, successor, executors, administrators, attorney's and assignors or any person claiming under or in the trust made for **them** (if any).

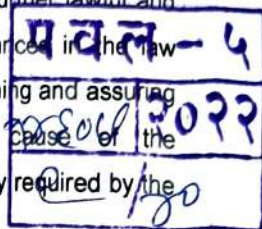


TRANSFEROR(S)/ VENDOR(S)

TRANSFEREE(S)/ PURCHASER(S)

AND THAT freed and cleared and freely, clearly and absolutely release and forever discharge, well and sufficiently saved, defended and kept harmless and indemnified of, from and against all estates, titles, charges, encumbrances, claims and demands created, occasioned made by the **TRANSFEROR(S)/ VENDOR(S)** or any person or persons lawfully or equitably claiming by from through under or in trust made for them (if any).

And that the **TRANSFEROR(S)/ VENDOR(S)** will at all times hereafter at the request of the **TRANSFeree(S)/ PURCHASER(S)** or any other persons authorized by the **TRANSFeree(S)/ PURCHASER(S)** in that behalf to do or cause to be done, execute or cause to be executed all such further lawful and reasonable acts, deeds, things, conveyances and the assurance in the law whatsoever for the better and further granting, conveying, assigning and assuring the said premises and every part thereof unto the **TRANSFeree(S)/ PURCHASER(S)** as shall or may reasonably be required by the **TRANSFeree(S)/ PURCHASER(S)**.



AND THE **TRANSFeree(S)/ PURCHASER(S)** covenant with the **TRANSFEROR(S)/ VENDOR(S)** that the **TRANSFeree(S)/ PURCHASER(S)** as one of the Lessee at all times hereinafter during the said term of lease granted by the aforesaid Indenture of lease, pay service charges to the CIDCO and observe and perform all terms and conditions and covenants contained in the said **INDENTURE OF LEASE**.



IT IS HEREBY DECLARED BY THE TRANSFEROR(S)/ VENDOR(S) that they had paid maintenance (including water charges) and electricity charges, subscription of the said Shop owners association/ society etc to the respective authorities up-to-date.

IT IS FURTHER AGREED by the **TRANSFEROR(S)/ VENDOR(S)** that the share money and entrances fee and deposits paid by the **TRANSFEROR(S)/ VENDOR(S)** and service connection charges if any paid to the M.S.E.B. which is attached to the said Shop stand transferred to the **TRANSFeree(S)/ PURCHASER(S)** consequent upon the execution of these presents and no claim for refund of these amounts will be entertained.

This transaction/deal has taken place in **Kharghar**, the property is situated at **Kharghar**, and the payment is made at **Kharghar**, hence it comes under the **Panvel** Jurisdiction.

TRANSFEROR(S)/VENDOR(S)

Simran Nagar

TRANSFeree(S)/PURCHASER(S)

PH

SCHEDULE OF THE PROPERTY

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land & grounds bearing Plot bearing No. 06, admeasuring about 2719.120 Sq. Mtrs. at Sector No. 18, Kharghar, Navi Mumbai or thereabouts and bounded as follows that is to say:

On or towards the North by - 11 Mtrs. Wide Road.

On or towards the South by - 17.50 Mtrs. Wide channel.

On or towards the East by - Road.

On or towards the West by - Plot No. 5.

SECOND SCHEDULE ABOVE REFERRED TO:

All that SHOP NO- 03, GROUND FLOOR, in Building known as- MONARCH LUXURIA, M/s. MONARCH LUXURIA CHS Ltd., PLOT NO- 06, SECTOR NO- 18, KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- PANVEL, DISTRICT- RAIGAD, admeasuring area of about 39.480 SQ. MTRS. CARPET.

ANNEXURES

Sr. no	COPY OF DOCUMENTS	MARKED AS
	FLOOR PLAN	ANNEXURE-1
	COMMENCEMENT CERTIFICATE	ANNEXURE-2
	TITLE REPORT OF PLOT	ANNEXURE-3
4.	OCCUPANCY CERTIFICATE	ANNEXURE-4
5.	POSSESSION LETTER	ANNEXURE-5
6.	SEARCH REPORT OF FLAT	ANNEXURE-6
7.	TDS PAID CHALLAN	ANNEXURE-7

TRANSFEROR(S)/ VENDOR(S)

TRANSFeree(S)/ PURCHASER(S)

IN WITNESS WHEREAS THE PARTIES herein have hereunto set and subscribe their respective hand the day and the year hereinabove mentioned

SIGNED, SEALED AND DELIVERED

By the within named TRANSFEROR(S)/ VENDOR(S)

(1) Mr. BHISHAM S. NAGRANI

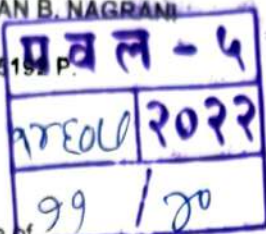
PAN- ABYPN 9793 N.

Bhisham S. Nagrani



(2) Mrs. SIMRAN B. NAGRANI

PAN- AJAPN 5192 P.



Simran B. Nagrani



In the presence of

1. *Sujjan*
2. *Sujjan*



SIGNED, SEALED AND DELIVERED

By the within named TRANSFEREE(S)/ PURCHASER(S)

(1) Mr. CHAITANYA PRAVIN DESHPANDE

PAN- BSOPD 7674 Q.

Chaitanya P. Deshpande



(2) Mr. PRAVIN PRABHAKARRAO DESHPANDE

PAN- ADCPD 3037 F.

Pravin P. Deshpande



(3) Mrs. MINAKSHI PRAVIN DESHPANDE

PAN- AHMPD 5498 C.

Minakshi P. Deshpande



In the presence of

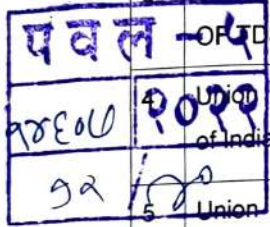
1. *Sujjan*
2. *Sujjan*

RECEIPT

RECEIVED a sum of Rs. 65,00,000/- (Rupees. Sixty Five Lakhs Only) of and from TRANSFEREE(S)/ PURCHASER(S) (1) Mr. CHAITANYA PRAVIN DESHPANDE, (2) Mr. PRAVIN PRABHAKARRAO DESHPANDE, (3) Mrs. MINAKSHI PRAVIN DESHPANDE, being the Full and Final Payment in respect of sale of SHOP NO- 03, GROUND FLOOR, in Building known as- MONARCH LUXURIA, M/s. MONARCH LUXURIA CHS Ltd., PLOT NO- 06, SECTOR NO- 18, KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- PANVEL, DISTRICT- RAIGAD, admeasuring area of about 39.480 SQ. MTRS. CARPET, as agreed under the Agreement To Sell dated - 17/06/2022 and as mentioned under this present.

MODE OF PAYMENT:

Sr. no	Bank Name & Branch	Cheque/ RTGS/ No	D.D/ NEFT.	Dated	Amount (Rs.)
1	Union Bank of India	Utr no- UBINH22 168138547		16/06/2022	Rs. 9,67,500/- (in favour of Mr. BHISHAM S. NAGRANI)
2	Union Bank of India	Utr no- UBINH22 168138334		16/06/2022	Rs. 9,67,500/- ((in favour of Mrs. SIMRAN B. NAGRANI)
3	BY WAY OF TDS	Challan Sr. No- 09965 & 08321		29/07/2022	Rs.65,000/-
4	Union Bank of India	UBINH 22250978272		07/09/2022	Rs.22,50,000/-
5	Union Bank of India	UBINH 222-50978331		07/09/2022	Rs.22,50,000/-



WE SAY RECEIVED

Rs. 65,00,000/-

(Rupees. Sixty Five Lakhs Only)



(1) Mr. BHISHAM S. NAGRANI.

(2) Mrs. SIMRAN B. NAGRANI,

TRANSFEROR(S)/ VENDOR(S)

Witness:-

1.

2.

LETTER OF POSSESSION

Date- 07/07/2022

From-

(1) Mr. BHISHAM S. NAGRANI,

(2) Mrs. SIMRAN B. NAGRANI.

[TRANSFEROR(S)/ VENDOR(S)]

Addressed at- ROOM NO- 1/2, BHOLENATH BUNGLOW,
B. K. NO- 422, OPP. MAYA GAS AGENCY, GOL MAIDAN,
UIHASNAGAR.

To,

(1) Mr. CHAITANYA PRAVIN DESHPANDE,

(2) Mr. PRAVIN PRABHAKARRAO DESHPANDE,

(3) Mrs. MINAKSHI PRAVIN DESHPANDE,

[TRANSFeree(S)/ PURCHASER(S)]

Addressed at - FLAT NO- 601, SWAGAT CHS, PLOT NO- 3
SECTOR NO- 18, KHARGHAR, NAVI MUMBAI- 410 210,
MAHARASHTRA.

Dear Sir's & Madam,

Sub-: Handing Over Of Physical Possession

We, (1) Mr. BHISHAM S. NAGRANI, (2) Mrs. SIMRAN B. NAGRANI, are very much glad to hand over to you a quite, vacant and peaceful possession of the SHOP NO- 03, GROUND FLOOR, in Building known as- MONARCH LUXURIA, M/s. MONARCH LUXURIA CHS Ltd., PLOT NO- 06, SECTOR NO- 18, KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- PANVEL, DISTRICT- RAIGAD, admeasuring area of about 39.480 SQ. MTRS. CARPET.

We say that we have received entire consideration amount of Rs. 65,00,000/- (Rupees. Sixty Five Lakhs Only) in respect of the Sale of the said Shop, now nothing is due and/or payable by the TRANSFeree(S)/ PURCHASER(S) to us in respect of the said Shop. We have already relinquished all our rights, title and interest of whatsoever nature in respect of the said Shop. We say that along with physical possession of the said Shop, we are also handing over original Key(s), relevant papers and original documents pertaining to the said Shop.

TRANSFEROR(S)/ VENDOR(S)

TRANSFeree(S)/ PURCHASER(S)

WITNESSES:-

1.

2. *Surjan*

Place- Kharghar, Navi Mumbai.

1911

Page 1 of 1

529/10151

Friday, June 17, 2022

5:38 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regd.: 39M

पावती क्र.: 10986 दिनांक: 17/06/2022

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल-5-10151-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: चैतन्य प्रविण देशपांडे -

नोंदणी फी

दस्त हाताळणी फी

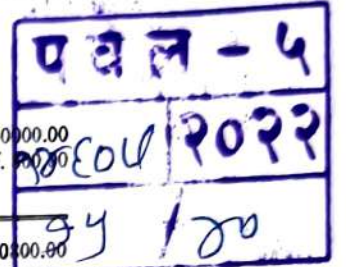
पुष्पांची संख्या: 40

एकूण

रु. 30000.00

रु. 30000.00

रु. 30000.00



Joint Sub Registrar Panvel 5

बाजार मूल्य: रु. 5907787.2/-

मोबदला रु. 6500000/-

भरलेले मुद्रांक शुल्क: रु. 455000/-

सह दुय्यम निबंधक वरिष्ठ

(पनवेल-5)

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1706202212162 दिनांक: 17/06/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003469433202223E दिनांक: 17/06/2022

बँकेचे नाव व पत्ता:



पक्षकारांची स्वाक्षरी

मुद्रांस्तोयज परत मिळाला.

क. लिंगाळ

सह दुय्यम निबंधक, पनवेल 5, (वर्ग-2)

6/17/2022



17/06/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 10 डि 1/2022

नौदणी :

Regn:83m

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार करारनामा
(2) मोबदला 6500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलेखपट्टाकर आकारणी देतो की पट्टेदार ते नमुद करावे) 5907787.2
(4) भू-मापन, पोटहिसा व घरकामांक (असल्यास)

(5) क्षेत्रफल

(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.

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

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

- (9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नौदणी केल्याचा दिनांक
(11) अनुक्रमांक, खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मुद्रांक मुल्य
(13) बाजारभावाप्रमाणे नौदणी मुल्य
(14) शेर

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र-20/18, दर-100200/- प्रती चौ.मी. टुकण क्र.03, लक मजला, मोनार्च तक्करीया सी.एच.एस.शि., प्लॉट क्र.06, सेक्टर 18, खारघर, ता.पनवेल, जि.रायगड. क्षेत्र 39.480 चौ.मी. कारपेट (Plot Number : 06 ; SECTOR NUMBER : 18 ;)
1) 39.480 चौ.मीटर

1): नाव:-भीम एस. नागरानी - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम क्र.१/२, भोलेनाथ बंगलो, बी.के.क्र.४२२, ऑप.माया गॅस एजन्सी, गोल मैदान, उत्तरासनगर., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-ABYPN9793N
2): नाव:-सिमरन भी.नागरानी - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम क्र.१/२, भोलेनाथ बंगलो, बी.के.क्र.४२२, ऑप.माया गॅस एजन्सी, गोल मैदान, उत्तरासनगर., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421001 पॅन नं:-AJAPN5192P

1): नाव:-चैतन्य प्रविण देशपांडे - वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.६०९, स्वागत सी.एच.एस., प्लॉट क्र.३, से.१८, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाव: (००). पिन कोड:-410210 पॅन नं:-BSOPD7674Q
2): नाव:-प्रविण प्रभाकरराव देशपांडे - वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.६०९, स्वागत सी.एच.एस., प्लॉट क्र.३, से.१८, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाव: (००). पिन कोड:-410210 पॅन नं:-ADCPD3037F
3): नाव:-मिनाक्षी प्रविण देशपांडे - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.६०९, स्वागत सी.एच.एस., प्लॉट क्र.३, से.१८, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाव: (००). पिन कोड:-410210 पॅन नं:-AHMPD5498C

17/06/2022

17/06/2022

10151/2022

455000

30000

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक मुल्य आकारताना निवडलेला अनुच्छेद:-

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

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)



SHOP No.

पवल-४	
२२२	२०२४
३०/२३	

3.5 MT WIDE FOOTPATH

ENTRANCE LOBBY
1377/541T

CHANNEL RESERVATION
18 MT WIDE

पवल-५	
१०५१	२०२२
०२/१०	

पवल-५	
१०५१	२०२२
०२/१०	



[Signature]

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Simran Nagari

[Signature]
Simran Nagari

[Signature]

[Signature]

[Signature]

पावती

Original/Duplicate

Monday, June 16, 2014
4:19 PM

नोंदणी क्र. 39म
Regn. 39म

पावती क्र.: 6820 दिनांक: 16/06/2014

गावाचे नाव: खारबर

दस्तावेजाचा अनुक्रमांक: पसस4-6292-2014

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: भिषम एस नागरानी -

नोंदणी की

रु. 30000.00

दस्त द्यावाळणी की

रु. 1380.00

डाटा एन्ट्री

रु. 20.00

गुहांची संख्या: 69

एकूण:

रु. 31400.00

आपणास मूळ दस्त, संबनेल प्रिंट, सुची-२ व सीडी अदाजे 4:38 PM रोजी वेळीस *Edhen*
Joint Sub Registrar Panvel 4

बाजार मूल्य: रु. 4378000/-

मोबदला: रु. 4400000/-

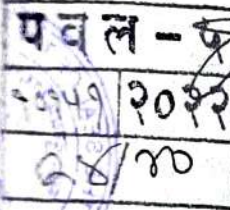
भरलेले मुद्रांक शुल्क: रु. 220000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/घटनादेश/पे ऑर्डर क्रमांक: MH001236344201415R दिनांक: 16/06/2014

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1400/-



दस्तावेज क्रमांक : 6292/2014

Regn:63m

गावाचे नाव : 1) खारघर

द्राक्ष शुष्क आकाशताना निवडवेल्या

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment

पवल-४
२०२४

CIDCO
MAHARASHTRA LIMITED

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2800 / 6650 0933

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

Date 26 JUL 2010

CIDCO/ATPO(BPY) 1011
Ref. No. To:
M/s. Balaji Associates
B-21, Woodland Complex, New Link Road,
Behind Furniture Market, Ulhasnagar,

ASSESSMENT ORDER NO.350/2010-11 REGISTER NO.02 PAGE NO.350

SUB:- Payment of development charges for Residential-Cum-commercial Building on Plot No.06
Sector - 18 at Kharghar, Navi Mumbai

REF:- 1) Your architects application dated:07/06/2010 & 23/07/2010
2) Letter from M(TS) regarding minimum commercial use vide letter dtd.18/07/2010
3) Electrical sub-station NOC from MSEDCL vide letter dtd.18/07/2010
4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.15/07/2010
5) PSIDC NOC issued by EE(Elect) vide letter dtd.23/07/2008

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(OFFICE ORDER NO. CIDCO/ADM/2449/DATED/18/11/92)

1. Name of Assessee : M/s. Balaji Associates
2. Location : Plot No.06, Sector-18 at Kharghar, Navi Mumbai
3. Land use : Residential-Cum-Commercial
4. Plot area : 2719.120 Sq. mtrs.
5. Permissible FSI : 1.5
6. AREA FOR ASSESSMENT:-
- A) FOR COMMERCIAL:-
- i) Plot area : 341.326 Sq.mtrs.
- ii) Built up area : 511.989 Sq.mtrs.
- E) FOR RESIDENTIAL:-
- i) Plot area : 2377.794 Sq.mtrs.
- ii) Built up area : 3569.636 Sq.mtrs.
7. DEVELOPMENT CHARGES:-
- A) FOR COMMERCIAL:-
- i) On Plot area : 341.326 Sq.mtrs. X Rs.60/- = Rs.20479.56
- ii) On Built up area : 511.989 Sq.mtrs. X Rs.80/- = Rs.40959.12
- TOTAL = Rs.61438.68
- B) FOR RESIDENTIAL:-
- i) On Plot area : 2377.794 Sq.mtrs. X Rs.30/- = Rs. 71333.82
- ii) On Built up area : 3569.636 Sq.mtrs. X Rs.40/- = Rs.142785.44
- Total Rs.214119.26
- 10) Total Assessed development charges : 7(A) + 7(B) = Rs.275557.94, Say Rs. 275558/-
- 9) Date of Assessment : 23/07/2010
- 10) Due date of completion : 03/08/2010 & 02/06/2014
- 13) Development charges paid of Rs.27,6000/- vide Challan No.124752 dtd.19/07/2010

Yours faithfully,
(R. B. Patil)
Add. Town Planning Officer
(Navi Mumbai & Kharghar)



पवल-४
२०२४
२०/००

पवल-४
२०१५१/२०२२
२२/००



(5)

पवल-४
६२५०/२०१४
२०/६९

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL", 2nd Floor, Narlman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
CIDCO Bhavan, C80 Balaapur,
Navi Mumbai, 400 614
PHONE : +91-22-791 8100
FAX : +91-22-791 8166

CIDCO/ATPO(BP)/012 = 1
Ref. No. To,
M/s. Balaji Associates,
B-21, Woodland Complex, New Link Road,
Behind Furniture Market, Ulhasnagar,

पवल-५
६६५५९/२०२२
२०/७०

Sub:- Development permission for Residential-Cum-Commercial Building on Plot No.6, Sector-18 at Kharghar, Navi Mumbai

- REF:- 1) Your architects application dated.07/06/2010 & 23/07/2010
2) Letter from M(TS) regarding minimum commercial use vide letter dtd.16/07/2010
3) Electrical sub-station NOC from MSEDCL vide letter dtd.19/07/2010
4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.15/07/2010
5) PSIDC NOC Issued by EE(Elect) vide letter dtd.23/07/2008

Sir,
Please refer to your application for development permission for Commercial Building on Plot No.6, Sector-18 at Kharghar, Navi Mumbai.

The development permission is hereby granted to construct Residential-Cum-Commercial Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra and Town Planning 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 still, the finished still 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 Executive Engineer, Kharghar, CIDCO, prior to the commencement of the construction work.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

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

Thanking you,

Yours faithfully,
(R. B. Pali)
Add. Town Planning Officer(BP)
(Navi Mumbai & Khopla)



पवल-५
६६५५९/२०२२
२९/७०



6

पवल-४
२२५०/२०१४
१९/१९

26 JUL 2018

REG NO. CH/24/1012 = 1

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV of 1966) to

Unit No. 5 Road No. 18 Sector 18 Node Kharghar of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential cum commercial B.O.A. 336.636 m² + commercial B.O.A. 989 m² (G+2 Floor)
 (Nos. of Residential Units 78 Nos. of Commercial units 16)

1. This Certificate is liable to be revoked by the Corporation if:-

- (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.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

पवल - ५
१०१५१/२०२२
२८ १/१०

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.

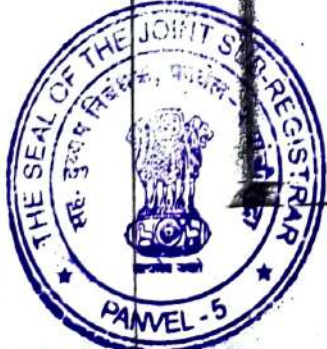
2. The applicant shall:

- (a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.

authorised officers of the Corporation to enter the building or premises, which the permission has been granted, at any time for the purpose of enforcing the building control Regulations and conditions of this certificate.

The Certificate shall remain valid for period of 1 year from the date of its issuance. The Certificate shall be renewed in accordance with provision of Section 45 of the RTM Act, 1966 and as per regulation no. 10.1(2) of the GDCRs - 1975.

पवल - ५
१०१५०/२०२२
२२ १/१०



8

पवल-४
१८२०/२०१४
२३/६९

11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply:

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. 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.

पवल - ५
१०१५१ २०२२
३० / २०

All the layout open spaces / amenities spaces of Housing Society and new 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.

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.

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.

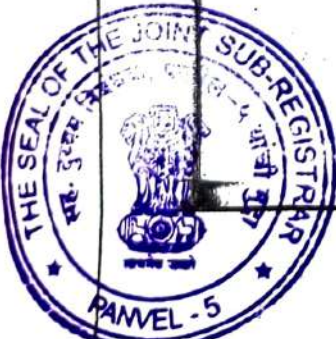


[Signature]
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopla

पवल - ५
१४६०० २०२२
२४ / २०

ARCHITECT
Mr. D. Memon
Vashi
C.C. TO: Separately to:

- 1. M(TS)
- 2. CUC
- 3. EE(KH/TPN/KL/NDRON)
- 4. EE(WS)



VISHAL V. JAYU

(Advocate, High Court
Mumbai C.G.D.)

PL

पवल - ४
२०१४
४६/६९

TITLE REPORT

Reference: PLOT NO. 06, ADMEASURING ABOUT 2719.12 SQ. MTRS. AT
SECTOR - 18, KHARGHAR, NAVI MUMBAI

I have examined the title of M/s. BALAJI ASSOCIATES, a Partnership Firm registered under the Indian Partnership Act, 1932, having its registered office at H - 21, Woodland Complex, New Link Road, Behind Furniture Market, Ulhasnagar - 421 003, in respect of PLOT NO. 06, admeasuring about 2719.12 Sq. Mtrs. at Sector - 18, Kharghar, Navi Mumbai, from the following documents namely :- 1) Agreement to Lease Dated 03rd June 2010 executed between the City and Industrial Development Corporation of Maharashtra Ltd. of the One Part and M/s. Balaji Associates through its partner Shri. Roshan Sheth (hereinafter referred to as "Original Lessee") of the Other Part and 2) Commencement Certificate dated 26th July, 2010 bearing No. CIDCO/ATPO(B)/1012 issued by City and Industrial Development Corporation of Maharashtra Limited.

That the City and Industrial Development Corporation of Maharashtra Ltd. is a company within the meaning of the Companies Act, 1956 (hereinafter referred to as "CIDCO LTD.") having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021.

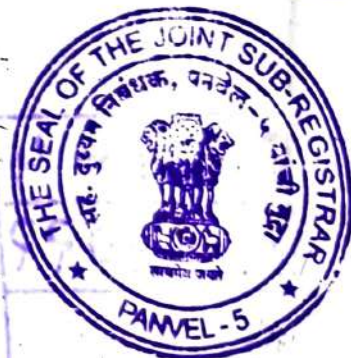


Address: Office No. 124, Aditya Corner Dimpled Ch. Op. Society Ltd., Plot No. 71, Sector-17, Vashi, Navi Mumbai - 400702.

पवल - ४
१०१५१/२०२२
३१/१०



पवल - ५
४६०४/२०२२
२५/१०



10

पवेल - 5	
22/01	2048
86 / 18	

PISHTAL V. JAJU
 (M. Sc. 2nd Class, 1st Div.,
 B. Com. LL.B.)

That the CIDCO Ltd. has been declared as a New Town Development Authority under the provisions of Sub-Section 3-A of Section 113 of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966), (hereinafter referred to as "The said Act") for the New Town of New Bombay by Government of Maharashtra in exercise of its powers for the area designated as site for the New Town under Sub-Section (1) of section 113 of the said Act.

That by virtue of being the Development Authority, the CIDCO Ltd. has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested in it according to the proposal approved by the state Government under the said Act.

That by and under Agreement to Lease dated 03rd June, 2010 executed between the CIDCO Ltd. & M/s. Bafaji Associates through its partner Shri. Roshan Shah of the Other Part, the CIDCO Ltd. has granted to this Original Lessee a license to enter on Plot No. 06, Sector - 18, Kharghar, New Mumbai containing by admeasuring 2710.10 Sq. Mtrs. as more particularly described in the schedule (hereinafter referred to as "Plot") for a period of 60 years with a right and purpose of erecting residential & commercial building on the said plot the same as permissible under General Development Control Regulations for New Bombay, 1975. The said Agreement to Lease dated 03rd June, 2010 is duly registered with the Joint Sub-Registrar, Panvel - II at serial No. 05503/2010 on 03.06.2010.

पवेल - 6	
90949	2022
32 / 80	



पवेल - 4	
98800	2022
22 / 80	



Attested by the Joint Sub-Registrar, Panvel - II at serial No. 05503/2010 on 03.06.2010.

VISHAL V. JATU
(Advocate, High Court
in Civil, C.C. & S.)

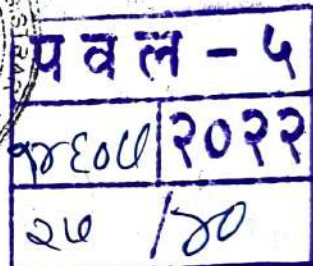
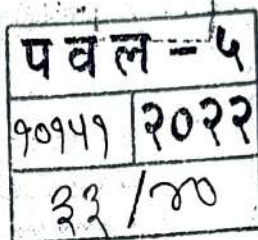
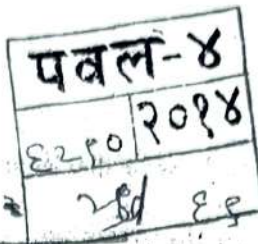
That CIDCO has also issued Commencement Certificate dated 26th July, 2010 bearing No. CIDCO/ATPO(BP)/3011 in favour of M/s. Balaji Associates, by which M/s. Balaji Associates, was granted permission under section 45 of the Maharashtra Regional and Town Planning Act, 1966 to construct residential plus commercial building with a total built up area of 4072.625 sq (No. of Units - Residential- 78 Commercial- 16) with permissible F.S.I. of 1.50 upon the said plot.

I perused the 1) Agreement to Lease dated 03rd June, 2010, 2) Commencement Certificate dated 26th July, 2010 and further M/S. BALAJI ASSOCIATES have declared that they have not encumbered the said plot in any manner on the basis of the same, I hereby certify that M/S. BALAJI ASSOCIATES having their office at D-21, Woodland Complex, New Link Road, Behind Furniture Market, Ulhasnagar - 421 003, are well and sufficiently entitled to develop the said Plot No. 06, at Sector-18, Kharghar, Navi Mumbai by constructing residential-cum-commercial building thereon, subject to the terms and conditions laid, by the CIDCO Ltd. in Agreement to Lease dated 03rd June, 2010 and sell residential & commercial units in the said building to the prospective purchasers and they have a clear and marketable title in respect of said plot which is free from all encumbrances.

Dated this 27th day July, 2010.

VISHAL V. JATU
Advocate, High Court

Address: Office No. 524, Keshavnagar Complex, Ch. Ch. Society Ltd., Plot No. 71, Sector-17, Vashi, Navi Mumbai - 400703



12



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0926
FAX : 00-91-22-2202 2509 / 6650 0933

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

Ref. No.

Date: 04 OCT 2013

CIDCO/BP-6495/ATPD (NM & K)/2013/1502-3

Unique Code No.	2	0	3	0	3	0	2	1	0	2	2	8	2	4	0	2
To,																
M/s. Balaji Associates,																
W-21, Woodland Complex, New Link Road,																
Behind Furniture Market, Ulhasnagar.																

पवल-४

201४

६३/६३

- Sub: - Occupancy Certificate for Residential-Cum-Commercial Building on Plot No.08, Sector-18 at Kharghar, Navi Mumbai.
- Ref :- 1) Your architect's letter dated 04/06/2013 & 03/09/2013
 2) No dues certificate issued by AEO(HQ) vide letter No. CIDCO/EMS/AEO(HQ)/2013/1319, dtd.21/05/2013
 3) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/5035/2013, dtd.04/09/2013
 4) DCC issued by EE(KHR-IR) vide letter No. CIDCO/EE(KHR-II)/2013/1169, dtd.14/06/2013
 5) PSIDC NOC issued by EE(Elect-I) vide letter No. CIDCO/EEE(Elect-I)/1748/2120, dtd.16/04/2013

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential-Cum-Commercial 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.

Thanking you,

पवल-५

1502/2022

६३/६३

Yours faithfully,

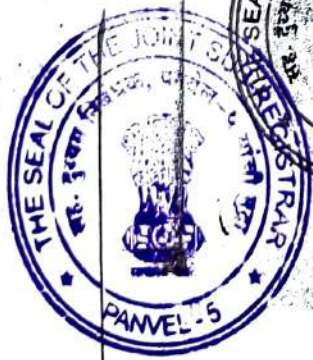
Manjula Nayak
4/10/13

(Manjula Nayak)
Addl. Town Planning Officer(BP)
Navi Mumbai & Khopla

पवल-५

1502/2022

६३/६३





LAND AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE :

2nd Floor, Nariman Point,
400 021.
(Reception) 00-91-22-6650 0900
00-91-22-6650 0928
00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

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

Date : 04 OCT 2013

CIDCO/BP-6495/ATPO (NM & K)/2013/ 1502--

Unique Code No. 2 0 1 3 0 3 0 2 1 0 2 2 0 2 4 0 2

To,
M/s. Balaji Associates,
B-21, Woodland Complex, New Link Road,
Behind Furniture Market, Ulhasnagar.

पवल-५	
१०१५१	२०२२
२५/१०	

SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential-Cum-Commercial Building on Plot No.06, Sector -18 at Kharghar, Navi Mumbai.
Ref :- 1) Your architect's letter dated 04/06/2013 & 03/09/2013

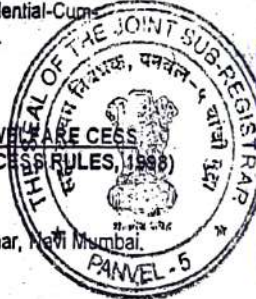
ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

1. Name of Assessee	:- M/s. Balaji Associates,
2. Location	:- Plot No.06, Sector -18 at Kharghar, Navi Mumbai.
3. Land use	:- Residential-Cum-Commercial
4. Plot area	:- 2719.120 Sq. mtrs
5. Permissible FSI	:- 1.50
6. GROSS BUA FOR ASSESSEMENT	:- 8747.173 Sq.mtrs.
7. ESTIMATED COST OF CONSTN.	:- 8747.173 Sq.mtrs. X 13200/- = Rs.115462683.6
8. AMOUNT OF CESS	:- Rs.115462683.6 X 1% = Rs.1154626.836
9. Construction & Other Workers Welfare Cess charges Paid	Rs.11,55,000/- vide Receipt No.10969, dtd.06/09/2013

Yours faithfully,

Manjula
4/10/13

(Manjula Nayak)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopta)



पवल-५	
१०१५१	२०२२
२५/१०	





Residential | Commercial | Hospitality

BALAJI ASSOCIATES

Corporate Office: MONARCH EMPIRE, Villa - 1, Mayuresh Chambers,
Plot No. 60, Sector - 11, CRO Belapur, Navi Mumbai - 400 614.
Tel. +91-22-27564001, 27574100 | E-mail: info@monarchuniversal.com
Web: www.monarchuniversal.com



ISO 9001 : 2008 CERTIFIED
ISO 14001 : 2004 CERTIFIED
ISO 10002 : 2004 CERTIFIED
OHSAS 18001 : 2007 CERTIFIED

Date: 08/07/2014

POSSESSION LETTER

We **BALAJI ASSOCIATES** having address Raheja Arcade, 419, 4th Floor, Plot No. 61, Sector - 11, CBD Belapur, Navi Mumbai do hereby **CERTIFY AND CONFIRM** that we have handed over the peaceful and vacant possession of **Shop No. 3 on Ground Floor in Monarch Luxuria, Plot No. 6, Sector- 18, Kharghar, Navi Mumbai** as per the Agreement dated 16th June, 2014 upon receiving the agreed consideration stated therein.

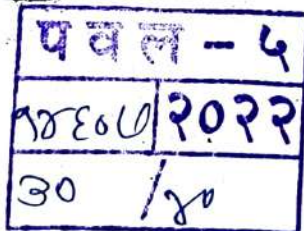
FOR **BALAJI ASSOCIATES**

(THE BUILDER/DEVELOPER)

We Mr. Bhisham S. Nagrani & Mrs. Simran B. Nagrani having Address:

Bhisham Bungalow, Opp. Maya Gas Agency, Gol Maidan, Ulhasnagar - 1 do hereby **CERTIFY AND CONFIRM** that we have received the peaceful and vacant possession of **Shop No. 3 on Ground Floor in Monarch Luxuria, Plot No. 6, Sector-18, Kharghar, Navi Mumbai** from **BALAJI ASSOCIATES** having address at Raheja Arcade, 419, 4th Floor, Plot No. 61, Sector - 11, CBD

Belapur Navi Mumbai and is in good condition and all work has been completed as per the Agreement dated 16th June, 2014 to our complete satisfaction.



(Signature)
PURCHASER

MH00305627320223E

Government
of
Maharashtra

Page: 22 of

Department of Registration and Stamps

20 Jun 2022

Receipt

Receipt no: 1112452576

Name of the Applicant

Sunit Meera

Details of property of which
document has to be searchedDist. Raigad Village
Kharaghar S No/CTS No/D No.
: 18

Period of search

From 2010 To 2022

Received Fee

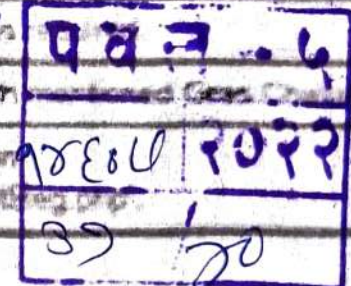
325

The above mentioned Search fee has been credited to government vide GRAS no
MH00305627320223E

As this is a computer generated receipt, no stamp or signature is

For Physical search in office, Please bring this receipt along with

Payment of search fee through GRAS challan can be verified on
'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutlet.asp



To:
Bhisham Nagrani,
Simran Nagrani
Kharghar

Ref: Investigation of title in respect of Shop No.03, Ground Floor, Area 39.480 sq. mt. in the building known as "Monarch Luxria", situated at land bearing Plot No.06, Sector No.18, of Village Kharghar, Tal. Panvel, Dist. Raigad, Navi Mumbai

Belonging to: Bhisham S. Nagrani & Simran B. Nagrani

Dear Sir/Madam,

I have taken **online** search (e-Search) in respect of the above mentioned Property & I have gone through the available record on (e-Search) site for period for the period of 13 years i.e. 2010 to 2022

ONLINE (e-Search) RECORDS (2010 TO 2022)

2010	Transaction	2017	Available Record Are Checked
2011	Available Record Are Checked	2018	Available Record Are Checked
2012	Available Record Are Checked	2019	Available Record Are Checked
2013	Transaction	2020	Available Record Are Checked
2014	Transaction	2021	Available Record Are Checked
2015	Available Record Are Checked	2022	Available Record Are Checked
2016	Available Record Are Checked		

2010- Transaction

Mode of Document: Agreement to Lease

Schedule of Property:- Plot No.06, Sector No.18, Area 2719.12 sq. mt. of Village Kharghar.

Registered Agreement to Lease between CIDCO Ltd TO M/s. Balaji Associates through Partner Roshan Sheth

Reg. Date:- 03/06/2010; Document No.PVL-3-5503/2010

2010- Transaction

Mode of Document: Mortgaged Deed

Schedule of Property:- Plot No.06, Sector No.18, Area 2719.12 sq. mt. of Village Kharghar.

Registered Mortgaged Deed between Dewan Housing Finance Corporation Ltd TO M/s. Balaji Associates through Partner Roshan Sheth

Reg. Date:- 27/08/2010; Document No.PVL-3-8603/2010



2013- Transaction

Mode of Document: Re-conveyance

Schedule of Property:- Plot No.06, Sector No.18, Area 2719.12 sq. mt. of Village Kharghar.

Registered Re-conveyance between M/s. Balaji Associates through Partner Roshan Sheth TO Dewan Housing Finance Corporation Ltd
Reg. Date:-26/02/2013; Document No.PVL-3-1530/2013

2014- Transaction

Mode of Document: Agreement

Schedule of Property:- Shop No.03, Ground Floor, Area 39.480 sq. mt. in the building known as "Monarch Luxria", situated at land bearing Plot No.06, Sector No.18, of Village Kharghar.

Registered Agreement between M/s. Balaji Associates through Partner Roshan Sheth through POA Holder Sanket Fase TO Bhisham S. Nagrani & Sunil B. Nagrani

Reg. Date:-16/06/2014; Document No.PVL-4-6292/2014

The Government fees is paid vide Receipt No.111 dated 20/06/2022, issued by IGR Department of Registration and Survey.



Search Clerk
(Sunil More)

Enc: Original Search Receipt date: 20/06/2022, of Rs.325/-



Challan No./TNS 280	Tax Applicable	Assessment Year
	(0020) INCOME TAX ON COMPANIES (CORPORATION TAX) ☐ (0021) INCOME TAX OTHER THAN COMPANIES ☒	2023-24

PAN: BSOPD7674Q

Full Name : CHAITANYA PRAVIN DESHPANDE

3250000, 17062022, AJAPN5192P, AJ5379220, KHARGHAR PANVEL RAIGAD, MAHARASHTRA, 410210

Tel. No. :

Type of Payment :	
(100) Advance Tax ☐	(102) Surtax ☐
(300) Self Assessment Tax ☐	(106) Profits of Domestic Companies ☐
(400) Tax on Regular Assessment ☐	(800) TDS on Sale of Property ☒
(110) Secondary Adjustment Tax ☐	(111) Accretion Tax ☐
(500) Other Receipts ☐	(107) Tax on Distributed Income to Unit Holders ☐

Details of Payment	
	Amount (in Rs. only)
Income Tax	32500
Surcharge	0
Education Cess	0
Interest	0
Penalty Code	
Penalty	0
Others	0
Fee	0
Total	32500
Total (in words)	Rupees Thirty Two Thousand Five Hundred and Paise Zero Only.

Crores	Lakhs	Thousands	Hundreds	Tens	Units
Zero	Zero	Thirty Two	Five	Zero	Zero

Debit to A/c 103001003279
Date 29-07-2022
Drawn on Internet Banking Payment through ICICI Bank

FOR USE IN RECEIVING BANK
Debit to A/c / Cheque credited on
29-07-2022(DD-MM-YYYY)

Payment Status : Successful
Bank Reference No.: 84604249

SPACE FOR BANK SEAL

ICICI Bank
Uttam Nagar, New Delhi
CIN

BSR Code 6390340
Tender Date 290722
Challan Serial No. 09965

Rs. 32500
Tax payer remarks. : —

Taxpayers Counterfoil	
PAN:	BSOPD7674Q
Received From :	CHAITANYA PRAVIN DESHPANDE
Paid in Cash / Debit to A/c / Cheque No :	103001003279
For Rs. :	32500
Rs. (in words) :	Rupees Thirty Two Thousand Five Hundred and Paise Zero Only.
Drawn on:	Internet Banking Payment through ICICI Bank
On Account of	(0021) Other than Companies Tax
Type of Payment	(800) TDS on Sale of Property
For the Assessment Year :	2023-24

Payment Status : Successful
Bank Reference No.: 84604249

SPACE FOR BANK SEAL

ICICI Bank
Uttam Nagar, New Delhi
CIN

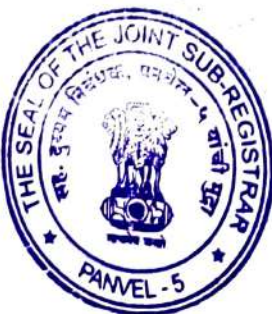
BSR Code 6390340
Tender Date 290722
Challan Serial No. 09965

Rs. 32500

पवेल - 4

29/07/2022

38



**CHALLAN
NO. / ITNS
280**

Tax Applicable

(0020) INCOME-TAX ON COMPANIES (CORPORATION
TAX)
(0021) INCOME-TAX OTHER THAN COMPANIES

**ASSESSMENT
YEAR
2023-24**

PAN:

BSOPD7674Q

Full Name :

CHAITANYA PRAVIN
DESHPANDE

3250000, 17062022, ABYPN9793N, AJ5378472, NAVI
MUMBAI, MAHARASHTRA, 410210

Tel. No. :

Type of Payment

- (100) Advance Tax ☐ (106) Profits of Domestic Companies ☐
(300) Self Assessment Tax ☐ (107) Tax on Distributed Income to Unit Holders ☐
(400) Tax on Regular Assessment ☐ (111) Accretion Tax ☐
(110) Secondary Adjustment Tax ☐ (800) TDS on Sale of Property ☐
(500) Other Receipts ☐

Details of Payment

Amount (in Rs.
only)

Income Tax 32500
Surcharge 0
Education Cess 0
Interest 0
Penalty Code
Penalty 0
Others 0
Fee 0
Total Amount 32500
Total Amount in words Rupees Thirty Two
Thousand Five
Hundred and Paise
Zero Only.

FOR USE IN RECEIVING BANK

Debit to A/c / Cheque credited by
29-07-2022 (DD-MM-YY)

Payment Status :

Bank Reference No.:

Successful
ANVEL-5
84602638

SPACE FOR BANK SEAL

ICICI Bank

Uttam Nagar, New Delhi

CIN

BSR Code

6390340

Tender Date

290722

Challan Serial No.

08321

Rs.

32500

Tax payer remarks.

Crores	Lakhs	Thousands	Hundreds	Tens	Units
Zero	Zero	Thirty Two	Five	Zero	Zero

Debit to A/c 103001003279

Date 29-07-2022

Drawn on Internet Banking
Payment through

ICICI Bank

Taxpayers Counterfoil

PAN: BSOPD7674Q
Received From : CHAITANYA
 PRAVIN
 DESHPANDE
Paid in Cash / Debit to 103001003279
A/c / Cheque No :
For Rs. : 32500
 Rupees Thirty Two
 Thousand Five
 Hundred and Paise
 Zero Only.
Rs (in words) : Internet Banking
Drawn on: Payment through
 ICICI Bank
On Account of : (0021) Other than
 Companies Tax
Type of Payment (800) TDS on Sale of
 Property
For the Assessment
Year: 2023-24

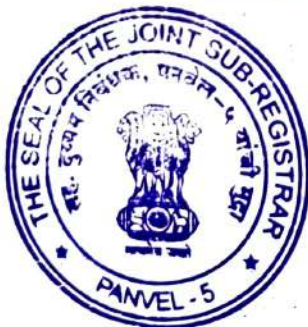
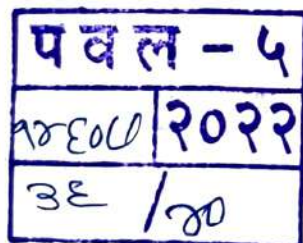
Payment Status : Successful
Bank Reference No.: 84602638

SPACE FOR BANK SEAL

ICICI Bank
 Uttam Nagar, New Delhi
CIN

BSR Code 6390340
Tender Date 290722
Challan Serial No. 08321

Rs. 32500



भारत सरकार
Government of India

सिमरान भीषम नाग्रानी
Simran Bhisam Nagrani
जन्म तारीख / DOB: 18/03/1988
महिला / FEMALE
Mobile No.: 9324555888

6704 6940 7049
VID: 9194 4317 8553 2895

माझे आधार, माझी ओळख

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
सिमरान भीषम नाग्रानी
SIMRAN BHISAM NAGRANI
परमानंद मोहंदास लुला
PERMANAND MOHANDAS LULLA
18/03/1988
Permanent Account Number
AJAPN5192P

Signature

भारत सरकार
Government of India

भिशम शंकरल नाग्रानी
Bhisam Shankarlal Nagrani
Date of Birth/DOB: 27/04/1983
Male: MALE

6639 5454 3855
VID: 9131 8414 5499 6938

मेरा आधार, मेरी पहचान

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भिशम शंकरल नाग्रानी
BHISHAM SHANKARLAL NAGRANI
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABYPN9793N

नाम / Name
BHISHAM SHANKARLAL NAGRANI
पिता का नाम / Father's Name
SHANKARLAL PAHLAJRAI NAGRANI
जन्म की तारीख
Date of Birth
27/04/1983

भारत सरकार
GOVERNMENT OF INDIA

मीनाक्षी प्रवीण देशपांडे
Minakshi Pravin Deshpande
जन्म तारीख / DOB: 07/09/1970
महिला / FEMALE

4132 6264 0083

माझे आधार, माझी ओळख

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
मीनाक्षी प्रवीण देशपांडे
MINAKSHI PRAVIN DESHPANDE
D D TADWALKAR
07/09/1970
Permanent Account Number
AHMPD5498C

Signature

भारत सरकार
GOVERNMENT OF INDIA

चैतन्य प्रवीण देशपांडे
Chaitanya Pravin Deshpande
जन्म तारीख / DOB: 08/01/1997
पुरुष / MALE
Mobile No.: 9930032501

5772 1575 2657
VID: 9195 1201 2087 9865

माझे आधार, माझी ओळख

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
चैतन्य प्रवीण देशपांडे
CHAITANYA PRAVIN DESHPANDE
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BSOPD7674Q

नाम / Name
CHAITANYA PRAVIN DESHPANDE
पिता का नाम / Father's Name
PRAVIN PRABHAKARRAO DESHPANDE
जन्म की तारीख
Date of Birth
08/01/1997

भारत सरकार
GOVERNMENT OF INDIA

प्रवीण प्रभाकरराव देशपांडे
Pravin Prabhakar Rao Deshpande
जन्म तारीख / DOB: 12/02/1967
पुरुष / MALE
Mobile No.: 9322211222

2137 3144 7877
VID: 9163 3079 2237 3734

माझे आधार, माझी ओळख

Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADCPD3037F

नाम / NAME
PRAVIN PRABHAKARRAO
DESHPANDE

पिता का नाम / FATHER'S NAME
PRABHAKARRAO SHRIDHARRAO
DESHPANDE

जन्म तिथि / DATE OF BIRTH
12-02-1967

हस्ताक्षर / SIGNATURE

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

म - ल ड व
९९०९



प व ल - ५
१४६०८१ २०२२
३८ १२०



भारत सरकार
प्रशांत प्रविण देवळे
Prashant Pravin Devale
जन्म तारीख / DOB: 05/07/1991
पुरुष / MALE
4972 5375 8043
माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA
सुजानमल मेहता
Sujanmal Mehta
जन्म वर्ष / Year of Birth: 1968
पुरुष / Male
9485 7873 0859
आधार - सामान्य माणसाचा अधिकार

29/14607
धवार, 07 सप्टेंबर 2022 5:10 म.नं.

दस्त गोषवारा भाग-1

पवल 5 32/80
दस्त क्रमांक: 14607/2022

दस्त क्रमांक: पवल 5 /14607/2022

बाजार मूल्य: रु. 59,07,787/-

मोबदला: रु. 65,00,000/-

भरलेले मुद्रांक शुल्क: रु.100/-

नॉंदणी फी माफी असल्यास तपशिल :-

) Fee Adjusted : Old Doc.No10151-2022 Amt. 30000

नि. सह. दु. नि. पवल 5 यांचे कार्यालयात

पावती:15834

पावती दिनांक: 07/09/2022

क्र. 14607 वर दि.07-09-2022

सादरकरणाचे नाव: चैतन्य प्रविण देशपांडे - -

ोजी 5:03 म.नं. वा. हजर केला.

नॉंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 900.00

दस्त हजर करणाऱ्याची सही:

V. D. Mhale
Joint Sub Registrar Panvel 5

V. D. Mhale
Joint Sub Registrar Panvel 5

स्ताचा प्रकार: अभिहस्तांतरणपत्र

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

वका क्र. 1 07 / 09 / 2022 05 : 03 : 57 PM ची वेळ: (सादरीकरण)

वका क्र. 2 07 / 09 / 2022 05 : 05 : 44 PM ची वेळ: (फी)



दस्तावेजासोबत जोडलेले कागदपत्रे, कुलपुत्रावर वर
खाकती इत्यादी बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी निषादकांची राहिल.

लिहून देणार

लिहून देणार

Sinara Nagar

प.प.

07/09/2022 5 16:26 PM

दस्त क्रमांक : पवत5/14607/2022
दस्तावा प्रकार : अभिहस्तांतरणपत्र

दस्त गोप्यता भाग-2

पवत5/50/20
दस्त क्रमांक: 14607/2022

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव: चैतन्य प्रविण देशपांडे - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ६०१,
स्वागत सी.एच.एस., प्लॉट क्र. ३, से. १८, खारघर, ता. पनवेल,
जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH).
पॅन नंबर: BSOPD7674Q
 - नाव: प्रविण प्रभाकरराव देशपांडे - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ६०१,
स्वागत सी.एच.एस., प्लॉट क्र. ३, से. १८, खारघर, ता. पनवेल,
जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड(ः).
पॅन नंबर: ADCPD3037F
 - नाव: मिनाक्षी प्रविण देशपांडे - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ६०१,
स्वागत सी.एच.एस., प्लॉट क्र. ३, से. १८, खारघर, ता. पनवेल,
जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड(ः).
पॅन नंबर: AHMPD5498C
 - नाव: भीष्म एस. नागरानी - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम क्र. १/२, भोलेनाथ
बंगलो, बी.के. क्र. ४२२, ऑप. माया गॅस एजन्सी, गोल मैदान,
उल्हासनगर., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.
पॅन नंबर: ABYPN9793N
 - नाव: सिमरन भी. नागरानी - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम क्र. १/२, भोलेनाथ
बंगलो, बी.के. क्र. ४२२, ऑप. माया गॅस एजन्सी, गोल मैदान,
उल्हासनगर., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.
पॅन नंबर: AJAPN5192P

पक्षकाराचा प्रकार

लिहून घेणार
वय :- 25
स्वाक्षरी:-लिहून घेणार
वय :- 55
स्वाक्षरी:-लिहून घेणार
वय :- 52
स्वाक्षरी:-लिहून घेणार
वय :- 42
स्वाक्षरी:-लिहून घेणार
वय :- 34
स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा

रील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
गवका क्र. 3 ची वेळ: 07 / 09 / 2022 05 : 10 : 55 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव: सुजानमल मेहता - -
वय: 52
पत्ता: से-19 खारघर ता. पनवेल
पिन कोड: 410210
- नाव: प्रशांत प्रविण देवळे - -
वय: 30
पत्ता: चौक, ता. खालापूर, जि. रायगड.
पिन कोड: 410201

छायाचित्र

अंगठ्याचा ठसा



प्रमाणित करणेत येने की, सदर दस्तास एकूण

पाने आहेत, पुस्तक क्र. 9

क्रमांक 5850/2021

पुनर् दृष्टी निबंधक वने-२, पनवेल-५.

गवका क्र. 4 ची वेळ: 07 / 09 / 2022

V. D. Mhatre
Joint Sub Registrar Panvel 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Derace Number	Derace Date
	CHAITANYA PRAVIN DESHPANDE AND OTHERS	eChallan	69103332022090714394	MH007428657202223E	100.00	SD	0003708029202223	07/09/2022
		DHC		0709202212431	800	RF	0709202212431D	07/09/2022
	CHAITANYA PRAVIN DESHPANDE AND OTHERS	eChallan		MH007428657202223E	100	RF	0003708029202223	07/09/2022

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

14607 / 2022



07/09/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पन्वेल 5

दस्ता क्रमांक : 14607/2022

नोदणी :

Page 63m

मावाचे नाव : खारघर

(1) विलेखाचा प्रकार	अभिहस्तोत्तरपत्र
(2) मोबदला	6500000
(3) बाजारभाव (भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	5907787.2
(4) भू. मापन, पोटॅन्सिअ व घरकमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 20/18, दर-100200/- फ्री चौ.मी. दुकान क्र. 03, तळ मजला, मोनार्व लक्झरी सी.एच.एस. लि., प्लॉट क्र. 06, गैरर 18, खारघर, ता. पन्वेल, जि. रायगड. क्षेत्र 39.480 चौ.मी. कारपेट (दस्त क्रमांक : 10151/2022, पन्वेल-5, दिनांक 17/06/2022 अन्वये पृ. शु. व नं. की. वसूल) (Plot Number : 06 ; SECTOR NUMBER : 18 ;)
(5) क्षेत्रफल	1) 39.480 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:-भीषम एस. नागरानी - - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम क्र.1/2, भोलेनाथ बंगलो, बी.के.क्र.४२२, ऑप.माया गॅस एजन्सी, गोल मैदान, उल्हासनगर., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-ABYPN9793N 2): नाव:-सिमरन भी. नागरानी - - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम क्र.1/2, भोलेनाथ बंगलो, बी.के.क्र.४२२, ऑप.माया गॅस एजन्सी, गोल मैदान, उल्हासनगर., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-AJAPN5192P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-चैतन्य प्रविण देशपांडे - - वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.६०९, स्वागत सी.एच.एस., प्लॉट क्र.३, से.१८, खारघर, ता.पन्वेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-BSOPD7674Q 2): नाव:-प्रविण प्रभाकरराव देशपांडे - - वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.६०९, स्वागत सी.एच.एस., प्लॉट क्र.३, से.१८, खारघर, ता.पन्वेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार (००). पिन कोड:-410210 पॅन नं:-ADCPD3037F 3): नाव:-मिनाक्षी प्रविण देशपांडे - - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.६०९, स्वागत सी.एच.एस., प्लॉट क्र.३, से.१८, खारघर, ता.पन्वेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार (००). पिन कोड:-410210 पॅन नं:-AHMPD5498C
(9) दस्तऐवज करून दिल्याचा दिनांक	07/09/2022
(10) दस्त नोंदणी केल्याचा दिनांक	07/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	14607/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेष	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

V.D.M. Indre
सह दुय्यम निबंधक वर्ग-२,
(पन्वेल-५)