

353/4691

पावती

Original/Duplicate

Friday, April 12, 2019

नोंदणी क्र.: 39M

8:07 PM

Regn.: 39M

पावती क्र.: 5546 दिनांक: 12/04/2019

गावाचे नाव: करंजाडे

दस्तावेजाचा अनुक्रमांक: एबल2-4691-2019

• दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मे. संकल्प रीबल्टि लॉफे धार्गीदार १) किरीट जयनादाम भयानी २) निकुल रमेशभाई ठडार
३) अतुल नामदेव भगत ४) ओमकार वसंत हुहार ५) कायना बाबीण घाडिया धर्तीमे निकुल रमेशभाई ठडार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण

रु. 30600.00

सापग्रास मुल्य दस्त, खबरेल प्रिंट, सुची-२ अंदाजे

8:33 PM त्या वेळेस मिळेल.

Joint St.  2

वाजार मुल्य: रु. 26312500/-

मोबदला रु. 58000/-

मरलेले मुद्रांक शुल्क: रु. 1316000/-

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

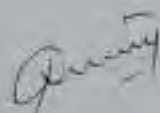
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000430241201920R दिनांक: 12/04/2019

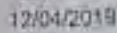
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1204201909987 दिनांक: 12/04/2019

बँकेचे नाव व पत्ता:





Page 63 of 63

(1) जिल्हाधिकाऱ्याच्या कारखान्या	
(2) भौमरत्ना	58000
(3) बाजारभाव (माहिपट्टाकार याचकितेपट्टाकार याकारणी देही ची नवटेदार ते समुद्र करणे)	26312500
(4) मू-भावन, पोटहिसा व परबलाग (असल्यास)	१) पालिकेचे मान पत्रवेळ इतर वर्षीय - इतर माहिती: प्लॉट नं. 59, सेक्टर-05 ग, कर्जारे, ता. पनवेल, जि. रायगड क्षेत्र 2899.42 चौ. मी. पैकी अविलंब 50 टक्के हिस्सा सदर हद्द दल हा पीपलीय करतातया आहे। (Plot Number : 59 ; SECTOR NUMBER : 05A)
(5) शेवका	१) 2899.42 चौ.मीटर
(6) भावारीची किंवा कुडी वेण्यास अलेस लेखा.	
(7) दस्तऐवज करण वेणा-या विविध ठेका-या पुढकाराचे नाव किंवा दिवाणी न्यायालयाला हुकुमनामा किंवा अदेश असल्यास, प्रतिबादिने नाव व पत्ता	१) नाव:- मे कोरीट इंटरप्रायजेस लॅफे भारीदार मोदीय संदेवाल मुदा (एच यु. एफ.) -- वय:-50; पत्ता:- प्लॉट नं. -, माळा नं. -, इसारतीने नाव: -, ब्लॉक नं. -, रोड नं. कापड बाजार, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाह-(00). पिन कोड:-410208 पैन नं:-AAJFC7107L 2) नाव:- मे कोरीट इंटरप्रायजेस लॅफे भारीदार शिरीष जगदीश कामठ - वय:-46; पत्ता:- प्लॉट नं. -, माळा नं. -, इसारतीने नाव: -, ब्लॉक नं. -, रोड नं. कापड बाजार, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाह-(00). पिन कोड:-410208 पैन नं:-AAJFC7107L 3) नाव:- मे कोरीट इंटरप्रायजेस लॅफे भारीदार नीतू शिरीष कामठ -- वय:-46; पत्ता:- प्लॉट नं. -, माळा नं. -, इसारतीने नाव: -, ब्लॉक नं. -, रोड नं. कापड बाजार, पनवेल, जि. रायगड, महाराष्ट्र, राईगाह-(00). पिन कोड:-410208 पैन नं:-AAJFC7107L 4) नाव:- मे कोरीट इंटरप्रायजेस लॅफे भारीदार शिवल प्रभापाल बादिया (एच यु. एफ.) -- वय:-49; पत्ता:- प्लॉट नं. -, माळा नं. -, इसारतीने नाव: -, ब्लॉक नं. -, रोड नं. कापड बाजार, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाह-(00). पिन कोड:-410208 पैन नं:-AAJFC7107L 5) नाव:- मे कोरीट इंटरप्रायजेस लॅफे भारीदार बभोय पुष्कराज कोटिया -- वय:-48; पत्ता:- प्लॉट नं. -, माळा नं. -, इसारतीने नाव: -, ब्लॉक नं. -, रोड नं. कापड बाजार, पनवेल, जि. रायगड, महाराष्ट्र, राईगाह-(00). पिन कोड:-410208 पैन नं:-AAJFC7107L 6) नाव:- मे कोरीट इंटरप्रायजेस लॅफे भारीदार हरकवंद पुष्कराज कोटिया -- वय:-52; पत्ता:- प्लॉट नं. -, माळा नं. -, इसारतीने नाव: -, ब्लॉक नं. -, रोड नं. कापड बाजार, पनवेल, जि. रायगड, महाराष्ट्र, राईगाह-(00). पिन कोड:-410208 पैन नं:-AAJFC7107L 7) नाव:- आनंददा देवार सितको निमित्त ज्या बरीने इस्टेट ऑफिशियल तसेच पत्र :- वय:-35; पत्ता:- प्लॉट नं. -, माळा नं. -, इसारतीने नाव: -, ब्लॉक नं. -, रोड नं. शिमल दुसरा मजला नरिमन पोईट, मुंबई, महाराष्ट्र, मुम्बई पिन कोड:-400021 पैन नं:- १) नाव:- मे रंकल्प रीयसति लॅफे भारीदार १) किरीट जयनादास प्रभाती २) निकुंज रमेशभाई ड्यूर ३) अतुल शामदेव सकल ४) ओमकार वसवंत हुहार ५) सावता मनीष घाडिया बरीने निकुंज रमेशभाई ड्यूर :- वय:-48; पत्ता:- प्लॉट नं. -, माळा नं. -, इसारतीने नाव: -, ब्लॉक नं. -, रोड नं. रवी रचना, भाग नं. 2, प्लॉट नं. 19, सेक्टर 25, कामोडे, ता. पनवेल, जि. रायगड, महाराष्ट्र, RAIGARH(MH), पिन कोड:-410208 पैन नं:-ADQFS9824F
(8) दस्तऐवज करण वेणा-या पुढकाराचे व किंवा दिवाणी न्यायालयाला हुकुमनामा किंवा अदेश असल्यास, प्रतिबादिने नाव व पत्ता	
(9) दस्तऐवज करण दिव्याला दिनांक	12/04/2019
(10) दस्त नोंदणी केव्हाला दिनांक	12/04/2019
(11) अनुक्रमीक, खंड व पृष्ठ	4691/2019
(12) राजारजाधारमाणे मुद्रांक शुल्क	1316000
(13) बाजारभावाप्रमाणे लेंदणी शुल्क	30000
(14) गिरा	



सह दुव्यम् शैबधिक वर्ग-२
(पमवेल-२)

मुल्यांकनाली आवश्यकता नहीं कारण स्वतंत्रकारनुसार आवश्यकता गरी कारणाना तपेशिल
स्वतंत्रकारनुसार आवश्यक गरी

मूल्यांकन पत्रक (समाप्त क्षेत्र-खुला जमीन)		12 April 2019 07:28:51 PM
Valuation ID : 261664135389		
पुनर्वसन वर्ष	2019	
विभाग	राजपट्टा	
जमीन	पर्वत	
समाप्त क्षेत्र	कटोरा	
क्षेत्रफल	0.121000	
मूल्य विभाग/उपमूल्य विभाग	99.10	
मिळकतीचा प्रकार	खुली	
मिळकतीचे क्षेत्र	2.174 चौ. मीटर	(अंदाजित क्षेत्र)
वर्तमान मूल्य दर (समाप्त क्षेत्र-खुला जमीन) दर	Rs.12100/-	
	समाप्त क्षेत्र	
2.174 चौ. मीटर क्षेत्रासाठी वर्तमान मूल्य दराने 100% मूल्य दर = 12100/- 2.174 चौ. मीटर क्षेत्रासाठी मूल्यकर = 2.174 * 12100 = 26305400/- जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य = 26305400 + 0 = Rs.26305400/-		

Printed: Filed:

पवकल-२
२६९९ २०१९
१/३०



CHALLAN					
MLR Form Number - 6					
GRN NUMBER	MH000430241201920R		HARL ODL	Form ID	Date 11-04-2019
Department	IGR		Payee Details		
Receipt Type	RE		Dept. ID (If Any)		
Office Name	IGR147-PNL2 PANVEL 2 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-ADQPS98241	
Year	Period: From 11/04/2019 To 31/03/2019		Full Name	MS SANKALP REALTY	
Object	Amount in Rs.	Flat/Block No.	PLOT NO-59 SECTOR 5A		
0030046401-75	1316000.00	Road/Street, Area/Locality	KARANJADE TAL PANVEL		
0030062301-70	30000.00	Town/ City	DIST		
	0.00	District			
	0.00	PIN	4 1 10		
	0.00	Remarks (If Any)	पवेल-2		
	0.00		28/3/2019		
	0.00		3/30		
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
Total	1346000.00	Rupees: Thirteen Lakhs	Amount in words Forty Six Thousand and 00/100		
Payment Details: IDBI NetBanking		FOR USE IN RECEIVING BANK			
Payment ID 210660904		Bank CIN No. 69101572069040500309			
Cheque- DD Details:		Date 11-04-2019			
Cheque- DD No.		Bank-Branch			
Name of Bank IDBI BANK		Scroll No.			
Name of Branch					



M/S. CONCRETE ENTERPRISES
Mangra *Lashit*
PARTNER

M/S. CONCRETE ENTERPRISES
Neelish Karat *S.P. Bhatnagar*
PARTNER

M/S. CONCRETE ENTERPRISES
H.P. Kothari
PARTNER

SANKALP REALTY
Puneet
PARTNER

Data of Bank Receipt for GRN MH000430241201920R
Bank - IDBI BANK

Bank/Branch
 Pmt Txn Id 210660904 Simple Receipt
 Pmt DtTime 11/04/2019 21:24:21 Print DtTime
 CrtianIdNo 59103332019041250030 GRN GRN MH000430241201920R
 District 1301 / RAIGAD GRN Date 12/04/2019 13:50:25
 Office Name IGR147 / PNL2_PANVEL-2 JOINT SUB REGISTRAR

StDuty Schm 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt Rs 13,15,000.00/- (Rs Thirteen Lakh Sixteen Thousand Fivepees Only)

RgnFee Schm 0030063301-70 / Registration Fee
 RgnFee Amt Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

पत्र-२
 २०१९
 १/३०

Article B25
 Prop Mvblty immovable Consideration 58,000.00/-
 Prop Descr PLOT NO 59 SECTOR SAKARANWADE TAL PANVEL DIST RAIGAD
 Maharashtra
 410208
 Duty Payer PAN-AQQFS9624F MS SANKALP REALTY
 Other Party PAN-AAIFC7107L CONCRETE ENTERPRISES



Bank Scrip No 100
 Bank Scrip Date 15/04/2019
 BBK Credit Date
 Mobile Number 919320381010
 ₹ 1346000.00



सह दुव्यम निवेद्यक वर्ग-२
 (पत्रवेद-२)

Channel Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(S)353-4691	0000251135201920	12/04/2019-20:07:34	IGR147	30000.00
2	(S)353-4691	0000251135201920	12/04/2019-20:07:34	IGR147	1315000.00
Total Defacement Amount					13,45,000.00

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1204201909987	Date 12/04/2019
Received from MS SANKALP REALTY, Mobile number 9320381010, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 12/04/2019
Bank CIN 10004152019041208538	REF No. 210803269
This is computer generated receipt, hence no signature is required.	

S.P. Bhatnagar
Ketan Karat
Abhrajit
AB Khatke

पवल-२	
०६०९	२०१९
७/३०	





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

Receipt of Document Handling Charges

PRN 1204201909987

Receipt Date 12/04/2019

Received from MS SANKALP REALTY, Mobile number 9320381010, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 4691 dated 12/04/2019 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name IBKL

Payment Date 12/04/2019

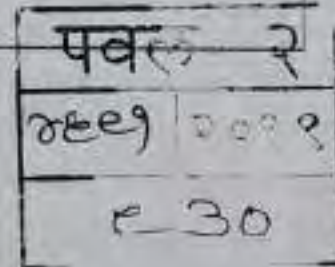
Bank CIN 10004152019041208538

REF No. 210803269

Deface No 1204201909987D

Deface Date 12/04/2019

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



TRIPARTITE AGREEMENT

THIS AGREEMENT made and entered at Navi Mumbai, on this 12th day of April, 2019 BY AND BETWEEN CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED a company duly incorporated under the Companies Act, 1956, having its Registered office at Nirmal 2nd floor, Nanman Point, Mumbai - 400 021, hereinafter referred to as "the CORPORATION" (which expression shall where the context so admits, be deemed to mean and include its successors and permitted assigns or assignees) of the First Part

AND

M/s. Concrete Enterprises Through its Partners 1. Mr. Manoj Nandlal Mundra (H.U.F.) 2. Mr. Girish Jagdish Kasat, 3. Smt. Neetu Girish Kasat, 4. Mr. Sheetal Panalal Bantia (H.U.F.) 5. MR. Ashok Pukhraj Kotariya 6. Mr. Harakchand Pukhraj Kotariya adult of Indian Inhabitant, having address At - Kapad Bazaar, Panvel, Tal- Panvel, Dist Raigad 410 209, hereinafter referred to as "the Present LICENSEE" (which expression shall where the context so admits, be deemed to mean and include their heirs, executors, administrators and assigns) of the Second Part

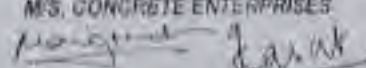
AND

M/s. Sankalp Realty Through its Partners 1. Mr. Kirit Jankhadas Bhayani 2. Mr. Nikunj Rameshbhai Thakkar 3. Mr. Atul Namdeo Bhagat 4. Mr. Omkar Yashwant Hudar 5. Mrs. Bhavna Bhavin Gadhiya adult of Indian Inhabitant, having address At Ravi Rachna, Shop No.2, Plot No. 19, Sector 25, Kamothe, Navi Mumbai 410 209, hereinafter referred to as "the SUBSEQUENT NEW LICENSEES" (which expression shall where the context so admits, be deemed to include the partner /partners for the time being of the said firm, the survivor/survivors of them, the heirs, executors, administrators of the last surviving partner and/or his/her/their assigns) of the THIRD PART

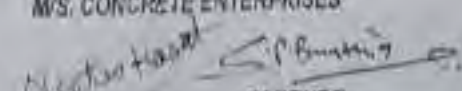
WHEREAS by an Agreement to Lease made at CBD, dated 07.05.2012 executed by the Corporation of the one part in favour of the Original Licensee


Estate Office (12.5%)
CITY & INDUSTRIAL DEVELOPMENT CORPORATION
1001, CBD - B, Navi Mumbai, 400614.

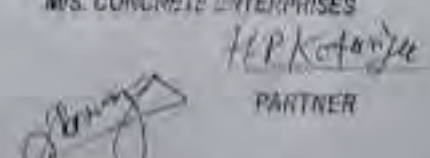
M/S. CONCRETE ENTERPRISES


PARTNER

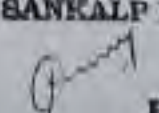
M/S. CONCRETE ENTERPRISES


PARTNER

M/S. CONCRETE ENTERPRISES


PARTNER

SANKALP REALTY


PARTNER

herein, therein referred to as the Licensee of the other part (hereinafter referred to as "the said Agreement"), the Corporation agreed to grant a lease to the Original Licensee herein, and the Original Licensee agreed to accept Lease of Land of 12.5% Scheme Plot No.59 Sector No.5A, situated at Karanjade, admeasuring 2899.42 sq.mtrs., and the said Agreement was duly registered vide Registration Receipt No.6117, Document No.PVL1-05732-2012, dated 08.05.2012,

AND WHEREAS the Original Licensee paid to the Corporation premium of Rs.58,000/- (Rupees Fifty Eight Thousand Only) the Corporation delivered the possession of the said Plot to the Original Licensee in pursuance of the said Agreement.

AND WHEREAS 1st Tripartite Agreement made at CBD-Belapur Navi Mumbai on 06.07.2012 between Lessor the one part and Smt. Kamal Dattu Madhavi and Smt. Nalini Nagesh More Original Licensee of the second part and Mrs. Evergreen Associates Through its Partners 1. Mr. Vilas Madanlal Kothari

पवल-२
२८९
१२/२०

2. Mr. Nitin Chandrakant Munoth 3. Mr. Bipin Chandrakant Munoth New Licensee of the third part, and transferred rights, interest and benefits in Plot No.59 Sector No.5A situated at Karanjade, admeasuring 2899.42 sq.mtrs., to Present Licensee M/s. Evergreen Associates the Original Licensee had transferred and assigned, leasehold rights and interest in/benefits upon the terms and conditions contained in the tripartite agreement dated 06.07.2012 and the same was duly registered vide Registration Receipt No.7300 Document No.PVL3-07148-2012, Dated 11/07/2012.



AND WHEREAS 2nd Tripartite Agreement made at CBD-Belapur Navi Mumbai on 21.08.2013 between Lessor the one part M/s. Evergreen Associates Through its Partners 1. Mr. Vilas Madanlal Kothari 2. Mr. Nitin Chandrakant Munoth 3. Mr. Bipin Chandrakant Munoth Present Licensee of the second part and M/s. Concrete Enterprises Through its Partners 1. Mr. Manoj Nandlal Mundra (H.U.F.) 2. Mr. Girish Jagdish Kasat, 3. Smt. Neetu Girish Kasat, 4. Mr. Sheetal Panalal Banthia (H.U.F.) 5. MR. Ashok Pukhraj Kotariya 6. Mr. Harakchand Pukhraj Kotariya New Subsequent

M/S. CONCRETE ENTERPRISES

Manoj Mundra

Kasat

PARTNER

M/S. CONCRETE ENTERPRISES

Neetu Kasat

S. P. Banthia

PARTNER

M/S. CONCRETE ENTERPRISES

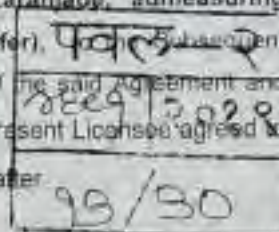
BANKALP

Estate Office (12.5%)
CIDCO Ltd. CO Bhavan,
1st Floor, Belapur,
Navi Mumbai

H. P. Kotariya

Licensee of the third part and transferred rights, interest and benefits in Plot No. 59 Sector No.5A situated at Karanjade, admeasuring 2899.42 sq.mtrs., to Present Licensee M/s. Concrete Enterprises the New Subsequent Licensee had transferred and assigned, leasehold rights and interest in/or benefits upon the terms and conditions contained in the tripartite agreement dated 21.08.2013 and the same was duly registered vide Registration Receipt No.8054 Document No.PVL4-7797-2013, Dated 30/07/2013.

AND WHEREAS the Present Licensee M/s. Concrete Enterprises Through its Partners 1. Mr. Manoj Nandlal Mundra (H.U.F.) 2. Mr. Girish Jagdish Kasat, 3. Smt. Neetu Girish Kasat, 4. Mr. Sheetal Panalal Banthia (H.U.F.) 5. MR. Ashok Pukhraj Kotariya 6. Mr. Harakchand Pukhraj Kotariya requested the Corporation to grant to it the permission to transfer and assign its rights and interest in or benefits under the said Agreement pertaining to the said Plot No.59 Sector No.5A situated at Karanjade, admeasuring 2899.42 sq.mtrs., (50% Undivided Share Transfer), to the Subsequent New Licensee in accordance with the conditions of the said Agreement and the Corporation having granted permission to the Present Licensee agreed to do so on the terms and conditions appearing hereinafter.



AND WHEREAS the Present Licensee requested the Corporation to grant to it the permission to transfer and assign its rights and interest in or benefits under the said Agreement pertaining to the said Plot No.59 Sector No.5A situated at Karanjade, admeasuring 2899.42 sq.mtrs., (50% Undivided Share Transfer), to the Subsequent New Licensee in accordance with the conditions of the said Agreement and the Corporation having granted permission to the Present Licensee agreed to do so on the terms and conditions appearing hereinafter.



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

- 1 The Corporation shall, in pursuance of the said Agreement and in consideration of the permission contained therein, grant lease of the said

[Signature]
Estate Officer (12.5%)
DCO L18 CIDCO Bhamburda,
1st Floor, CBD - Belapur,
Navi Mumbai 400614.

[Signature]
PARTNER

M/S. CONCRETE ENTERPRISES

[Signature]
PARTNER

M/S. CONCRETE ENTERPRISES

[Signature]
PARTNER

SANKALP REALTY

[Signature]
PARTNER

Plot No.59 Sector No.5A situated at Karanjade, admeasuring 2899.42 sq.mtrs., (50% Undivided Share Transfer), area, to the New Licensees.

2. The Subsequent New Licensees shall be substituted for the Original Licensee in the said Agreement and shall have all the rights, obligations, liabilities, benefits and equities accordingly there under.
3. The Present Licensee relinquish and release all his rights, title benefits interests claims or demands whatsoever in the said Agreement and discharges the Corporation from all obligations or liabilities required to be performed to them by the Corporation under the said Agreement.
4. The Subsequent New Licensee unconditionally agree to pay the additional lease premium of the land, which will be increased in the event land acquisition reference is allowed by the court or the Special Land Acquisition Officer makes any enhancement of compensation in pursuance to the claims submitted under section 18 or 28 (a) of the Land Acquisition Act, since the lease premium at the time of agreement to lease has been worked out on the basis of compensation awarded by the concerned Special Land Acquisition Officer under section 11 of the Land Acquisition Act, 1894. The said additional payment will be made immediately within 15 days from the date of receipt of demand notice by the lessor, failure to pay this additional lease premium, the Lessor is entitled to determine the lease and resume the land along with the structure standing thereon without any compensation.

पवल-२	
२२९	२०२८
१४/३०	



The Original Licensee indemnify and save harmless the Corporation against any loss or damage that may be caused to the Corporation in consequence of this Agreement or the permission granted to it as aforesaid.

The stamp duty payable under this Tripartite Agreement shall be borne and paid by the Present Licensee wholly and exclusively.

M/S. CONCRETE ENTERPRISES

Manjamma *Kasbi*

PARTNER

M/S. CONCRETE ENTERPRISES

Neetu Kasbi

Sr. Bannik

PARTNER

M/S. CONCRETE ENTERPRISES

H.P. Kotariya

PARTNER

Estate Officer (12.5%)
CIDCO Ltd. CIDCO Bhavan
1st Floor, 3D - Belapur,
Navi Mumbai 400614

BANKALP

PART

पवल-२
28/09/2018
7/1/30

7. This Tripartite Agreement is executed, subject to the pending litigation no. **R.C.S.222\2014** as also subject to order that may be passed in such a pending litigation.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST HEREINABOVE MENTIONED.
SIGNED SEALED AND DELIVERED by the



And on behalf of the **Written**
CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED

MR. Dattatray G. Chavhan
ESTATE OFFICER (12.5%)

Estate Officer (12.5%)
CIDCO Ltd. CIDCO
1st Floor, CBD - Bldg
Navi Mumbai 400614

In the presence of

1 MR. G. G. Madhavi

2 MR. S. J. Koli

SIGNED SEALED AND DELIVERED by the
Present LICENSEE

M/s. Concrete Enterprises Through its Partners

1. Mr. Manoj Nandlal Mundra (H.U.F.)

M/S. CONCRETE ENTERPRISES

2. Mr. Girish Jagdish Kasat,

PARTNER
M/S. CONCRETE ENTERPRISES

3. Smt. Neetu Girish Kasat,

PARTNER

4. Mr. Sheetal Panalal Banthia (H.U.F.)

M/S. CONCRETE ENTERPRISES

5. MR. Ashok Pukhraj Kotariya

PARTNER
M/S. CONCRETE ENTERPRISES

6. Mr. Harakchand Pukhraj Kotariya

In the presence of

1 MR. G. G. Madhavi

2 MR. S. J. Koli

M/S. CONCRETE ENTERPRISES

PARTNER

M/S. CONCRETE ENTERPRISES

PARTNER

M/S. CONCRETE ENTERPRISES

PARTNER



SIGNED SEALED AND DELIVERED by the
The Subsequent NEW LICENSEE
M/s. Sankalp Realty Through its Partners

1. Mr. Kirit Jamnadas Bhayani
2. Mr. Nikunj Rameshbhai Thakkar
3. Mr. Atul Namdeo Bhagat
4. Mr. Omkar Yashwant Hudar
5. Mrs. Bhavna Bhavin Gadhiya

SANKALP REALTY

PARTNER



Through its Authorized Partners
Mr. Nikunj Rameshbhai Thakkar

Vide Letter dated : 11/04/2019

In the presence of

1 MR. G. G. Madhavi

2 MR. S. J. Koli

Estate Officer (12.5%)
CIP POLI LTD. 11000 Bhavan,
1001, CBD - Belapur,
Mumbai 400634.

4905-2	
28/09	2029
30/30	

M/S. CONCRETE ENTERPRISES

PARTNER

M/S. CONCRETE ENTERPRISES

PARTNER

M/S. CONCRETE ENTERPRISES

PARTNER

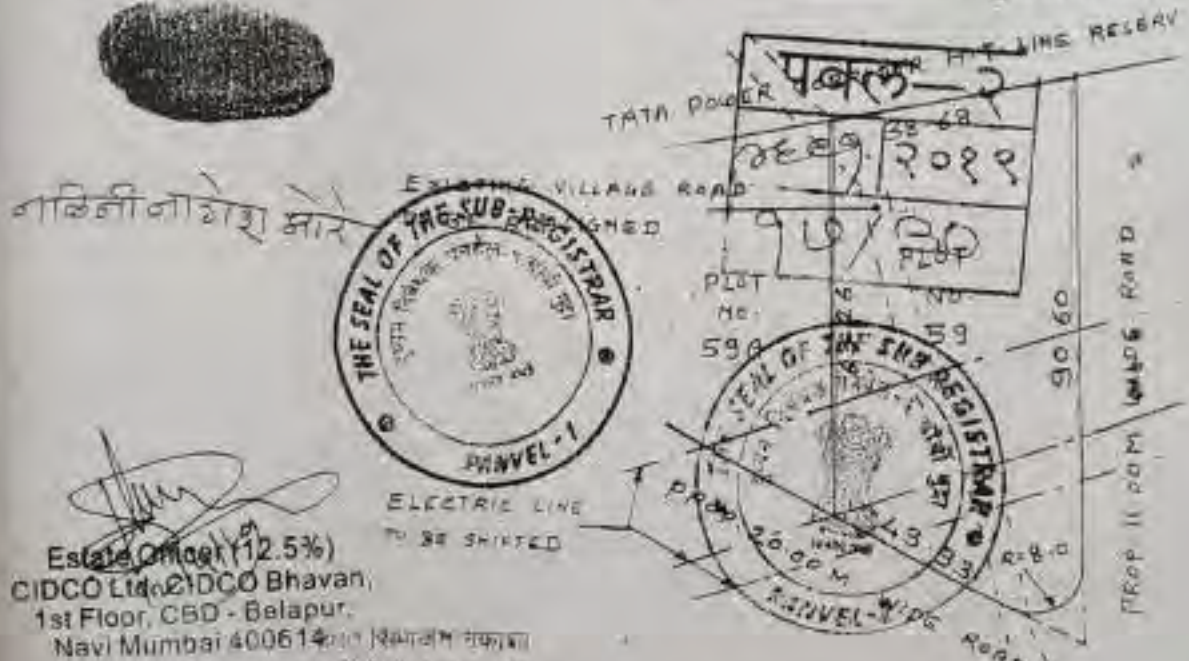


शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
 सिडको मध्य मुंबई व भूमापन विभाग सातवा मजला सी बी सी, बेलार मधील मुंबई-400 614
 क. सिडको / भू.ज. (भूमापन) ता. ५ / ५ / 2012 दिनांक / 5 / 20

सिमांकन नकाशा

गाव. आळेदे संचिका क्रमांक. 119
 भूधारकाचे नाव श्री. सतीश - कृष्ण दत्त मल्हारे व स्त्र
 नोड. ०३३ सेक्टर क्र. 5A मूखंड क्र. 59 क्षेत्रफळ 2899.42
 रवी मुई 12.5 एवढे योजनेतर्गत मोजे ०३३ तालुका पळेदे
 जिल्हा रायगड विभाग क्र. 5A मूखंड क्र. 59 चा सिमांकन न
 सदर (1) सहा भूमी व भूमापन अधिकारी (1) (2) (3) क. सिडको / भू.ज. / 1
 योजना / आळेदे / 119 दिनांक 30 / 4 / 12
 पत्रागुलार तयार करण्यात आला आहे
 मोजणी दिनांक: 5 / 2012

मूखंड क्र. 59 क्षेत्रफळ 2899.42
 मूखंडाची हद्द



Estate Officer (12.5%)
 CIDCO Ltd. CIDCO Bhavan,
 1st Floor, CBD - Belapur,
 Navi Mumbai 400614

भू. ज. निदेशनकार (12.5%)
 भू. ज. निदेशनकार (12.5%)
 भू. ज. निदेशनकार (12.5%)

MS. CONCRETE ENTERPRISES

साक्षरी ... PARTNER
 नाव ...

क्षेत्राधिकारी (भूमापन)

MS. CONCRETE ENTERPRISES

साक्षरी ... PARTNER
 नाव ...

MS. CONCRETE ENTERPRISES

प्रमाण 1: 1000
 नकाशा तयार करणार

SANKALP REALTY

PARTNER

साक्षरी ... PARTNER
 नाव ...

Tripartite Agreement Bio-Metric Data

No: 119

Village: Kalandre

Tran. No: 373

Date: 12/04/2019

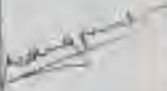
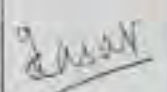
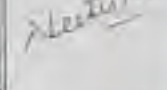
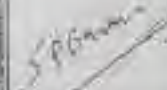
Side: Karanjade

Sector No: 5A

Plot No: 55

Area (SqM): 2895.42

Seller Details

Sr.No	Holder Details	Left Finger	Photo	Signature
1	M/s. Concrete Enterprises through its partners Mr. Manoj Nandadial Mungre (HUF)			
2	M/s. Concrete Enterprises through its partners Mr. Gish Jagdish Kasat			
3	M/s. Concrete Enterprises through its partners Mrs. Neetu Gish Kasat			
4	M/s. Concrete Enterprises through its partners Mr. Shree Parulala Banthia (HUF)			
5	M/s. Concrete Enterprises through its partners Mr. Pukhraj Kotsiya			
6	M/s. Concrete Enterprises through its partners Mr. Harakchand Pukhraj Kotsiya			

पवल-२
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१५/३०



Buyer Details

Sr. No.	Name	Left Finger	Photo	Signature
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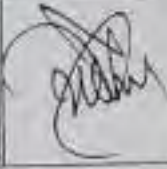
ESTATE DEPARTMENT (12.5%)
CIDCO Ltd. CIDCO Bhavan,
1st Floor, CBD - Belapur,
Navi Mumbai 400614

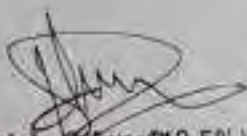
ESTATE DEPARTMENT(12.5% Scheme)

Tripartite Agreement Bio-Metric Data

Mr. Sankalp Realty Through its Five (5) Partners Through its One (1) Partner Authorised Mr. Nikunj Ramkeshbhai Thakkar At Ravi Rachalia, Shop No.2, Plot No. 19, Sector 25, Kharlohe, Navi Mumbai 410 209 Pin card - ADDPT7391K	  
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CIDCO Authority

No.	Name	Left Finger	Photo	Signature
1	Budhi Koli Designation: Clerk-Typist Department: MTS-2			


 Estate Officer (12.5%)
 CIDCO Ltd. CIDCO Bhavan,
 1st Floor, CBD - Belapur,
 Navi Mumbai 400614.

पवल-२
२६/१२/२०१९
२१/३०



21/08/2013

सूची क्र.2

मुख्य निदेशक, लघु वृद्धि परियोजना

बन क्रमांक : 7797/2013

नोडली

Regd/53m

सामान्य भाग 1) करजाडे

(1) विनिष्कास प्रकार

पराजला

(2) मोबदला

58000

(3) बाजारभावा(भाडेमदतभावा)

40708000

बाधितपट्टाकार आकारणी देता की पट्टाकार व लमुद करावे।

(4) पु. मापन, गीटहिस्सा व पराजला (अमलदार)

1) गीटहिस्सा बाधितपट्टाकार वरून, इतर बाधितों पट्टा नं. 58, नक्का नं. 51, बाजार भा. 40708000, अक्ष 2099.42 वी जीटीसी नं. 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 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613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 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Index-2(सूची - २)

(11)अनुकूल, बंद व पुन	7797/2012
(12)साकारभावाप्रमाणे मुद्रांक शुल्क	1628640
(13)साकारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक पनवेल क्र. ४

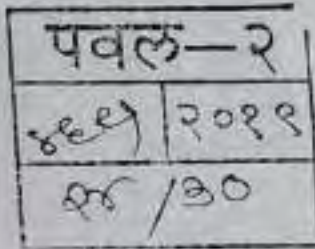


मुद्रांकनासाठी विचाराने येतलेला
नपशील :-

मुद्रांक शुल्क आकारवार्ता निवडलेला
अनुच्छेद :-

मुद्रांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही कारणवार्ता नपशील
दस्तऐवजानुसार आवश्यक नाही

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





पवेल-२
२०१९
२५/३०



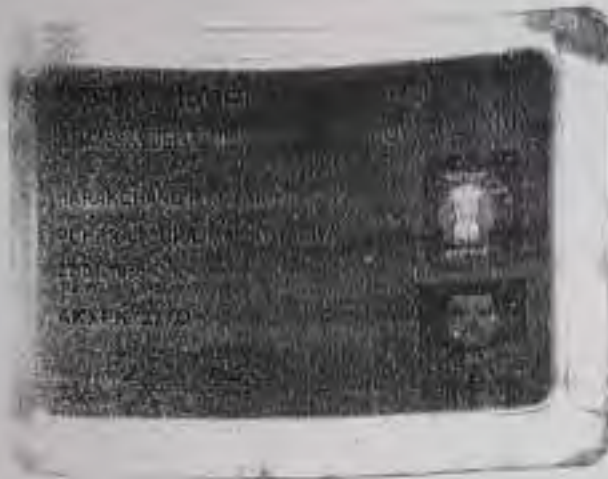
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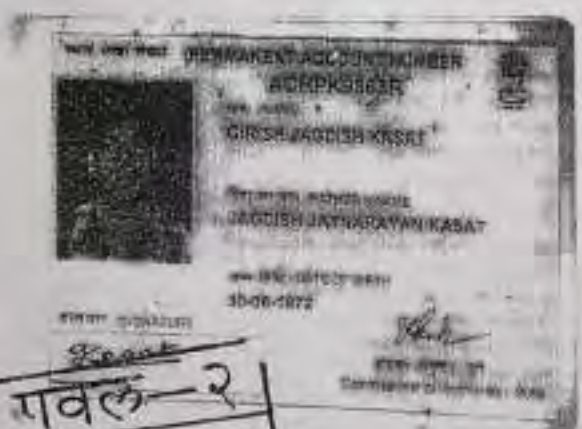
आधार - सामान्य माणसाचा अधिकार



माझे आधार, माझी ओळख



आधार - सामान्य माणसाचा अधिकार



गवळ-२
२६/२०२९
२६/३०



353/269)

मुकदमा, 12 एप्रिल 2019 6:07 म.न.

दस्तावेज नं. 1

पानल 2

21/30

दस्तावेज नं. 4691/2019

दस्तावेज नं. 4691/2019

मालकी मूल्य रु. 2,63,12,500/- मी.बा. रु. 58,000/-

भरतल सुडीक मुल्य रु. 13,16,000/-

द. नि. म. नि. पानल 2 वॉले कार्यालय

द. नं. 4691 वॉ. दि. 12-04-2019

वेळी 8:12 म.न. का. हजेरा केला

पानली 5546

पानली दिनांक 12/04/2019

मालकी कार्यालयीन बाब. से सकल दीवळीत तसे. मालीदार 1) लिपिटे जमनादास माली 2) निकुल रमेशभाई डेकर 3) अतुल नामदेव माली 4) अमकाश वसवेल हुहार 5) माकना जयिण पालिका वॉले निकुल रमेशभाई डेकर --

नौदली की

रु. 30000.00

माली कार्यालयी की

रु. 600.00

पानली संख्या 30

एकूण: 30600.00

Joint Panel 2

Joint Panel 2

दस्तावेज नं. 4691/2019

मुद्रांक शुल्क (एक) कोषालाही महानगरपालिकाच्या तहसील किंवा स्थानगत नगरपालिका कोषालाही नटक सेवकाच्या हद्दीत किंवा उप-वॉ. (दोन) मध्ये नमूद न केलेल्या कोषालाही मालकी क्षेत्रात

शिफ्ट नं. 1 12 / 04 / 2019 08 12 - 13 PM ची वेळ (माहरीकरण)

शिफ्ट नं. 2 12 / 04 / 2019 08 13 - 22 PM ची वेळ (पी)



दस्तावेज नं. 4691/2019 मालकी इत्यदी बनावट जाणवत असल्याची माहिती संपूर्ण जबाबदारी तसेच निष्पत्तीसाठी घेतली

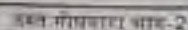
लिपिटे देकर

लिपिटे देकर

Karat

Neeha Karat

H.K. Karat



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प्रमाण क्रमांक: 4691/2019

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इस हकीकत पर 2/4691/2019

उत्पत्त्याचा प्रकार :- अंतर्गत

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प्रति सम्पोजन करने के लिए तैयारी करें। कक्षागत - यह प्रश्न पूछने वाले विद्यार्थी के नाम का पता
दिनांक 3 अक्टूबर 12/04/2019 08:27:53 PM

1999

श्रीमान् इयम् अस्मिन् विवेकीय करतलान् कीन्ते दस्तऐवज् कृतम् देनाः यथाऽस्मिन् खसतीशः शोडशवत्सः, सत्यापीः शोडशः पञ्चविंशतिः

अनु क्र. पञ्जाबराजें नाव व पत्ता

१

नाम: महेन्द्र राम मुंदोरे -
 वय: 32
 पत्ता: काशी
 पिन कोड: 400703

आवृत्ति

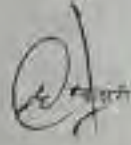
आवृत्ति/दिनांक




अनु क्र. पञ्जाबराजें नाव व पत्ता

२

नाम: अनंजय भरत महाराजवर -
 वय: 32
 पत्ता: काशी
 पिन कोड: 400703




आवृत्ति पञ्जाबराजें कडली उपलब्ध आहे

अनु क्र. पञ्जाबराजें नाव व पत्ता

पान्थला वैपार सिडको लिमिटेड स्था. कडील अस्टेट ऑफिसर टोमरा फोटे -
 प्लॉट नं. - मारठा नं. - ईमातीचे नाव - आर्कि. नं. - रोड नं. निर्मल, दूधगा मजला, मरिचक पॉईंट, मुंबई - महाराष्ट्र, मुम्बई -

दिनांक 4.4.12/04/2019 08:28:23 PM

दिनांक 5.5.12/04/2019 08:28:53 PM नॉटरी पुस्तक 1 मध्ये

Joint Signavel 2

EPayment Details

Sl. Epayment Number
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 2 MH000430241201920R

Displacement Number
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4681/2019

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३० / ३०	



प्रमाणित कागदाला येने की, सदा दस्तखत एकूण ३०

पाने जालेत, पुस्तक क्र. १
 क्रमांक ४६६९ या नोंदाला

सहा दुय्यम निमित्तक वरिष्ठ, पनवेल-२
 दिनांक १२/०४/१९