

398/12423

पावती

Original/Duplicate

Wednesday, July 05, 2023

नोंदणी क्रं. :39म

11:01 AM

Regn.:39M

पावती क्रं.: 13824

दिनांक: 05/07/2023

गावाचे नाव: भोकरपाडा

दस्तऐवजाचा अनुक्रमांक: पवल3-12423-2023

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: अमनप्रीत जतीन कायस्थ - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:20 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3.

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३.

बाजार मुल्य: रु.6879157.74 /-

मोबदला रु.8750000/-

भरलेले मुद्रांक शुल्क : रु. 525000/-

1) देयकाचा प्रकार: DHC रकम: रु.1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2106202312139 दिनांक: 05/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004710121202324E दिनांक: 05/07/2023

बँकेचे नाव व पत्ता:

Amanpreet K



06/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 12423/2023

नोंदणी :

Regn:63m

गावाचे नाव : भोकरपाडा

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	8750000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6879157.74
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र.7, दर रु 56700/- प्रती चौ.मी. सदनिका क्र.1702, 17 वा मजला, हेलीयस, स.नं. 30/2(पार्ट), 30/1बी(पार्ट), 24/1अ, 25/3(पार्ट), 29/4(पार्ट), 28/3, 28/2, 28/1, 61/1(पार्ट), 62(पार्ट), 68(पार्ट), 69(पार्ट), 74/4 बी(पार्ट), 59/1, 57/1, 57/2, 57/3बी, 58 /1ए, 58/1बी, 58/2, 54/2अ(पार्ट), 57/4, भोकरपाडा, ता.पनवेल, जि. रायगड. क्षेत्र 983 चौ.फुट कारपेट+कार पार्किंग स्पेस(पोडीयम)((Survey Number : 59/1 पार्ट व इतर ;))
(5) क्षेत्रफळ	1) 983 चौ.फूट
(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:- वेंकट नारायणन तर्फे कु. मु. म्हणून प्रकाश नटराजन -- वय:-59; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1159 एरॉफील्ड वेह सेन रोमन सी ए ९४५८२ युनायटेड स्टेट्स ऑफ अमेरिका , ब्लॉक नं: सदनिका क्र.1702 , 17 वा मजला, हेलीयस, मोजे भोकरपाडा, ता.पनवेल, जि. रायगड, रोड नं: PAN NO.ACFPN1351G, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:- 2): नाव:- नैत्रा मुरली क्रिष्णन तर्फे कु. मु. म्हणून प्रकाश नटराजन -- वय:-59; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1159 एरॉफील्ड वेह सेन रोमन सी ए ९४५८२ युनायटेड स्टेट्स ऑफ अमेरिका , ब्लॉक नं: सदनिका क्र.1702 , 17 वा मजला, हेलीयस, मोजे भोकरपाडा, ता.पनवेल, जि. रायगड, रोड नं: PAN NO. AOUPM0727P, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अमनप्रीत जतीन कायस्थ -- वय:-34; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्री मंगल अपार्टमेंट रूम नं 2 सेक्टर 17 वाशी नवी मुंबई , ब्लॉक नं: PAN NO. MIDPK0088F, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:- 2): नाव:- जतीन सुनील कायस्थ -- वय:-34; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्री मंगल अपार्टमेंट रूम नं 2 सेक्टर 17 वाशी नवी मुंबई , ब्लॉक नं: PAN NO. BPAPK9109J, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	05/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	05/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	12423/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	525000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

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

सह दुय्यम निबंधक वगैरे
पनवेल क्र. ३.





[Home](#) [Start Valuation](#)

जिल्हा:- रायगड तालुका:- पनवेल गाव/झोन:- भोकरपाडा जमिनीचा प्रकार:- Non Agriculture

Non Agriculture Rates

Property Type	बाधीव	▼
Mahapalika Area	Rural	▼
Unit of Measurement	चौ. मीटर	▼
Village comes Under Vibhag	बिनशेती जमीनी/भूखंड	▼

औद्योगिक वापर वाणिज्य वापर

First Sale Resale

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

Land Usage	निवासी सदनिका	▼
	<input checked="" type="radio"/> Built Up Area <input type="radio"/> Carpet Area	
Built Up Area	109.62	
Carpet Area		
Built up area enter by user =	109.62	

Depreciation	0 TO 2	▼
Construction Type	1-आर सी सी	▼

Calculate amount and then click on Print button.

Build Land Cost	Rule 3-4-7		
Build Land	109.62	Area	Total Cost
Construction	Depreciation	Land Rate	Cost/Unit
0	100	0	56700

Rules	Rule 17-Rule 25
New Cost/Unit(Floor Cost)	60952
Build Land Cost	6681558.24
Total Cost	6879157.74

Open Land Cost

Open Land	Original Rate :	Basic Rate	4750
No.	%	Area	New Rate Cost
1.			
2.			

Open Land Cost

Lift

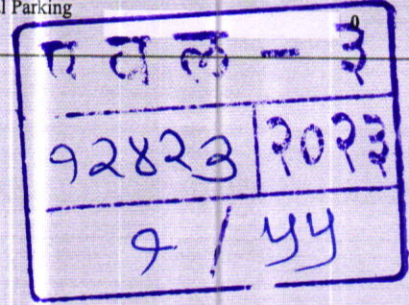
Lift Facility Yes No

Floor 11th to 20th Floor ▼

Special Banglow/Building (including Helipad, Gymnasium, Swimming I

Parking & Other Area

Open Parking		0
Covered Parking	13.94	197599.5
Terrace Attached		0
Terrace Above		0
Basement Area		0
Mezzanine Floor Area		0
Area Around		0
Ground Floor		0
Closed Balcony		0
Mechanical Parking		



[Back](#)

[Calculate](#)

[Print](#)

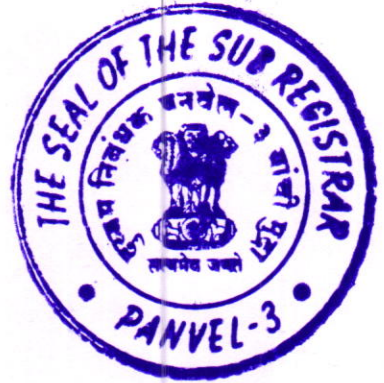
[Close](#)



सहाय्यक निबंधक कार्यालय-३,
पनवेल क्र. ३.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2106202312139	Date 21/06/2023
Received from ., Mobile number 0000000000, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 21/06/2023
Bank CIN 10004152023062111322	REF No. 317244456352
This is computer generated receipt, hence no signature is required.	

प व ल - ३
१२४२३२०२३
२/५५





CHALLAN
MTR Form Number-6



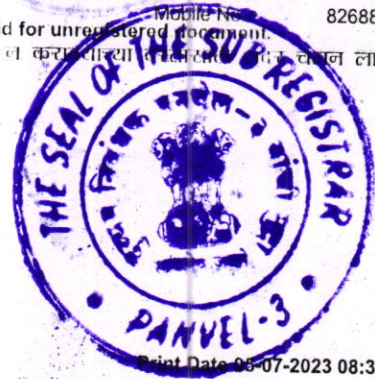
GRN	MH004710121202324E	BARCODE			Date	05/07/2023-08:30:59	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	MIDPK0088F			
Location	RAIGAD			Full Name	AMANPREET JATIN KAYASTH AND OTHER ONE			
Year	2023-2024 One Time			Flat/Block No.	APARTMENT NO. 1702, 17TH FLOOR, HELIOS BUILDING			
Account Head Details		Amount In Rs.		Road/Street				
0030046401 Stamp Duty		525000.00		SURVEY NO. 59/1 AND OTHERS, VILLAGE BHOKARPADA				
0030063301 Registration Fee		30000.00		Area/Locality				
				TALUKA PANVEL, DISTRICT RAIGAD				
				Town/City/District				
				PIN				
				4 1 0 2 0 6				
				Remarks (If Any)				
				PAN2=ACFPN1351G~SecondPartyName=VENKA T NARAYAN AND OTHER ONE-				
				Amount In				
				Five Lakh Fifty Five Thousand Rupees Only				
Total		5,55,000.00		Words				
				3 / 55				
Payment Details			IDBI BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN	Ref. No.	69103332023070510970			2816576352
Cheque/DD No.			Bank Date	RBI Date	05/07/2023-08:32:53			Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

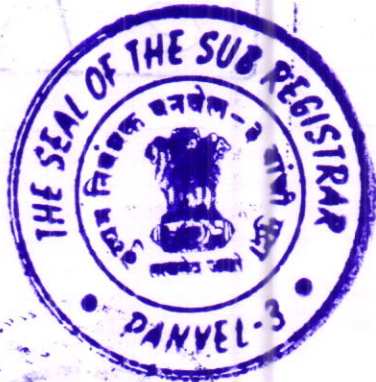
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

बंदर चलाव केवल दुराग निमित्त कार्यालय नोदणी कार्यालयाच्या दख्खाराती लागू आहे. नोदणी व कार्यालयाच्या दख्खाराती लागू आहे.

Mobile No. 8268882488



प व ल - ३	
१२४२३	२०२३
४८/५५	

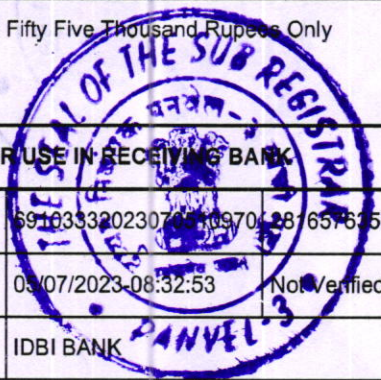
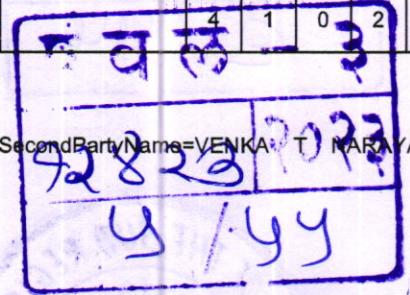
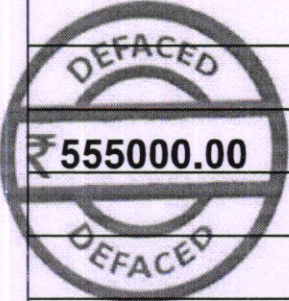




CHALLAN
MTR Form Number-6



GRN	MH004710121202324E	BARCODE			Date	05/07/2023-08:30:59	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)	MIDPK0088F				
Location	RAIGAD		Full Name	AMANPREET JATIN KAYASTH AND OTHER ONE				
Year	2023-2024 One Time		Flat/Block No.	APARTMENT NO. 1702, 17TH FLOOR, HELIOS BUILDING				
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			525000.00	Road/Street	SURVEY NO. 59/1 AND OTHERS, VILLAGE BHOKARPADA			
0030063301 Registration Fee			30000.00	Area/Locality	TALUKA PANVEL, DISTRICT RAIGAD			
				Town/City/District				
				PIN	410206			
				Remarks (If Any)	PAN2=ACFPN1351G~SecondPartyName=VENKAT NARAYAN AND OTHER ONE-			
				Amount In	Five Lakh Fifty Five Thousand Rupees Only			
Total			5,55,000.00	Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	691033320230705109701881657652			
Cheque/DD No.			Bank Date	RBI Date	05/07/2023-08:32:53 Not Verified with RBI			
Name of Bank			Bank-Branch		IDBI BANK PANVEL 3			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 8268882488
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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
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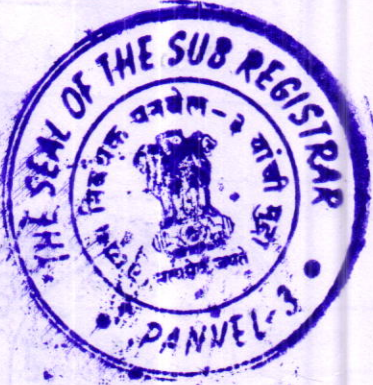
GRN : MH004710121202324E Amount : 5,55,000.00

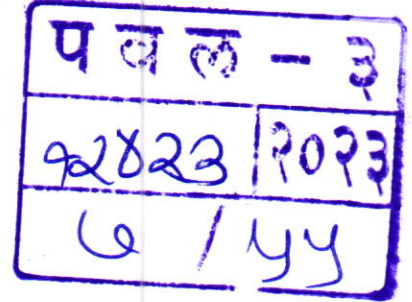
Bank : IDBI BANK

Date : 05/07/2023-08:30:59

1	(IS)-398-12423	0002406337202324	05/07/2023-11:01:02	IGR148	30000.00
2	(IS)-398-12423	0002406337202324	05/07/2023-11:01:02	IGR148	525000.00
Total Defacement Amount					5,55,000.00

प व ल - ३
१२४२३/२०२३
६/५५





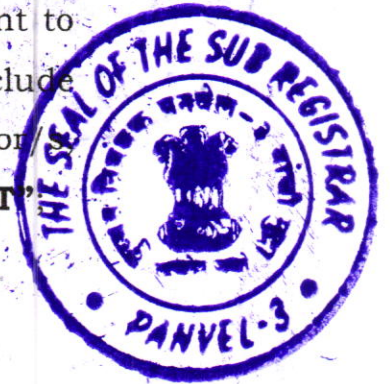
DEED OF SALE - CUM - TRANSFER

THIS DEED OF SALE-CUM-TRANSFER is made and entered into at Panvel this 05th day of JULY in the Christian Year Two Thousand Twenty Three (2023).

BETWEEN

MR. VENKAT NARAYAN (PAN: ACFPN1351G) & MRS. NAITRA MURALYKRISHNAN (PAN: AOUPM0727P), both adults & Non Resident Indians, presently residing at **1159 Arrowfield Way, San Ramon, CA 94582, United States of America** hereinafter referred to as "**THE SELLERS**" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heir/s, legal representative/s, executor/administrator/s and assignee/s) of the "**FIRST PART**"

AND



Venkatesh
(Seller 1)

Naitra
(Seller 2)

Amanpreet K
(Purchaser 1)

Keya
(Purchaser 2)

MRS. AMANPREET JATIN KAYASTH, (PAN: MIDPK0088F) & MR. JATIN SUNIL KAYASTH (PAN: BPAPK9109J), both adults & Non Resident Indians, having address at **Shree Mangal Apartment .Room No 2, Sector 17, Vashi, Navi Mumbai - 400 703** hereinafter referred to as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the meaning thereof shall mean and include their respective heir/s, representative/s, executor/s, administrator/s and assign/s) of the **"SECOND PART"**;

WHEREAS the **"THE SELLERS"** are the lawful owners, seized and possessed of and well and sufficiently entitled to the rights, title and interest in respect of **Flat No. 1702** admeasuring **983 sq. ft. carpet area** on **17th Floor** in **HELIOS** building constructed on some portion of land bearing **Survey Nos. 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2** situated in the project named as **Hiranandani Fortune City** in **Village - Bhokarpada, Taluka Panvel, District Raigad** with **one covered car parking** (hereinafter for the sake of brevity referred to as **"THE SAID FLAT"** and is more particularly described in the Schedule mentioned hereunder).



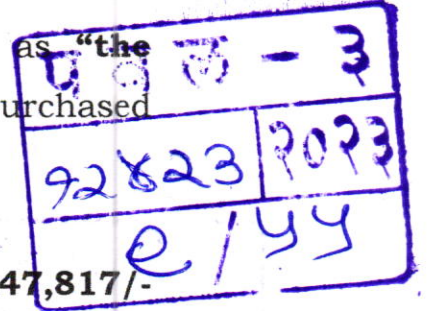
Pentakar
(Seller 1)

Nantay
(Seller 2)

Amanpreet
(Purchaser 1)

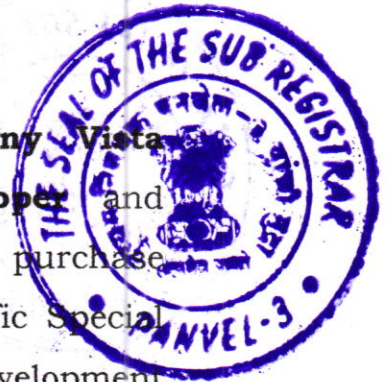
Jayasth
(Purchaser 2)

WHEREAS By an Agreement for Sale dated 7th **September 2011**, with the Office of the Sub-Registrar of Assurances, **Panvel No - 1** under serial number **PVL - 1 - 11507 - 2011** made by and between **SUNNY VISTA REALTORS PRIVATE LIMITED** (therein referred to as "**the Developer**") of the first part, and **MR. VENKAT NARAYAN AND MRS. NAITRA MURALYKRISHNAN** "**THE SELLERS**" herein (therein referred to as "**the Allottee**") of the other part, "**THE SELLERS**" purchased "**THE SAID FLAT**".



WHEREAS "THE SELLERS" have paid **Rs. 3,47,817/-** (**Rupees Three Lakhs Forty Seven Thousand Eight Hundred Seventeen Only**) as stamp duty in respect of "**THE SAID FLAT**" under the said agreement for sale and acquired "**THE SAID FLAT**" on ownership basis, more particularly described in the schedule mentioned hereunder, on such terms and conditions recorded in the said agreement for sale.

WHEREAS, on Application made by **Sunny Vista Realtors Pvt Ltd** (the erstwhile Developer) and hereinafter referred to as "**SVRPL**") to purchase agricultural land for setting up Sector Specific Special Economic Zone for Services Sector, the Development Commissioner (Industries), Government of Maharashtra, under Section 63-1A of the Bombay Tenancy & Agricultural Lands Act, 1948 (BTAL Act), had granted



P. Venkat
(Seller 1)

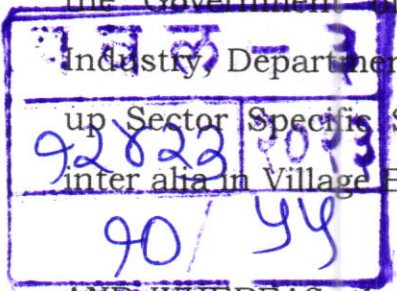
Naitra
(Seller 2)

Amarpreeth
(Purchaser 1)

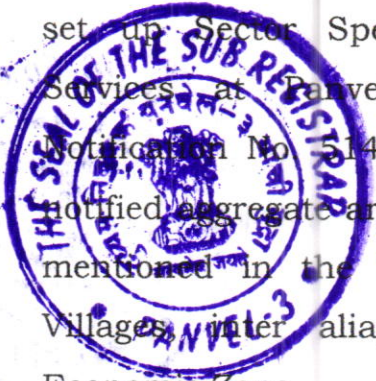
Kayash
(Purchaser 2)

permission dated 17th October 2006, vide Ref. No. DI / Land / Permission / 330 / 2006 / A-31947 to SVRPL for purchasing agricultural land in Village Bhokarpada, comprising Survey Numbers and area mentioned in the list thereto annexed for setting up Sector specific Special Economic Zone for Services Sector ("Multi-Services SEZ").

AND WHEREAS, by an Application dated 16th June 2007, **SVRPL** (the erstwhile Developer) had applied to the Government of India, Ministry of Commerce & Industry, Department of Commerce (SEZ Section), to set up Sector Specific Special Economic Zone for Services inter alia in Village Bhokarpada.



AND WHEREAS, the Government of India vide its Order No. F2/284/2006-SEZ dated 15th October 2007 had granted approval to SVRPL (the erstwhile Developer) to set up Sector Specific Special Economic Zone for Services at Panvel, District Raigad, and by its Notification No. 514(A) dated 19th February 2009 had notified aggregate area admeasuring 139.83 Hectares as mentioned in the Table to the said Notification in Villages inter alia, Village Bhokarpada as Special Economic Zone.



AND WHEREAS, the Government of Maharashtra, Urban Development Department, in exercise of its powers

Pentak
(Seller 1)

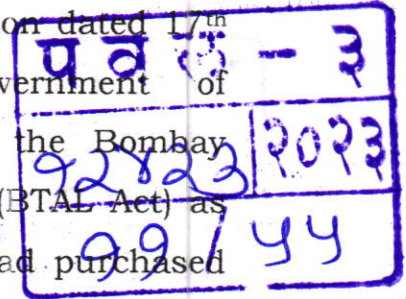
Naito
(Seller 2)

Amarpreetk
(Purchaser 1)

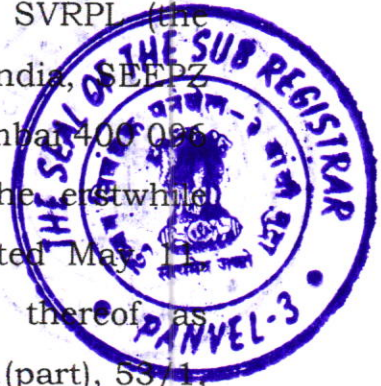
Kayash
(Purchaser 2)

under Section 40 (1B) of the Maharashtra Regional Town Planning Act, 1966 (MRTP Act) had appointed Maharashtra Industrial Development Corporation (MIDC) as the Special Planning Authority for setting up Sector Specific Special Economic Zone at Villages, inter alia, Village Bhokarpada, Taluka Panvel, as notified by the Government of India.

AND WHEREAS, pursuant to the Permission dated 17th October 2006 granted by the Government of Maharashtra, under Section 63-1-A of the Bombay Tenancy & Agricultural Lands Act, 1948 (BTAL Act) as above, SVRPL (the erstwhile Developer) had purchased all that pieces and parcels of land in Village Bhokarpada and were seized and possessed of and/or otherwise well and sufficiently entitled thereto (hereinafter referred "Bhokarpada Land").



AND WHEREAS, on application made by SVRPL (the erstwhile Developer), the Government of India, SEEPZ Special Economic Zone, Andheri (East), Mumbai-400 086 had approved the proposal of SVRPL (the erstwhile Developer) and granted its permission dated May 11, 2009 for demarcation of land for use thereof as Processing Area comprising Survey Nos. 5/1(part), 53/1, 52, 51, 35, 37 etc. as indicated in Annexure-"A" attached thereto, admeasuring 69.92 Hectares, and Non Processing Area comprising Survey Nos.5/1(part),



Pentak
(Seller 1)

Naibaj
(Seller 2)

Amanpreet K
(Purchaser 1)

Kayasth
(Purchaser 2)

54/1(part), 46/1, 48/18, 47/5 etc. as indicated in Annexure-A attached thereto, admeasuring 69.91 Hectares, thus aggregating 139.83 Hectares, inter alia comprised in Village Bhokarpada.

AND WHEREAS, out of the total area sanctioned for the development of the processing and non-processing zones as above, SVRPL (the erstwhile Developer) earmarked processing area admeasuring 14.58 Hectares and non-processing area admeasuring 14.58 Hectares and has developed / constructed multi-storied residential buildings / towers in the non-processing zone, on the land admeasuring 14.58 Hectares earmarked for the non-processing area forming part of the Bhokarpada Land description of the same is more particularly described in the First Schedule and hereinafter referred to as "the said Land".

AND WHEREAS, MOEF, Government of India, vide letter No. 21-942/2007-1A.III dated 08th October 2008 granted Environmental Clearance in respect of the said Land.

AND WHEREAS, the Maharashtra Pollution Control Board by its letter dated 20th June 2009 granted permission for construction of Multi Services SEZ & Residential Township Project, inter alia, on the said Land, including utilities of Multi- Services SEZ and Residential Township Project, subject to the conditions

Penkate

(Seller 1)

Naik

(Seller 2)

Amanpreet

(Purchaser 1)

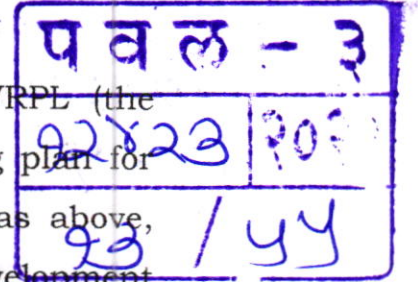
Jayash

(Purchaser 2)

mentioned therein under Water (Prevention Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, and HW (M&H) & Amendment Rules 2003.

AND WHEREAS, the Director of Town Planning, Government of Maharashtra, by its Notification dated 22nd June, 2010 accorded its sanction to the planning proposals for development of processing and non-processing area under Phase I.

AND WHEREAS, pursuant to the above, SVRPL (the erstwhile Developer) had submitted a building plan for the construction of the residential buildings as above, with permissible FSI in terms of the Development Control Regulations of MIDC and the building plans were approved by MIDC on 13th October 2010.





AND WHEREAS, SVRPL (the erstwhile Developer) had proposed to change the name of Building and the same was accorded by MIDC vide letter dated 25th July 2010.


AND WHEREAS, SVRPL (the erstwhile Developer) had submitted a revised building plan and the same was approved by MIDC vide letter dated 25th July 2012.




AND WHEREAS, pursuant to the e-Auction Sale Notice dated 19th August, 2014 published in Hindustan Times


(Seller 1)


(Seller 2)


(Purchaser 1)



(Purchaser 2)

on 20th August, 2014, Punjab National Bank (PNB) conducted e- Auction of its Secured assets/property, which was mortgaged to Punjab National Bank (PNB) by SVRPL, under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and Rules made thereunder. **Persipina Developers Private Limited**, the Developer herein, has purchased the said secured assets/property from PNB on 24th September, 2014 under e-Auction.

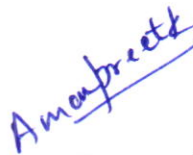
AND WHEREAS Punjab National Bank issued a letter dated 26th September, 2014 acknowledging and confirming purchase of the secured assets/Property by **Persipina Developers Private Limited** - the Developer herein, as the successful bidder under the said e-Auction.

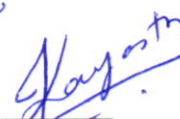
AND WHEREAS Pursuant to the sale, Punjab National Bank (PNB) issued the Sale Certificate dated 30th October 2014 in favour of **Persipina Developers Private Limited** conveying the title of property, as advertised, in the project (Land alongwith the structures therein), Copy of the Sale Certificate is annexed hereto.

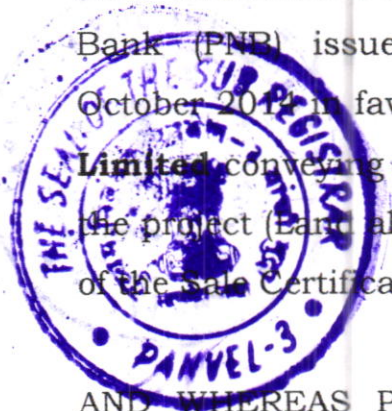
AND WHEREAS Persipina Developers Private Limited has acquired the said property, being land, alongwith the buildings/structures standing thereon (including the


(Seller 1)


(Seller 2)


(Purchaser 1)

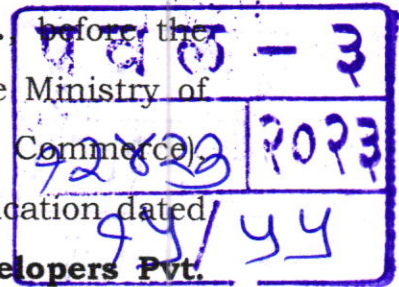

(Purchaser 2)



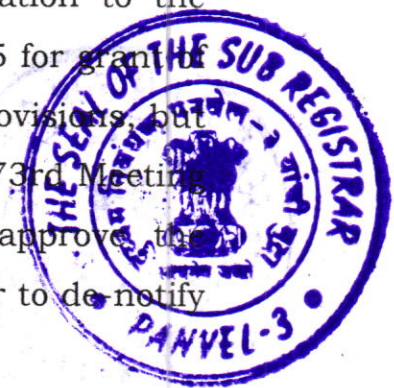
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building in which said Flat is situated), developed/constructed by SUNNY VISTA REALTORS PRIVATE LIMITED for which it had obtained the required permission, approvals and sanctions from the concerned authorities including from MIDC.

AND WHEREAS Subsequent to the acquiring of the said Property, under the SARFAESI Act, the Developer made an application for change of name of the developer, from **SVRPL** to **Persipina Developers Pvt. Ltd.** before the concerned authority and consequently, The Ministry of Commerce and Industry (Department of Commerce), Government of India issued a Gazette Notification dated 21st April 2016 recognizing **Persipina Developers Pvt. Ltd.** as the "**Developer**" for the herein mentioned development, under the SEZ Act, 2005.



AND WHEREAS The Developer, considering the best interest of all concerned, made an application to the Board of Approval, under the SEZ Act, 2005 for grant of Dual Use Permission, under the relevant provisions, but the Board of Approval, vide Minutes of the 73rd Meeting held on 9th November, 2015, did not approve the proposal and instead, directed the Developer to de-notify the area in the Non-Processing Zone.



AND WHEREAS Pursuant to the direction of BOA the Developer has applied for De-notification of the Non-

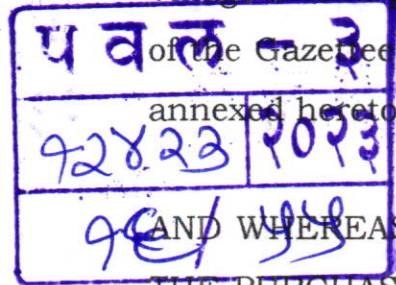
Pankaj
(Seller 1)

Naity
(Seller 2)

Amarpreet K
(Purchaser 1)

Jayath
(Purchaser 2)

Processing Zone, to the Office of the Development Commissioner, SEEPZ Special Economic Zone, Government of India, Ministry of Commerce and Industry, on 30th January 2017. Ministry of Commerce and Industry on 19th January, 2019 issued a Gazette Notification No. 249 and Notification No. 356(E) dated 17th January 2019 in favour of Persipina Developers Pvt. Ltd. de-notifying an area admeasuring 134.79 Hectares at Villages Talegaon and Panshil, Taluka Khalapur and Village Bhokarpada, Taluka Panvel District Raigad. Copy



of the Gazette Notification dated 19th January, 2019 is annexed hereto.

AND WHEREAS Further the Developer in the interest of THE PURCHASER and for the said Land applied for the permission of Integrated Township Project (ITP) of the said Land and the said Project Land to the Principal Secretary, Government of Maharashtra on 03-02-2017. Urban Development Department issued Locational Clearance No. TPS 1717/240/C.R.73/17/UD-12 dated 30th December 2017 in favour of Developer with respect to 169.72 Hectares of Village Barvai, Bhokarpada, Taluka Panvel, District Raigad and Village Panshil, Talegaon, Taluka Khalapur, District Raigad and further process of ITP is underway by the Developer.

AND WHEREAS The Developer has received De-notification Order from the concerned authorities in respect of the said Land.

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Naity
(Seller 2)

Amaypratek
(Purchaser 1)

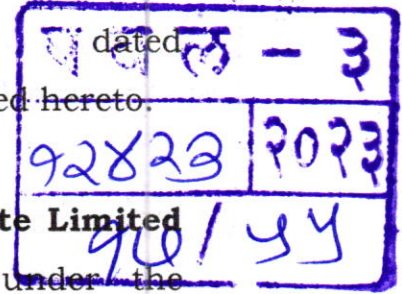
Kayash
(Purchaser 2)

AND WHEREAS The Developer in its own right is seized, possessed and otherwise entitled to the said Land along with the buildings / structures standing on the same, including 9 (Nine) residential buildings, which also includes building known as 'HELIOS'.

AND WHEREAS the **Developer** has constructed the building as per the approved plan and the building "**HELIOS**" is ready, and the Occupancy Certificate has been granted bearing number **Ref No.**

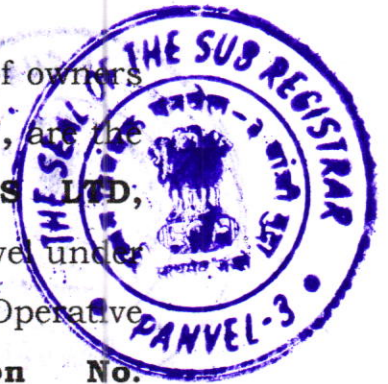
MIDC/RO/Thane-1/OC/3360/2019

18/07/2019. Occupancy Certificate is annexed hereto.



WHEREAS The Persipina Developers Private Limited have registered the "**HELIOS**" building under the provision of the RERA ACT, 2016, with the Real Estate Regulatory Authority at Mumbai bearing No. **P52000000261**. Authenticated copy is attached hereto.

WHEREAS "THE SELLERS" herein by virtue of owners and in capacity of owners of "**THE SAID FLAT**", are the lawful bonafide members of **Helios C.H.S. LTD**, registered with Dy. Registrar of Societies at Panvel under the provisions of The Maharashtra Co-Operative Societies Act, 1960, vide **Registration No.**



RGD/PWL/HSG(TC)/4881/2021-2022/Year - 2022 dated **8th February 2022** hereinafter referred to as the "**SAID SOCIETY**".

Pentara
(Seller 1)

Naik
(Seller 2)

Amarpreet K
(Purchaser 1)

Jayashree
(Purchaser 2)

WHEREAS The **"SAID SOCIETY"** has not issued the share certificate of the **"THE SAID FLAT"** yet.

WHEREAS "THE SELLER" by virtue of the said Agreement for Sale dated **7th September 2011** and under the terms and conditions stipulated therein have paid the entire consideration thereof and there is nothing due and payable by **"THE SELLERS"** under the said Agreement for Sale dated **7th September 2011**.

पवल - 3
WHEREAS The **Persipina Developers Private Limited** have handed over possession of the **"THE SAID FLAT"** to **"THE SELLERS"** and issued handover letter as attached hereto. **"THE SELLERS"** became the sole, absolute and exclusive owners, fully seized, possessed of **"THE SAID FLAT"** and well and sufficiently entitled to ownership of on what is called **"ON OWNERSHIP BASIS"**

WHEREAS no person/s other than **"THE SELLERS"** has/have any claim, share, right, title or interest in any portion of **"THE SAID FLAT"**

WHEREAS "THE SAID FLAT" is free from any other kind of litigation, claim or dispute of any kind or any court case or legal issues pertaining to ownership of **"THE SAID FLAT"**

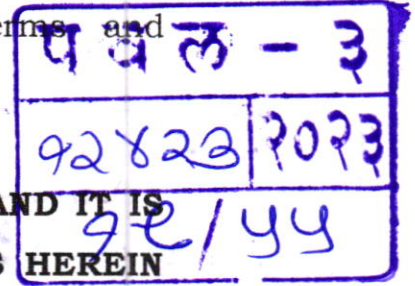
Pankaj
 (Seller 1)

Neelaj
 (Seller 2)

Amanpreet K
 (Purchaser 1)

Kayash
 (Purchaser 2)

AND WHEREAS "THE SELLERS" are absolutely seized and possessed off and well and sufficiently entitled to **"THE SAID FLAT"** AND WHEREAS **"THE SELLERS"** have represented to the **"THE PURCHASERS"** that they have been holding **"THE SAID FLAT"** as stated hereinabove till date and they are desirous of disposing off their rights, title and interest in **"THE SAID FLAT"** and **"THE PURCHASERS"** herein have agreed to acquire all the rights, title and interest of **"THE SELLERS"** in **"THE SAID FLAT"** on the following terms and conditions:-



NOW THIS UNDERSTANDING WITNESSTH AND IT IS AGREED BY AND BETWEEN THE PARTIES HEREIN

AS FOLLOWS:

1. **"THE SELLERS"** have asked **"THE PURCHASERS"** to make **50%** of the payment towards Full and Final Consideration in favor of **MR. VENKAT NARAYAN** and the remaining **50%** of the payment towards Full and Final Consideration in favor of **MRS. NAITRA MURALYKRISHNAN**.

2. **"THE SELLERS"** hereby agree to sell and transfer all their rights, title and interest that they hold in **"THE SAID FLAT"** to the benefit of **"THE PURCHASERS"** herein, for a total consideration amount of **Rs. 87,50,000/- (Rupees Eighty Seven Lakh Fifty**



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Naitra
(Seller 2)

Amarpreetk
(Purchaser 1)

Jayash
(Purchaser 2)

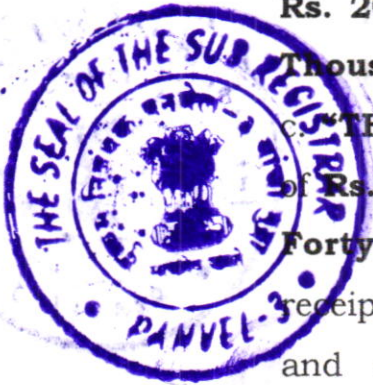
Thousand Only) paid by **"THE PURCHASERS"** to **"THE SELLERS"** as more particularly mentioned herein below;

a. **"THE PURCHASERS"** have paid an amount of **Rs. 2,00,000/- (Rupees Two Lakhs Only)** dated **9th April 2023** (payment and receipt whereof **"THE SELLERS"** hereby admit and acknowledge and acquit, release and discharge **THE PURCHASERS** from the payment and receipt thereof and every part thereof).

b: **"THE SELLERS"**, being Non-Resident Indians, **"THE PURCHASERS"** have deducted TDS amount of **Rs. 20,02,000/- (Rupees Twenty Lakhs Two Thousand Only)** as per provisions of Section 195 of the Income Tax Act, 1961. **"THE PURCHASERS"** will pay the said amount to the INCOME TAX DEPARTMENT and give an evidence of the same to **"THE SELLERS"**. The said amount of **Rs. 20,02,000/- (Rupees Twenty Lakhs Two Thousand Only)** is a part of sale consideration.

c. **"THE PURCHASERS"** have paid an amount of **Rs. 65,48,000/- (Rupees Sixty Five Lakhs Forty Eight Thousand Only)** (payment and receipt whereof **"THE SELLERS"** hereby admit and acknowledge and acquit, release and discharge **THE PURCHASERS** from the

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Cenkar
(Seller 1)

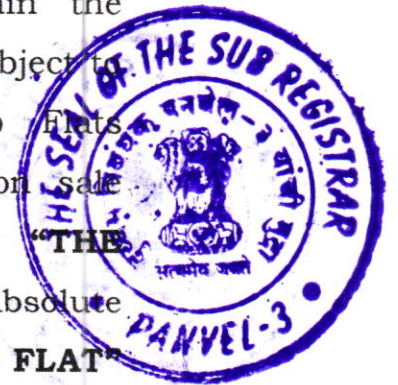
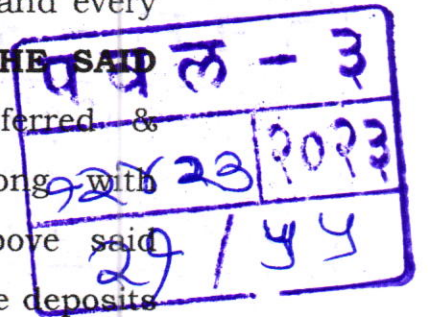
Narita
(Seller 2)

Amarpreetk
(Purchaser 1)

Kayash
(Purchaser 2)

payment and receipt thereof and every part thereof).

2) **NOW THIS INDENTURE WITNESSETH** that in consideration of sum of **Rs. 87,50,000/- (Rupees Eighty Seven Lakhs Fifty Thousand Only)** paid by **"THE PURCHASERS"** to the **"THE SELLERS"** (the receipt whereof **"THE SELLERS"** hereby admit and acknowledged and forever discharge, acquit and release **"THE PURCHASERS"** of the same and every part thereof) towards the purchase of **"THE SAID FLAT"**. **"THE SELLERS"** hereby transferred & assigned their right, title, interest along with occupancy rights arising out of the above said agreement/s mentioned herein including the deposits standing on the credit of the **"THE SELLERS"** with the **SAID SOCIETY** with the absolute right and title, to hold **"THE SAID FLAT"** hereby granted, conveyed and assigned unto **"THE PURCHASERS"** as heritable and transferable immovable property within the meaning of law for the time being in force subject to the provision of Maharashtra Ownership Flats (Regulation of the Promotion of construction, sale management and transfer) Act, 1963 and **"THE SELLERS"** have good rights, full powers and absolute authority to grant, convey assure **"THE SAID FLAT"** hereinabove expressed to be granted, conveyed, assured and assigned unto and to the use of **"THE**



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(Seller 1)

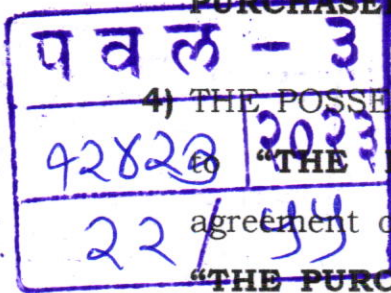
Naitik
(Seller 2)

Amanpreeth
(Purchaser 1)

Jayesh
(Purchaser 2)

PURCHASERS", their heir/s, successor/s and executor/s, administrator/s and assign/s.

- 3) **"THE SELLERS"** further agree and covenant with of **"THE PURCHASERS"** to execute all other documents and/or deeds and to do all acts, things, and deeds as may be necessary to complete and make perfect the title of **"THE PURCHASERS"** in respect of **"THE SAID FLAT"** at the cost and expenses of **"THE PURCHASERS"**.



- 4) THE POSSESSION of **"THE SAID FLAT"** is delivered to **"THE PURCHASERS"** on execution of this agreement on receipt of full and final payment and **"THE PURCHASERS"** have taken the possession of **"THE SAID FLAT"** on execution of this agreement.

- 5) IT SHALL be lawful for **"THE PURCHASERS"** at all times hereinafter peaceably and quietly to enter into and hold possess and enjoy **"THE SAID FLAT"** and receive rents, profits thereof and every part thereof subject aforesaid without any interruption or hindrance by **"THE SELLERS"**, their heir/s, executor/s, and administrator/s.



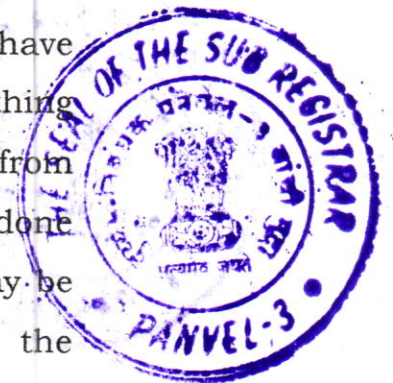
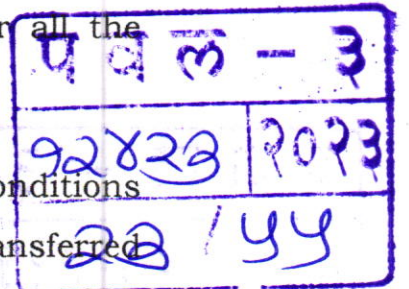
Pankaj
(Seller 1)

Narinder
(Seller 2)

Amanpreetk
(Purchaser 1)

Jayam
(Purchaser 2)

- 6) UPON POSSESSION of **"THE SAID FLAT"** **"THE PURCHASERS"** are entitled to the use and occupy of **"THE SAID FLAT"** without any interference from the **"THE SELLERS"** or their representative/s.
- 7) **"THE SELLERS"** have obtained the consent from the SOCIETY/DEVELOPER for sale and transfer of **"THE SAID FLAT"** to **"THE PURCHASERS"**.
- 8) **"THE SELLERS"** have already handed over all the original documents to **"THE PURCHASERS"**.
- 9) SUBJECT to the provisions and terms and conditions of this agreement, **"THE SELLERS"** have transferred their share and the interests in **"THE SAID FLAT"** to **"THE PURCHASERS"** and **"THE PURCHASERS"** are entitled to hold, possess, occupy and enjoy **"THE SAID FLAT"** without any interruptions from **"THE SELLERS"**. **"THE SELLERS"** further declares that they have full rights and absolute authority to enter into this Agreement and that **"THE SELLERS"** have not done or performed any act, deed, matter or thing whatsoever, whereby they may be prevented from entering into this Agreement as purported to be done hereby or whereby the **"THE PURCHASERS"** may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour of whereby the quiet and peaceful



Pankaj
(Seller 1)

Naraj
(Seller 2)

Amanpreet K
(Purchaser 1)

Jayash
(Purchaser 2)

enjoyment or possession of **"THE PURCHASERS"** in respect of **"THE SAID FLAT"** may be disturbed.

10) **"THE SELLERS"** hereby agree and declare that **"THE SAID FLAT"** is free from all encumbrances and/or liabilities and that they are entitled to sell, assign and transfer **"THE SAID FLAT"** to **"THE PURCHASERS"** and that they have not done any act whereby they are prevented from transferring or selling **"THE SAID FLAT"**. **"THE SELLERS"** further agrees that they have not created any liability against

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"THE SAID FLAT".

11) **"THE SELLERS"** have paid and discharged all remaining outgoings, one-time club house membership charges, maintenance charges, property taxes, fees and any other out goings in respect of **"THE SAID FLAT"** and there are no pending claims against **"THE SAID FLAT"**.



12) As required by the Income Tax (Sixteenth Amendment) Rules, 1998.

13) **"THE SELLERS"** state that they are assessed to Income Tax and the Permanent Account Number allotted to them are,

MR. VENKAT NARAYAN (PAN: ACFPN1351G),

Venkat

(Seller 1)

Narayan

(Seller 2)

Amanpreeth

(Purchaser 1)

Jayesh

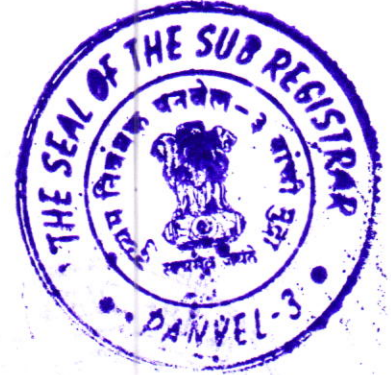
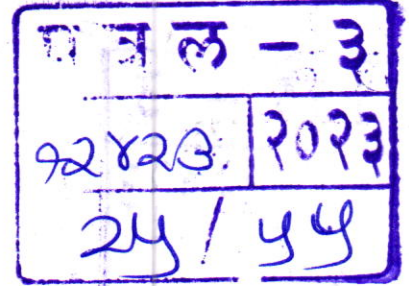
(Purchaser 2)

**MRS. NAITRA MURALYKRISHNAN (PAN:
AOUPM0727P)**

(B) **"THE PURCHASERS"** state that they are assessed to Income Tax and the Permanent Account Number allotted to them are,

**MRS. AMANPREET JATIN KAYASTH (PAN:
MIDPK0088F),**

**MR. JATIN SUNIL KAYASTH (PAN:
BPAPK9109J)**



Pendare
(Seller 1)

Naitra
(Seller 2)

Amanpreetk
(Purchaser 1)

Kayasth
(Purchaser 2)

SCHEDULE OF LAND

All that piece and parcels of land bearing Survey Nos. 30/2(part), 30/1B(part), 24/1A, 25/3(part), 29/4(part), 28/3, 28/2, 28/1, 61/1(part), 62(part), 68(part), 69(part), 74/4B(part), 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2, 54/2A(part) and 57/4 situated in Village Bhokarpada, Taluka Panvel, and District Raigad.

SCHEDULE OF BUILDING

Building name "**HELIOS**" constructed on some portion of land bearing **Survey Nos. 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2** situated in Village Bhokarpada, Taluka Panvel, and District Raigad.

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THE SCHEDULE ABOVE REFERRED TO
(description of the "**THE SAID FLAT**")

2 BHK Apartment No. 1702, admeasuring **983 sq. ft. carpet area** on **17th Floor** in **HELIOS** building constructed on some portion of land bearing **Survey Nos. 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2** situated in the project named as **Hiranandani Fortune City in Village - Bhokarpada, Taluka Panvel, District Raigad** with **one covered car parking**.



Pankaj
(Seller 1)

Neelaj
(Seller 2)

Amarpreeth
(Purchaser 1)

Karjath
(Purchaser 2)

IN WITNESSETH WHEREOF THE PARTIES HEREIN HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY, MONTH & YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED By the within-named **"THE SELLERS"**



L.H.T. _____



Signature: _____

Venkat

MR. VENKAT NARAYAN (PAN: ACFPN1351G)

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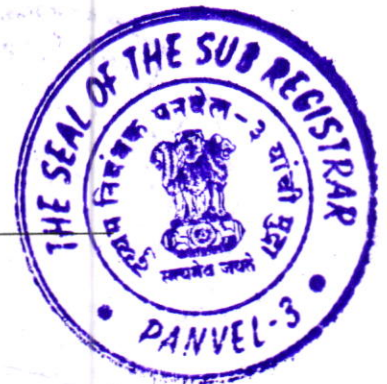
L.H.T. _____



Signature: _____

Naitra

MRS. NAITRA MURALYKRISHNAN (PAN: AOUPM0727P)



Witnesses

(1) *EKANSHI S. KAMBLE*

[Signature]

(2) *KUMAR MATEKAR*

[Signature]

SIGNED, SEALED AND DELIVERED
By the within-named "THE PURCHASERS"

Amanpreetk

MRS. AMANPREET JATIN KAYASTH
(PAN: MIDPK0088F)



Kayasth

MR. JATIN SUNIL KAYASTH
(PAN: BPAPK9109J)



Witnesses

प व ल -	(1)	ERANSH S. KAMBLE
92823	9093	(2) KUMAR MATEKAR
24	44	an.



FULL & FINAL PAYMENT RECEIPT

We, the undersigned, **MR. VENKAT NARAYAN (PAN: ACFPN1351G) & MRS. NAITRA MURALYKRISHNAN (PAN: AOUPM0727P)**, do hereby admit and acknowledge having received an amount of **Rs. 87,50,000/- (Rupees Eighty Seven Lakh Fifty Thousand Only)** on account of **Full and Final Consideration** from **MRS. AMANPREET JATIN KAYASTH (PAN: MIDPK0088F) & MR. JATIN SUNIL KAYASTH (PAN: BPAPK9109J)** towards the sale of **Flat No. 1702**, on the **17th Floor** in the building known as **"HELIOS"** with 1 (One) car parking situated at **Hiranandani Fortune City, Village - Bhokarpada, Taluka Panvel, District Raigad.**

WE, SAY RECEIVED,

Venkata

MR. VENKAT NARAYAN

(PAN: ACFPN1351G)

Naitra

MRS. NAITRA MURALYKRISHNAN

(PAN: AOUPM0727P)

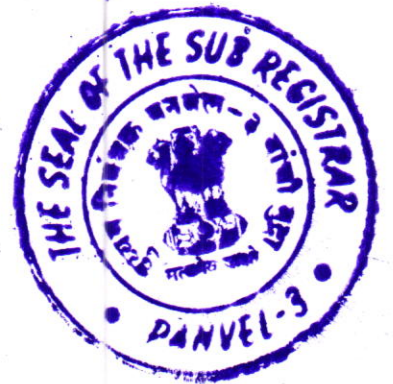
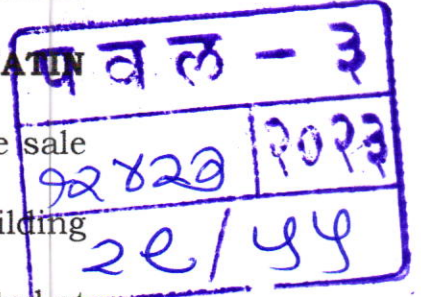
Witnesses:

1. **USHA NARAYANAN**

Usha

2. **SHRIRAM SUBRAMANIAN**

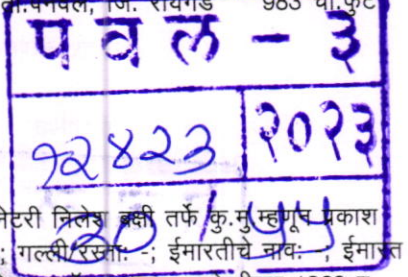
Shriram





गावाचे नाव : भोकरपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पट्टाकार आकारणी देतो करारनामा
की पट्टेदार ते नमूद करावे) मोबदला रु. 6,076,200.00
बा.मा. रु. 2,220,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग नं.7, दर रु 17600/- प्रति चौ.मी. **सदनिका क्र.1702 , 17 वा मजला, हेलीयस, स.नं. 30/2 (पार्ट),30/1बी (पार्ट), 24/1अ, 25/3 (पार्ट), 29/4 (पार्ट),28/3, 28/2, 28/1, 61/1 (पार्ट),62 (पार्ट),68 (पार्ट),69 (पार्ट),74/4 बी(पार्ट),59/1 ,57/1,57/2 ,57/3बी, 58 /1ए, 58/1बी, 58/2, 54/2अ (पार्ट), 57/4 ,भोकरपाडा, वा.पनवेल, जि. रायगड 983 चौ.फुट कारपेट+कार पार्किंग स्पेस (पोडीयम)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सनी व्हीस्ता स्थिल्टर्स प्रा.लि.तर्फे अॅथो सिग्नेटरी त्रिलेश बकी तर्फे कु.मु.महगूष प्रकाश साळवी - ; घर/फ्लॅट नं: नरीमन पॉईंट, मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/बसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएकेसीएस 1269 इ.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) वेंकट नारायणन आणि नैत्रा मुखली क्रिष्णन तर्फे अख. सुब्रमण्यम नारायणन - ; घर/फ्लॅट नं: एलटी- 19/23, विजय नगर, अंधेरी (पु),मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/बसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएएलपीएस 6310 जी.
- (7) दिनांक करून दिल्याचा 18/08/2011
- (8) नोंदणीचा 07/09/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 11507 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 347187.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शोरा

सह दुय्यम निबंधक, वा.
(पानवेल १)



Wednesday, September 07, 2011

12:28:35 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 12371

गावाचे नाव भोकरपाडा

दिनांक 07/09/2011

दस्तऐवजाचा अनुक्रमांक पवली - 11507 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

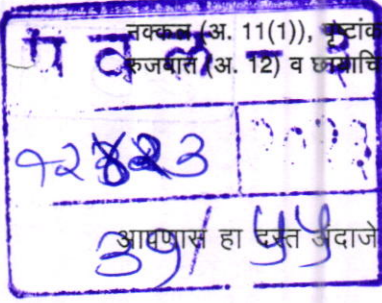
करारनामा

सादर करणाराचे नाव: वेंकट नारायणच. आणि नैत्रा मुरली क्रिष्णन तर्फे अख. सुब्रमण्यम नारायणन - -

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), नटावनाची नक्कल (अ. 11(2)), :- 1960.00
कजबारा (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (98)

एकूण रु. 31960.00



आवणारा हा दस्त अंदाजे 12:43PM ह्या वेळेस मिळेल

दुय्यम निबंधक
पनवेल 1

बाजार मूल्य: 2220000 रु. मोबदला: 6076200रु.

भरलेले मुद्रांक शुल्क: 348000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

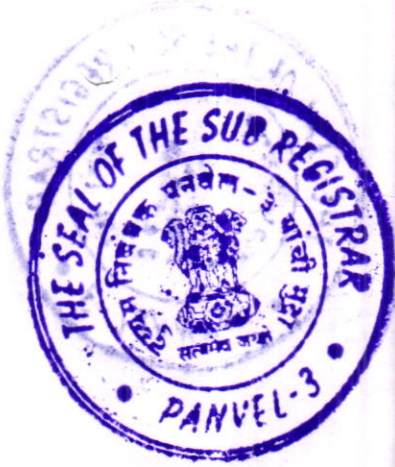
बँकेचे नाव व पत्ता: -;

डीडी/धनाकर्ष क्रमांक: -; रक्कम: 30000 रु.; दिनांक: 08/08/2011

मूळ दस्त परत मिळाले

पक्षकाराची सही
मूळ दस्त परत दिला

लिपिक,
दुय्यम निबंधक, पनवेल-३



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Regional Officer, MIDC, Thane Region-1, Office Complex Building, 1st Floor, Near Wagle
Estate Octroi Check Naka, Thane-400 604



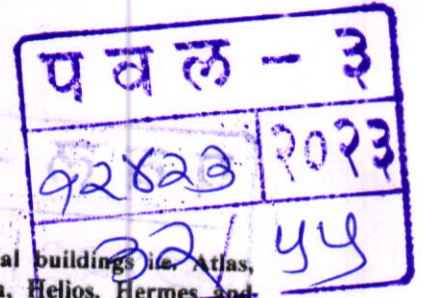
MIDC

No. MIDC/RO/Thane-1/OC/ 3360 /2019

Date :18-07-2019

OCCUPANCY CERTIFICATE

To,
M/s Persipina Developers,
Alpha Building, 11th Floor, Main Street,
Hiranandani Gardens, Powai,
Mumbai-80.



Sub: Issue of Occupancy Certificate for 9 Residential buildings i.e. Atlas, Minerva, Aurora, Aura, Argus, Clio, Mellona, Helios, Hermes and Shopping Retail 'A' alongwith Podium P1, P2 and Stilt in Non Processing Zone of notified Sector Specified SEZ on Plot/Survey no 57/4, 58/1A part, 57/3B, 57/2 Part, 58/1B Part, 57/1, 59/0 Part in at Village Bhokarpada (Taluka-Panvel), Village Talegaon, Panshil (Taluka-Khalapur) in District Raigad.

- Reference:-**
1. Revised Plan approval letter no MIDC/ROT-1/BPA/1191/2018dt. 28.03.2018
 2. Applicant letter no PDPL/PL-SEZ/MIDC/102-109/2019 dt 01.03.2019
 3. Applicant letter no PDPL/PL-SEZ/MIDC/127/2019 dt 24.06.2019
 4. Final Fire NOC no MIDC/Final C02440 dt 19.06.2019

Dear Sir,

This is to certify that, the development work of 9 Residential buildings i.e. Atlas, Minerva, Aurora, Aura, Argus, Clio, Mellona, Helios, Hermes and Retail 'A' alongwith Podium P1, P2 and Stilt having total built up area- 103011.79 sq.m in Non Processing Zone of Sector Specified SEZ on Plot/Survey no 57/4, 58/1A part, 57/3B, 57/2 Part, 58/1B Part, 57/1, 59/0 Part at Village Bhokarpada (Taluka-Panvel), Village Talegaon, Panshil (Taluka-Khalapur) in District Raigad. is completed as per amended approved plans vide letter no MIDC/ROT-1/BPA/1191/2018 dt.28.03.2018 and as per details mentioned in Annexure 'A'

The said work completed under the supervision of M/s. Design Centre, Mumbai Architect Gunisha Sethi Sanyal (License No. CA /2014 /63903 valid up to 31/12/2025) and it is permitted to be occupied on following grounds;

1. All precautionary measures shall be taken to ensure public safety and health safety at your own risk and cost.
2. Provision of required Water Supply at your own risk and cost.
3. Provision of required Power Supply at your own risk and cost.
4. Provision of internet connectivity of sufficient bandwidth at your own risk and cost.
5. As per undertakings submitted, NOC from Civil Aviation Authority to be submitted.

Thanking you,

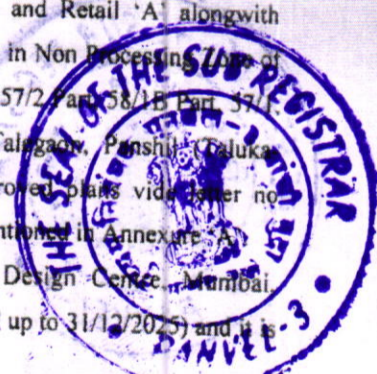
Encl : Annexure A



Yours Faithfully
**Sadanand S
Jadhav**

Special Planning Authority
Regional Officer (Thane-1), MIDC

Digitally signed by Sadanand S Jadhav
DN: cn=Sadanand S Jadhav, o=Maharashtra Industrial Development Corporation, postalCode=400003, serialNumber=1, email=sadanand.s.jadhav@midc.gov.in, c=IN
Date: 2019.07.18 10:00:00 +0530



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99506
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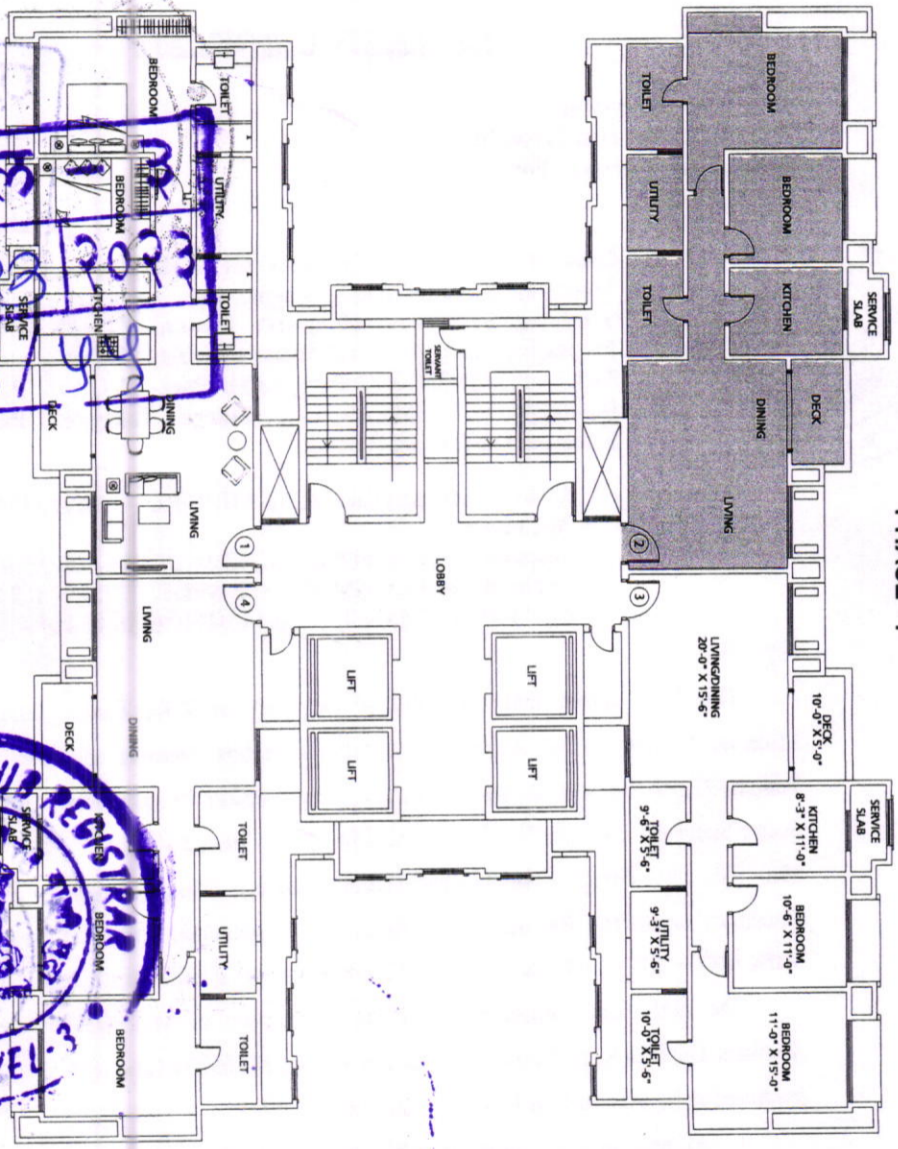
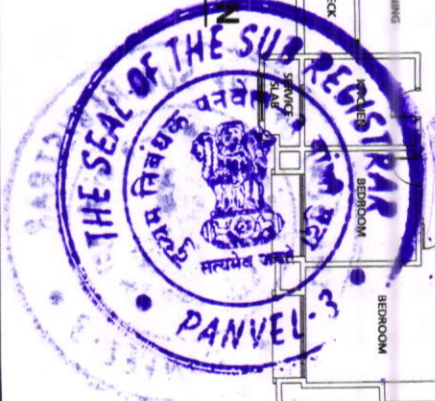
FLAT NO : 1702
LEVEL : 17th
CARPET AREA : 983

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HELIOS PHASE - I

TYPICAL FLOOR PLAN

पवल
92828/2023
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प व ल - ३	
१२४२३	२०२३
३४ / ५५	

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P5200000261

Project: **Helios**, Plot Bearing / CTS / Survey / Final Plot No.: **59/0 Part** at **Bhokarpada, Panvel, Raigarh, 410206**;

- Persipina Developers Private Limited** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400076**.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **10/07/2017** and ending with **30/11/2020** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:10-06-2020 11:48:48

Dated: **18/05/2020**

Place: **Mumbai**

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

६ - ८६७

१९०९/१९०९

१५/१६



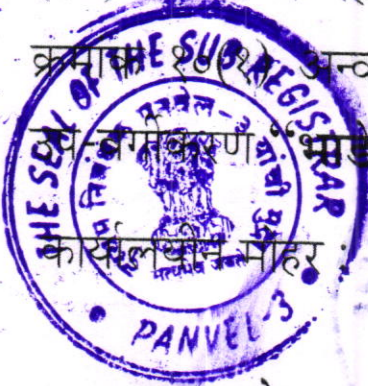
सत्यमेव जयते
महाराष्ट्र शासन

प व ल - ३	
२४२७	२०२२
३५/५५	

नोंदणीचे प्रमाणपत्र :-

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, हेलिओस सहकारी गृहनिर्माण संस्था मर्या., सर्व्हे नं.५९ (पार्ट) भोकरपाडा व्हिलेज, ता.पनवेल, जि.रायगड हि संस्था नोंदणी क्रमांक आरजीडी / पीडब्ल्युएल/ एचएसजी / (टीसी)/ ४८८१/ २०२१-२०२२/ सन-२०२२ दिनांक ०८/०२/२०२२ नुसार महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) आणि कलम १५४(ब) (२) अन्वये नोंदण्यात आलेली आहे.

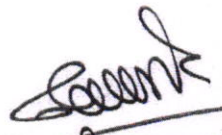
उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१), कलम १५४ ब-१ (१७) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १७ अन्वये संस्थेचे वर्गीकरण 'गृहनिर्माण संस्था' असून या वर्गीकरण 'सहाय्यक निबंधक सहभागीदारी गृहनिर्माण संस्था' आहे.



स्थळ :- पनवेल

दिनांक :- ०८/०२/२०२२




(बालाजी वाघमारे)

सहाय्यक निबंधक

सहकारी संस्था, पनवेल, जि. रायगड



भारत का राजपत्र

The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 952]

नई दिल्ली, बृहस्पतिवार, अप्रैल 21, 2016/बैसाख 1, 1938

No. 952]

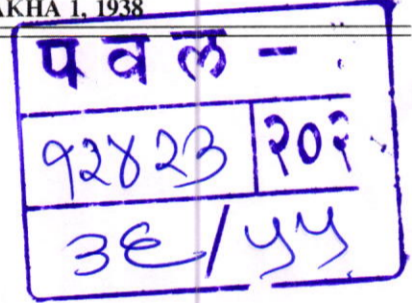
NEW DELHI, THURSDAY, APRIL 21, 2016/VAISAKHA 1, 1938

वाणिज्य एवं उद्योग मंत्रालय

(वाणिज्य विभाग)

अधिसूचना

नई दिल्ली, 6 अप्रैल, 2016



का.आ. 1463(अ).—अधिसूचना सं. का.आ. 514(अ), दिनांक 19 फरवरी, 2009, जिसका संदर्भ मैं सनी विस्टा रियल्टर्स प्राइवेट लिमिटेड द्वारा महाराष्ट्र राज्य में तलेगाँव तथा पनशिल ग्राम, तालुका-खालापूर और ग्राम भोकरपाडा, तालुक पनवेल, रायगढ़ जिले में एक क्षेत्र विशिष्ट विशेष आर्थिक जोन से है, में डवलपर का नाम "मै. सनी विस्टा रियल्टर्स प्राइवेट लिमिटेड" की बजाय "मै. पर्सिपीना डवलपर्स प्राइवेट लिमिटेड" पढ़ा जाए।

[फा. सं. एफ 2/284/2006-एसईजेड]

डॉ. गुरुप्रसाद मोहापात्र, सचिव

MINISTRY OF COMMERCE AND INDUSTRY

(Department of Commerce)

NOTIFICATION

New Delhi, the 6th April, 2016

S.O. 1463(E).— In the Notification bearing number S.O. 514(E), dated 19th February, 2009 of Sector Specific SEZ for services sector at villages Talegaon and Panshil, Taluka-Khalapur and Village-Bhokarpada, Taluka-Panvel in the District Raigad in the State of Maharashtra by M/s. Sunny Vista Realtors Private Limited, the name of the developer may be read as, "M/s. Persipina Developers Pvt. Ltd" instead of "M/s. Sunny Vista Realtors Private Limited".

[F. No. F.2/284/2006-SEZ]

DR. GURUPRASAD MOHAPATRA, Jt. Secy.

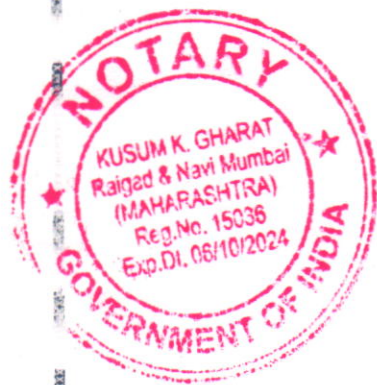
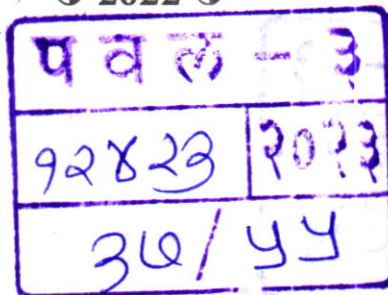




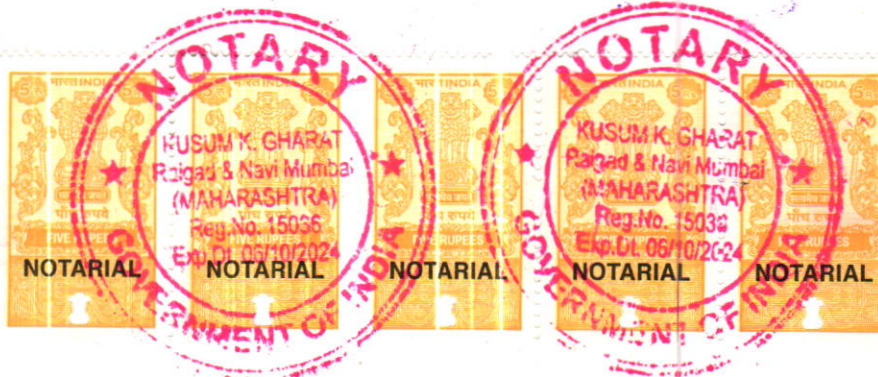
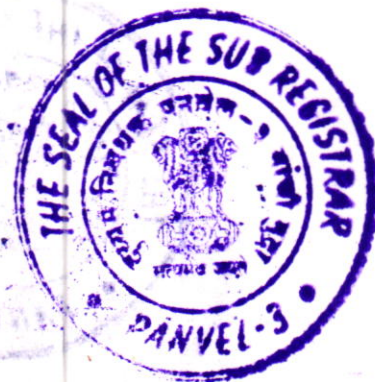
महाराष्ट्र MAHARASHTRA

2022

BR 226360



Power of Attorney



जोड़ पत्र-2/Annexure-II

अ. क्र. 9089 मु. मु. रकम 5000 रु. 21-7-23

दस्तावेज प्रकार PoA.

दस्त मोदीनी करणार आहेत का हाय/नाही

मिळकतीचे थोडक्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव Mrs. Venkat Narayan & Mrs. Naiba Masalykramham.

दुसऱ्या पक्षकाराचे नाव Prakash Narayan

हस्त व्यक्तीचे नाव व पत्ता Ekamsh.

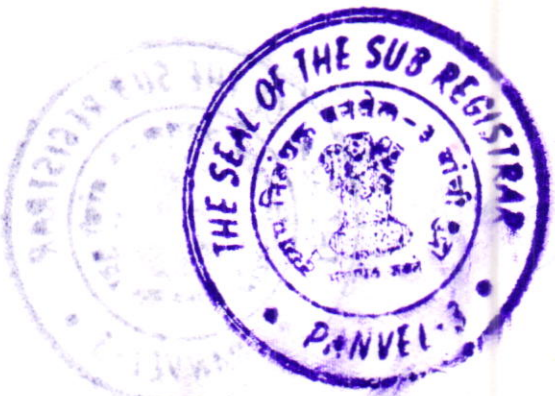
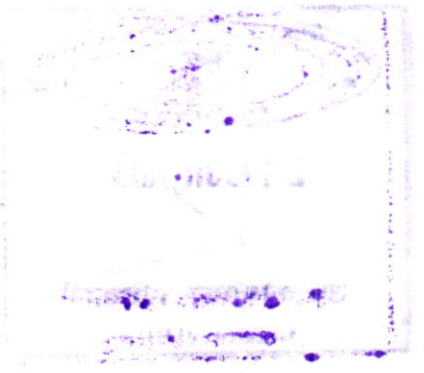
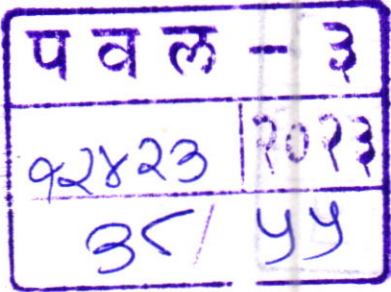
मुद्रांक विकत घेणाऱ्याची सही

सी. धनश्री एस. बोटे

ऑफिस नं. 1, साईशरण कॉम्प्लेक्स,
1ला मजला, सेक्टर-8, खांदा कॉलनी,
नवीम पनवेल(प.) जि. रायगड.

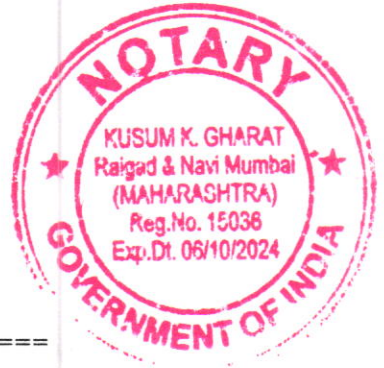
परवाना क्र. -7/1996-97

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणांसाठी
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे.



**SPECIFIC POWER OF ATTORNEY
(WITHOUT CONSIDERATION)**

=====



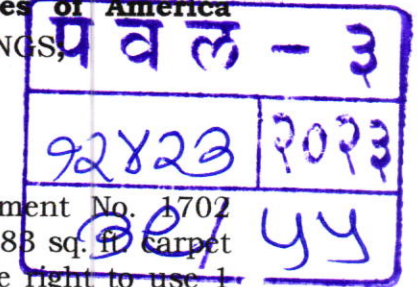
TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **MR. VENKAT NARAYAN (PAN No: ACFPN1351G & Passport No: T8088010)** and **MRS. NAITRA MURALYKRISHNAN (PAN No: AOVPM0727P & Passport No: R0908506)**, both adults and Non-Resident Indians, having address at **1159 Arrowfield Way, San Ramon, CA 94582, United States of America** [hereinafter referred to as the "**GRANTORS**"], SEND GREETINGS,

WHEREAS:

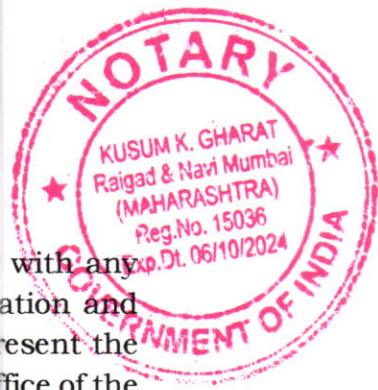
- A. We are the owners of a residential 2 BHK Apartment No. 1702 admeasuring 91.33 Sq. Mtrs. which is equivalent to 983 sq. ft carpet area on 17th Floor in "Helios" building along with the right to use 1 covered car parking space (hereinafter collectively referred to as the "**Said Flat**" and more particularly described in the **FIRST SCHEDULE** hereunder written).
- B. It is not possible for us to travel personally to look after the affairs of **the Said Flat**.
- C. It has therefore become necessary to appoint some fit and proper person to act as our Constituted Attorney to do all necessary acts and things mentioned herein under.

NOW KNOW BY ALL MEN BY THESE PRESENTS that, We, **MR. VENKAT NARAYAN & MRS. NAITRA MURALYKRISHNAN** (the GRANTORS) do hereby appoint, nominate and constitute **MR. PRAKASH NATARAJAN (PAN No: ACFPN3311C)**, Adult & Resident Indian, and having address at 3902 Hermes, Hiranandani Fortune City, Panvel, Maharashtra, India, hereinafter called as our **Attorney** to be our true and lawful Attorney for us and in our name and on our behalf to do all or any of the following acts, deeds or things;

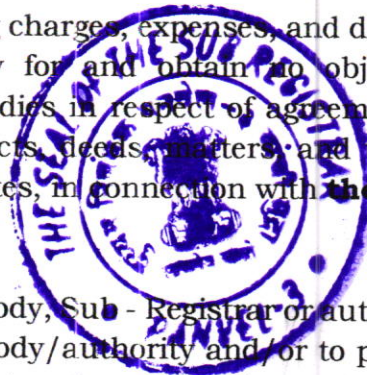
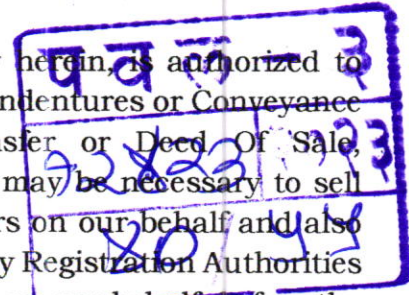
1. To attend the office of the Sub-Registrar of Assurances at Panvel, to present the Agreement for Sale /agreement to sell/sale deed for registration and to admit execution of agreement to sell/sale deed and to sign and execute the necessary writing of endorsements and do the needful for completing the registration formalities under the Registration Act and sale and transfer of **the Said Flat** on our behalf.
2. To accept all the correspondence from the Society/Builders/Developers/concerned authorities in our name and on our behalf.



Prakash Natarajan



3. To cancel sale of **the Said Flat** and for that purpose agree with any terms with the purchaser/s and enter into deed of cancellation and other necessary documents with the purchaser/s and to present the said deed of cancellation for registration, appear before the office of the Sub-Registrar of Assurances at Panvel and to admit execution thereof.
4. To comply with all the legal formalities for receiving the disbursement of home loan amount in our name. To this effect sign and execute declaration, indemnities, Mortgage deed etc. in favor of such Financial Institution.
5. **MR. PRAKASH NATARAJAN**, our Attorney herein, is authorized to admit / execute of any Agreement For Sale, Indentures or Conveyance Deed, Rectification Deed, Deed Of Transfer or Deed Of Sale, Assignment or any other documents which may be necessary to sell **the Said Flat** to any suitable buyer / buyers on our behalf and also to attend the office of the Sub-Registrar or any Registration Authorities and admit the execution of such documents on our behalf, before the Registration Authorities and sign before and in the Books of the Registration Authorities.
6. To complete all the formalities for the transfer of **the Said Flat** in buyers' name and get the same transferred by applying to the Concerned Authorities or Government Officers or Local Authorities, Revenue Authorities, Co-operative Societies or Association of Apartment Owners, Condominium etc.
7. To pay necessary cost, taxes, outgoing charges, expenses, and dues in respect of **the Said Flat**. To apply for and obtain no objection certificate from any other body or bodies in respect of agreement of sale of **the Said Flat** and to do all acts, deeds, matters and things necessary for obtaining such certificates, in connection with **the Said Flat**.
8. To appear before all the co-operative body, Sub - Registrar or authority or before any other local concerned body/authority and/or to pay all the rates, Rents, charges, electric, water charges and/or such other charges to the Authorities concerned as required and as my said Attorney thinks fit.
9. To Fill, Sign and Execute Society transfer forms, declarations, etc as may be required by the society or under bye laws of the society and do all writing for appropriately transferring the membership rights and shares of the society to the Purchaser/s.

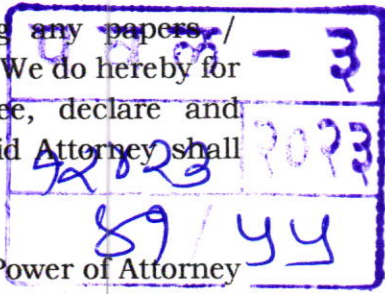


Prakash



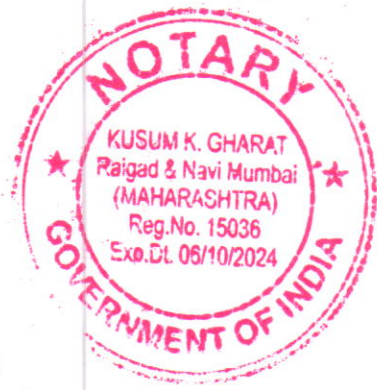
10. To give possession of **the Said Flat** to the purchaser/s by handing over vacant possession and execute possession certificate in favour of the Purchaser/s.

AND to do all acts, deeds and things including signing any papers/ documents as are necessary and incidental to the above and We do hereby for ourselves, our heirs, executors and administrators agree, declare and undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of these presents.



We FURTHER CONFIRM that any person relying upon this Power of Attorney shall be protected by the representations made herein and the authorities given by us to the said Attorney and we shall not challenge or call in question any act done by the said Attorney individually or jointly or severally for us and on our behalf and the same shall be binding upon us.

We HEREBY AGREE that all acts, deeds and things done by the said Attorney shall be construed as acts, deeds, and things done by us.



THE FIRST SCHEDULE ABOVE REFERRED:
[Description of the "Said Flat"]

2 BHK Apartment No. 1702 on 17th floor of the building "Helios" admeasuring 983 sq. ft. of carpet area constructed on land bearing Survey No. 59 (part) situated in Hiranandani Fortune City at Village Bhokarpada, Taluka Panvel, District Raigad, Maharashtra along with the right to use one covered car parking no. HE-23 at Podium level, in Helios Co-operative Housing Society Limited.



raison





Himani Assistant Consular Officer Consulate General of India San Francisco (USA)

ESF/5247/23

No. SAN/CONS/ Seen at the Consulate General. No responsibility is accepted by this Consulate General for the contents of this document.

JUN 13 2023

IN WITNESS WHEREOF, We, have hereunto set out our respective hands on this 28th day of May Two Thousand Twenty Three (2023).



L.H.T



L.H.T

Signature: Venkat

Name: MR. VENKAT NARAYAN

Signature: Naitra

Name: MRS. NAITRA MURALYKRISHNAN

Witnesses - ADD:- B-604, MEENAKSHI CLASSIC APTS, 27TH MAIN, HSR LAYOUT, BANGALORE, KARNATAKA 560102.

1. Mrs. Usha Narayanan

B604, Meenakshi CLASSIC APTS 27TH MAIN, HSR LAYOUT SECT, BANGALORE, KARNATAKA INDIA-560102

2. Mr. Shriram Subramanian

In witness whereof I, Mr. Prakash Natarajan (PAN No: ACFPN3311C) has hereunto set and subscribed my hand to these presents on this 04th day of July, 2023.

ADVOCATE & NOTARY PL-6/B-6/0:2, Ground Floor, Near MSEB Office, Sector-1, Khanda Colony, New Panvel (W), Navi Mumbai-410206

Noted At Serial No... 1187/2023

6 JUL 2023

SIGNED SEALED AND DELIVERED By the within named CONSTITUTED ATTORNEY

Mr. Prakash Natarajan (PAN No: ACFPN3311C)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF Contra Costa Subscribed and sworn to (or affirmed) before me on this 04th day of July 2023 by Venkat Narayan and Naitra Muralykrishnan proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Signature of Notary)

In the presence of,

- 1. Azmat Shah
2. Fared Sayyed



PRIYANKA BHATIA: COMM # 2324569 Contra Costa County California Notary Public Comm Exp Apr. 12, 2024



भारत सरकार
Government of India

Issue Date: 15/11/2013

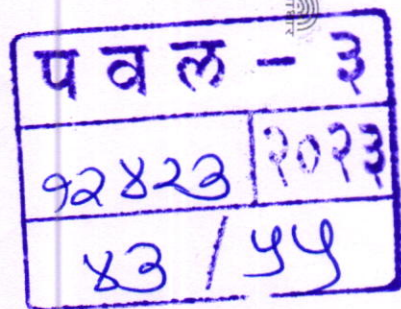


प्रकाश नटराजन
Prakash Natarajan
जन्म तारीख/DOB: 04/04/1964
पुरुष/ MALE

5040 5117 3255

VID : 9149 2096 0157 9153

माझी ओळख, माझी ओळख



Handwritten signature



Download Date: 22/12/2021
S/O K.V. Natarajan, 3002 HERMES,
HIRAVANDANI, Plot No. 10, Sector 10,
Rajgad, Hiranandani, BHOIRDI, Kharadi,
Mumbai - 410221



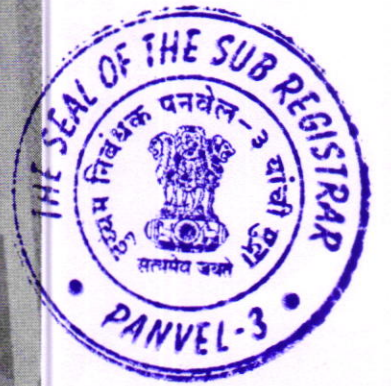
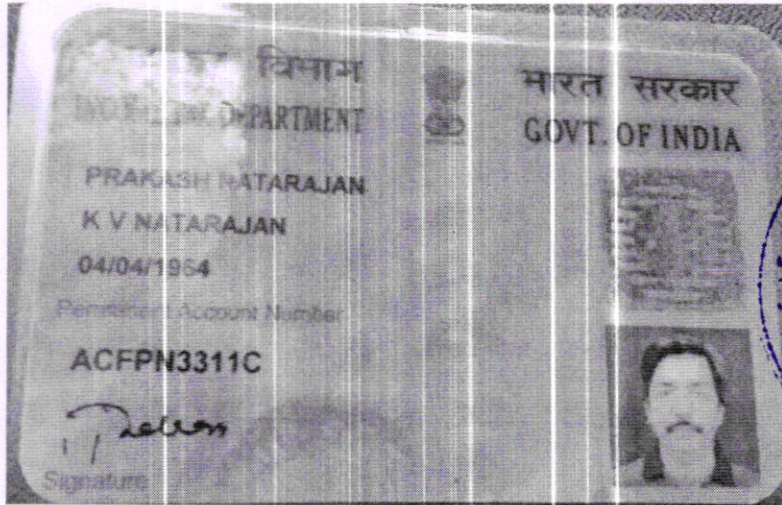
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



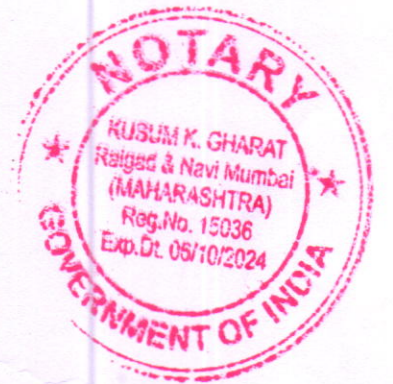
5040 5117 3255
VID : 9149 2096 0157 9153

www.uidai.gov.in

प व ल - ३	
१२४२३	२०२३
४४/५५	



Prakash



आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


MIDPK0088F


नाम / Name
AMANPREET JATIN KAYASTH

पिता का नाम / Father's Name
JATINDER BHATIA

जन्म की तारीख / Date of Birth
18/10/1988

Not Application Issuedly Signed, Card Not Valid unless Physically Signed

प व ल - ३	
१२४२७	२०२३
४५ / ५५	

Amanpreetk



भारत सरकार
Government of India

आधार

Issue Date: 18/10/2011



Amanpreet Jatin Kayasth
DOB: 18/10/1988
Female

3055 5834 4694

मेरा आधार, मेरी पहचान
मेरा आधार मेरी पहचान है

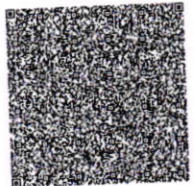
प व ल - ३
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४६ / ५५

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

Print Date: 04/05/2022

Address: C/O: Jatin Kayasth, Shree mangal apt G-2, Sector 17, Vashi, Navi Mumbai, Thane, Maharashtra, 400703



3055 5834 4694

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

Amanpreetk

THE SEAL OF THE SUB REGISTRAR
पंजेल - ३
PANVEL-3



भारत सरकार
Government of India



Issue Date : 18/10/2011



Jatin Sunil Kayasth
DOB : 27/01/1989
Male

2320 8267 7998

मेरा आधार, मेरी पहचान

Jayasth

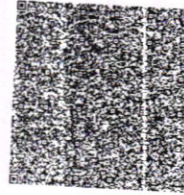
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date : 26/04/2022
Address: S/O Sunil Kayasth, SHREE
MANGAL APT. ROOM NO.2,
BEHIND MACDONALD, SECTOR-
17, VASHI-400703, NAVI MUMBAI,
Thane, Maharashtra, 400615



2320 8267 7998



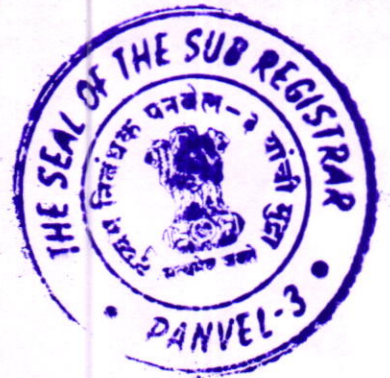
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help@uidai.gov.in



www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


BPAPK9109J

नाम / Name
JATIN SUNIL KAYASTH

पिता का नाम / Father's Name
SUNIL RAMPRAKASH KAYASTH

जन्म की तारीख / Date of Birth
27/01/1989

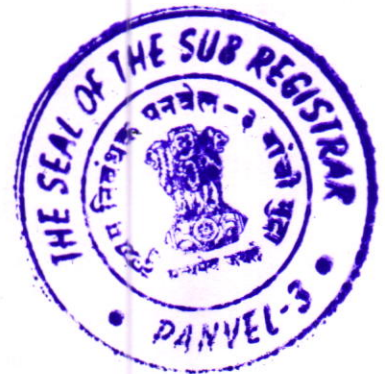

हस्ताक्षर / Signature



20065018

Jayasth

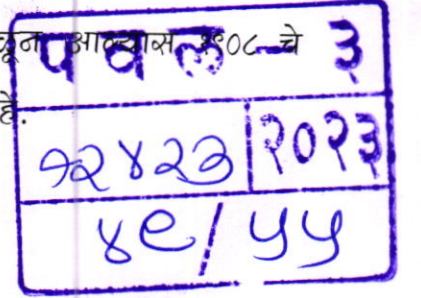
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घो ष णा प त्र

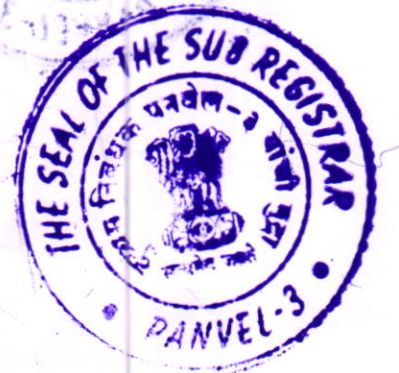
मी प्रकारा नरराजम या द्वारे घोषित करतो की, दुय्यम निबंधक पनवेल यांचे कार्यालयात करावतामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

① वेक्टर नारायण व ② मैत्रा मुरली
क्रिष्णन यांनी दिनांक 08/06/23 रोजी मला दिलेल्या कुलमुखत्यापत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे। निष्पन्न करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यापत्र लिहून देणार यांनी कुलमुखत्यापत्र रद्दबातल ठरलेला नाही. सादरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णपणे सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास १९०८ चे कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहू याची मला जाणीव आहे.



.....
(कुलमुखत्यापत्रधारकाचे नाव व सही)

सादरचे कुलमुखत्यापत्र मला वाचले असून त्यांचे सत्यते बाबत माझी खात्री पटली आहे.




पवल - ३
 १२४२३ २०२३
 ५०/५५

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

KUMAR N MATEKAR
 NANASO GYANDEV MATEKAR
 02/02/1986
 Permanent Account Number
 AWJPM20280



भारत सरकार
 Government of India

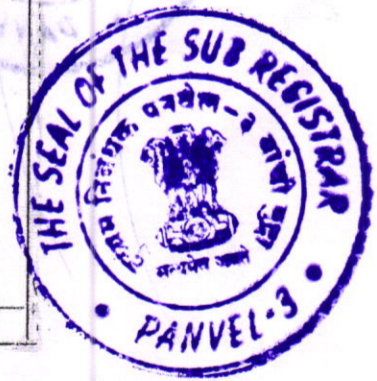
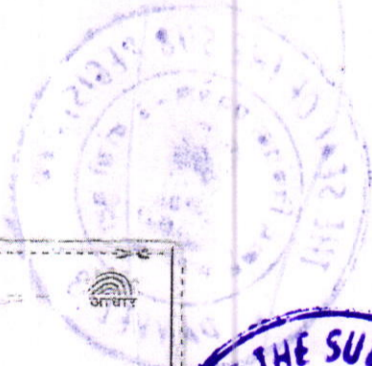
आधार

ओंकार अनिल सुर्वे
 Omkar Anil Surve
 जन्म तिथि/DOB: 09/07/2013
 पुरुष/ MALE

Issue Date: 08/07/2013

7939 9906 5608
 VID : 9185 8128 6537 6192

मेरा आधार, मेरी पहचान




 भारत सरकार
 Government of India


 आधार

Download Date: 17/11/2021


 राहुल दत्तात्रय थरवल
 Rahul Dattatray Tharwal
 जन्म तिथि/DOB: 09/07/1981
 पुरुष/ MALE


Issue Date: 09/11/2021


2106 6336 3721
 VID : 9143 6139 2808 9240

मेरा आधार, मेरी पहचान

प व ल - ३
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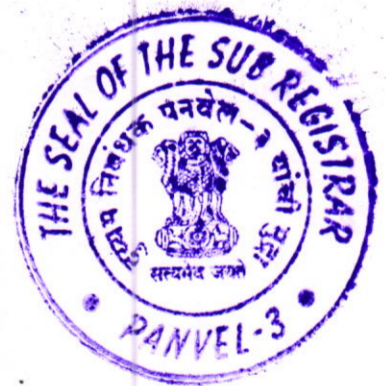
भारत निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 मतदाता फोटो पहचान कार्ड
 ELECTOR PHOTO IDENTIFY CARD


 NRT7398266



मतदारचे नाव: एकांश शरणाक्षित कांबळे
 Elector's Name: Ekana Sharanshit Kamble

वडीलचे नाव: शरणाक्षित कांबळे
 Father's Name: Sharanshit Kamble



398/12423

बुधवार, 05 जुलै 2023 11:01 म.पू.

दस्त गोषवारा भाग-1

पवल3

दस्त क्रमांक: 12423/2023

दस्त क्रमांक: पवल3 /12423/2023

बाजार मूल्य: रु. 68,79,158/-

मोबदला: रु. 87,50,000/-

भरलेले मुद्रांक शुल्क: रु.5,25,000/-

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

अ. क्रं. 12423 वर दि.05-07-2023

रोजी 10:59 म.पू. वा. हजर केला.

पावती:13824

पावती दिनांक: 05/07/2023

सादरकरणाराचे नाव: अमनप्रीत जतीन कायस्थ - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकुण: 31100.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: सेल डीड

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

शिक्का क्रं. 1 05 / 07 / 2023 10 : 59 : 49 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 05 / 07 / 2023 11 : 00 : 40 AM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे
कुलमुखत्यापणे व्हावी यादी बनावट
आढळून आल्यास त्याची जबाबदारी
दस्त निष्पादकाची राहिली.

लिहून देणार

लिहून घेणार



प व ल - ३
१२४२३ / २०२३
४३ / ४५





05/07/2023 11 19:44 AM

दस्त गोपवाग भाग-2

पवल3

98159

दस्त क्रमांक:12423/2023

दस्त क्रमांक :पवल3/12423/2023

दस्ताचा प्रकार :-मेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वेंकट नारायणन तर्फे कु. मु. म्हणून प्रकाश नटराजन - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1159 एर्गोफील्ड वेह मेन रोमन सी ए ९,४५८२ युनायटेड स्टेट्स ऑफ अमेरिका , ब्लॉक नं: मदनिका क्र.1702 , 17 वा मजला, ट्रेलीयम, मोजे भोकरपाडा, ता.पनवेल, जि. रायगड, रोड नं: PAN NO.ACFFPN1351G, महाराष्ट्र, राईगार:(ः). पॅन नंबर:	लिहून देणार वय :-59 स्वाक्षरी:-		
2	नाव:नैत्रा मुग्ली क्रिष्णन तर्फे कु. मु. म्हणून प्रकाश नटराजन - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1159 एर्गोफील्ड वेह मेन रोमन सी ए ९,४५८२ युनायटेड स्टेट्स ऑफ अमेरिका , ब्लॉक नं: मदनिका क्र.1702 , 17 वा मजला, ट्रेलीयम, मोजे भोकरपाडा, ता.पनवेल, जि. रायगड, रोड नं: PAN NO. AOUPM0727P, महाराष्ट्र, राईगार:(ः). पॅन नंबर:	लिहून देणार वय :-59 स्वाक्षरी:-		
3	नाव:अमनप्रीत जतीन कायस्थ - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री मंगल अपार्टमेंट रूम नं 2 सेक्टर 17 वाशी नवी मुंबई , ब्लॉक नं: PAN NO. MIDPK0088F, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:	लिहून घेणार वय :-34 स्वाक्षरी:-		
4	नाव:जतीन मुनील कायस्थ - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री मंगल अपार्टमेंट रूम नं 2 सेक्टर 17 वाशी नवी मुंबई , ब्लॉक नं: PAN NO. BPAPK9109J, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:	लिहून घेणार वय :-34 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित मेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:05 / 07 / 2023 11 : 17 : 25 AM

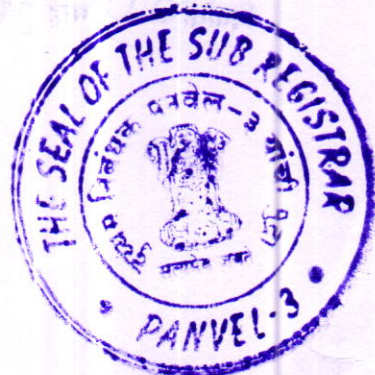
ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एकांश कांबळे - - वय:27 पत्ता:पनवेल पिन कोड:410206	स्वाक्षरी		
2	नाव:कुमार माटेकर - - वय:35 पत्ता:नवीन पनवेल ता पनवेल जि रायगड पिन कोड:410206	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:05 / 07 / 2023 11 : 19 : 23 AM

Sub Registrar Panvel 3



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AMANPREET JATIN KAYASTH AND OTHER ONE	eChallan	69103332023070510970	MH004710121202324E	525000.00	SD	0002406337202324	05/07/2023
2		DHC		2106202312139	1100	RF	2106202312139D	05/07/2023
3	AMANPREET JATIN KAYASTH AND OTHER ONE	eChallan		MH004710121202324E	30000	RF	0002406337202324	05/07/2023

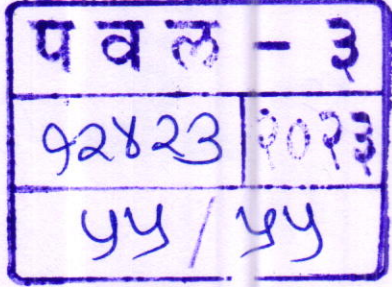
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

12423 /2023

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प्रमाणित करणेत घेते की, सदर दस्तावेज एकूण ५५
पाने आहेत, पुस्तक क्र. १
क्रमांक: १२४२३ बर नोंदला.

सह दुय्यम निबंधक वर्ग-३, पनवेल-३
दिनांक ०५ माहे ०७ सन २०२३

