



**Department of
Registration and Stamps**
Government of Maharashtra

e-Registration 2.0 User Manual





Contents

1.0 New Registration	3
1.1 Registration Form.....	4
A. Basic Details.....	4
B. Contact Person Address	5
C. Contact Person ID Details	6
D. Username and Password.....	7
E. In Case You Forgot Your Password.....	8
1.2 Login	9
1.3 Dashboard.....	10
2.0 Project Details	11
2.1 New Entry- Project Details	12
2.2 Scheme Entry	14
3.0 Scheme Details.....	16
3.1 Seller Master/Scheme Seller Entry	17
3.2 Scheme Identifier	21
3.3 Common Upload Document/Upload Document	21
3.4 Create Template/Deed Document	22
3.4.1 Test Template	26
3.4.2 Preview Template	26
3.4.3 Property/Valuation Fields Suggestions	27
3.5 Submit Scheme.....	27
4.0 Data Entry	29
4.1 General Information	30
4.2 Property Details.....	31
4.3 Additional Fields	34
4.4 Party	34
4.5 Identifier/Witness	36
4.6 Stamp Duty.....	37
4.7 Payment.....	39
4.8 Show Draft	40
4.9 Party/Identifier Execution	41
4.9.1 Photo Capture	41



4.9.2 Thumb Capture	43
4.10 Party/Identifier Admission	45
4.11 Upload Document	49
4.12 Sign Agreement.....	50
4.13 Submit Data.....	53
5.0 Final Document.....	54
5.1 Digitally Signed Index 2	54
5.2 Signed Deed on the Stamp Paper	55
5.3 Signed Deed for E-SBTR.....	56

Amendment Log

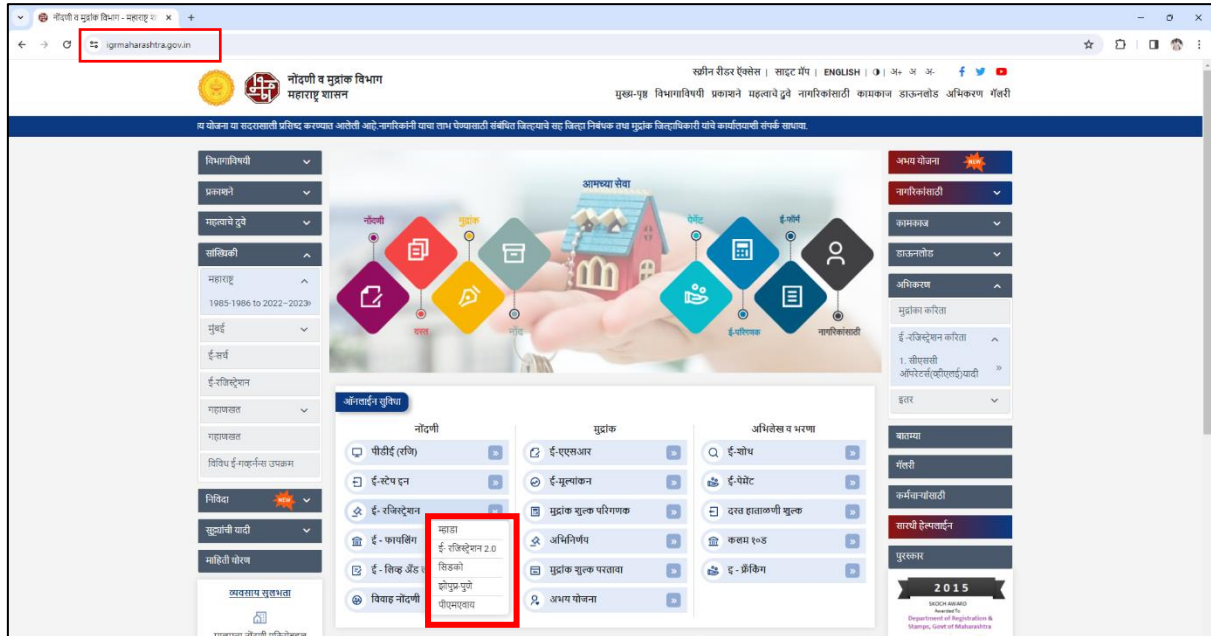
Sr. No.	Version Name	Reviewed By	Approved By	Date
1.	e-Registration V0.1			
2.	e-Registration V0.2			
3.	e-Registration V0.3			
4.	e-Registration V0.4			
5.	e-Registration V0.5			



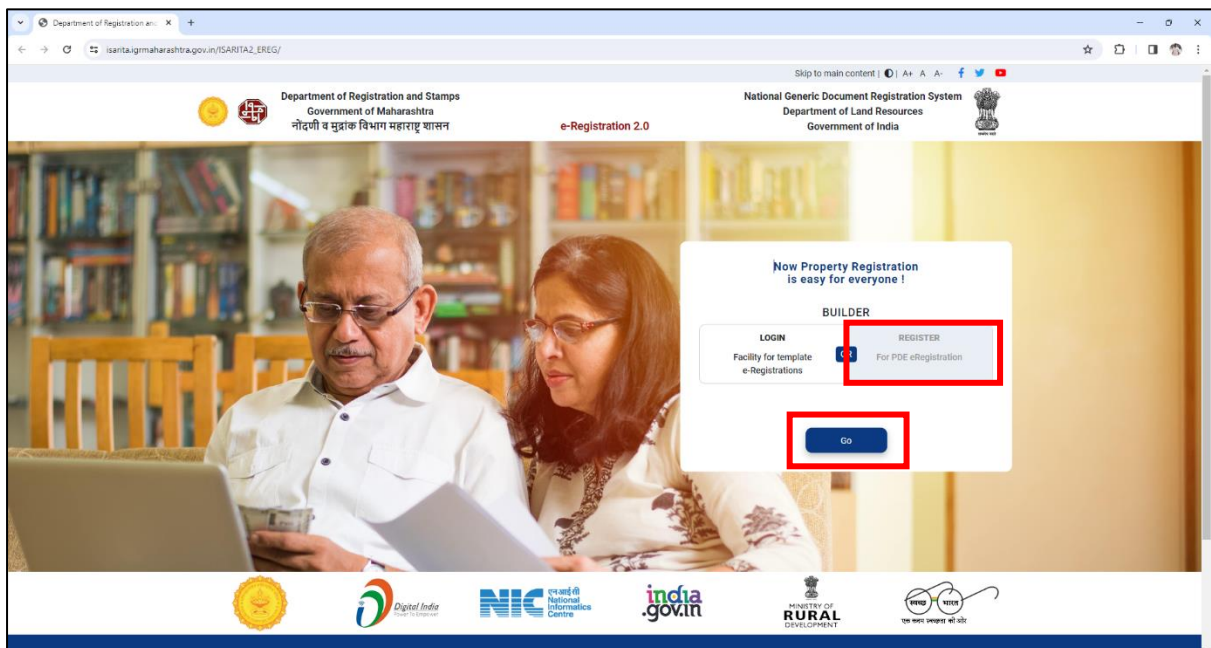
1.0 New Registration

We need to go to the link https://isarita.igrmaharashtra.gov.in/ISARITA2_ERE/

Or, the user can go to the website of the Department of Registration and Stamps and click the 'e-Registration' button.



The first-time user needs to register itself. Select the 'Register' option and click the 'Go' button to register a new user.





1.1 Registration Form

The user will reach the 'Citizen (Builder) Registration' page. We need to fill in the required information.

A. Basic Details

- 1) Enter the Builder/Company Name
- 2) Mention the Building Address
- 3) Enter the full name of the contact person

Department of Registration and Stamps
Government of Maharashtra
e-Registration 2.0

Skip to main content | A+ A- f t y

CITIZEN - BUILDER REGISTRATION

Step 1 Step 2 Step 3 Step 4 Step 5

BASIC DETAILS

Builder/Company Name*	Builder Address*	
Avantika Infra	Vadgaon Sheri Pune	
Full Name		
First Name*	Middle Name*	Last Name*
Vinay	Divakar	Shinde

Cancel Next



B. Contact Person Address

In the 'Contact Person Address' section, enter the following details

- 1) Building Name / No. / Floor No.
- 2) Mention Street or Locality
- 3) Enter the City name
- 4) Enter the PIN Code
- 5) Select State, District, and Taluka respectively from the respective dropdowns

registration and x +
Not secure | https://115.124.105.204/ISARITA2_EREG_TEST_Live/Users/citizenregistration_mh_builder

Department of Registration and Stamps
Government of Maharashtra
e-Registration 2.0

Skip to main content | A+ A- f t y

CITIZEN - BUILDER REGISTRATION

Step 1 Step 2 Step 3 Step 4 Step 5

CONTACT PERSON ADDRESS

Building Name / No. / Floor Aradhana Niwas, Flat No. 02	Street/Locality LLB Road	City Pune
Pin Code 411014	State* Maharashtra	District* Pune
Taluka* हवेली		

Previous Next



C. Contact Person ID Details

In the 'Contact Person ID Details' section, enter the Email ID, Mobile Number, and Aadhaar No. of the concerned person

The screenshot displays a web browser window with the URL https://115.124.105.204/ISARITA2_EREG_TEST_Live/Users/citizenregistration_mh_builder. The page header identifies the Department of Registration and Stamps, Government of Maharashtra, and the application as e-Registration 2.0. A progress bar at the top of the form indicates five steps, with Step 3, 'CONTACT PERSON ID DETAILS', currently active. The form contains the following information:

CONTACT PERSON ID DETAILS		
Email Id*	Mobile No.*	Aadhar No.
vinay@gmail.com	7474747474	337145160284

Navigation buttons for 'Previous' and 'Next' are located at the bottom right of the form.



D. Username and Password

In the Username and Password section, we create a username and password for our profile. While creating the **Username** we need to follow a few instructions-

- a) The minimum length for a username is 8 characters and the maximum length is 20 characters
 - b) In username, only alphabets, numbers, and underscores are allowed
- 1) We need to follow the instructions stated below for creating the **password**- Password should contain compulsory one uppercase & and lowercase alphabet, one number, and one this @ # * special character. A minimum of 8 characters are required in the password e.g., Avantika@423
 - 2) Confirm the password by re-entering it
 - 3) Enter the captcha code shown in the image

The screenshot displays the 'CITIZEN - BUILDER REGISTRATION' process. The progress bar indicates that Step 4 is the current step. The form fields are as follows:

USERNAME & PASSWORD		
Username*	Password*	Confirm Your Password*
avantika423
Captcha*		
TZ3SEK		

Buttons: Previous, Next



E. In Case You Forgot Your Password

In case we forget the password, we can retrieve it or create a new one by entering the answer to the hint question we have selected

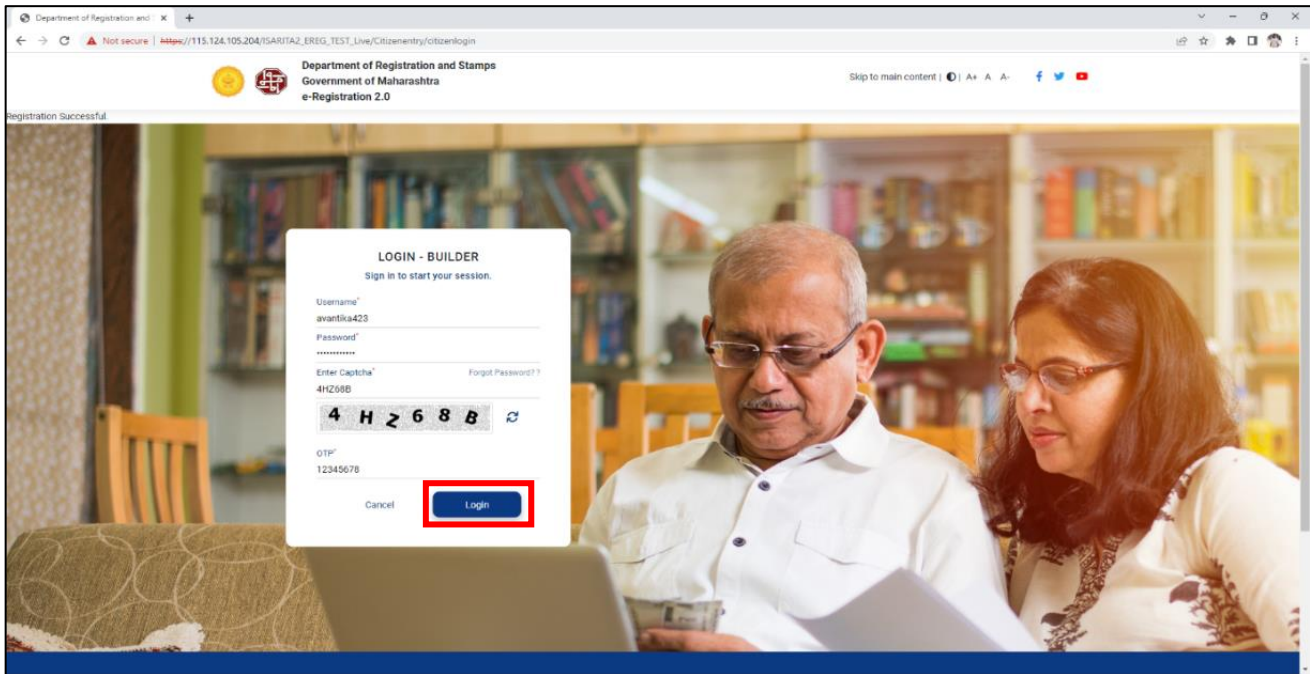
The screenshot shows a web browser window with the URL https://115.124.105.204/SARITA2_EREG_TEST_Live/Users/citizenregistration_mh_builder. The page header includes the Department of Registration and Stamps logo and the text "Department of Registration and Stamps, Government of Maharashtra, e-Registration 2.0". The main content area displays a progress bar for "CITIZEN - BUILDER REGISTRATION" with five steps. Step 5 is active. Below the progress bar is a form titled "IN CASE YOU FORGOT YOUR PASSWORD". It has a "Hint Question" dropdown menu and a "Your Answer" text input field. The dropdown menu is open, showing a list of questions: "What is the name of your favourite book?", "What is the name of your favourite movie?", "What is the name of your pet?", "What is your favourite food?", and "Who is your favourite actor?". The "Submit" button is highlighted with a red box.

After entering all the fields, click on the 'Submit' button. We have completed the registration process.



1.2 Login

We need to click on the 'Login' button from the homepage. Enter the Username, Password, and Captcha code and click on the 'Send OTP' button. Then we need to enter the OTP sent on the registered mobile number and click on the 'Login' button.

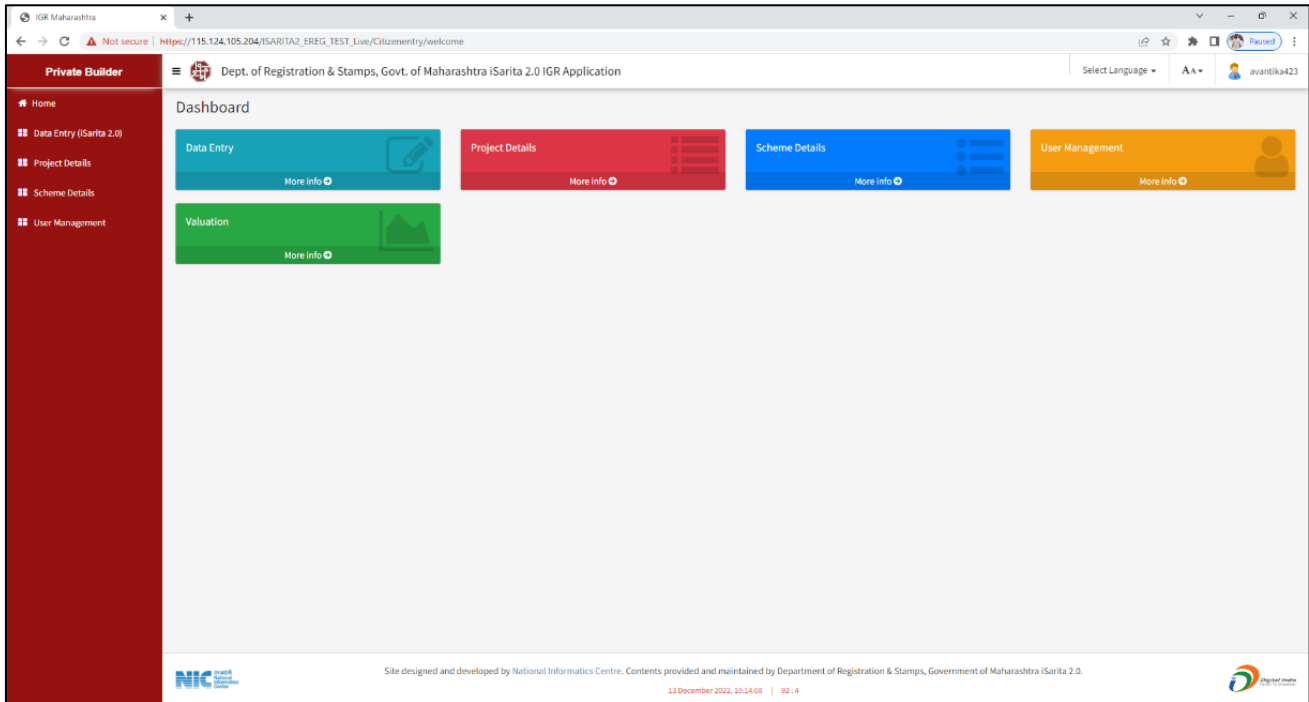




1.3 Dashboard

On the dashboard, we see various tabs like Data Entry, Project Details, Scheme Details, User Management, and Valuation.

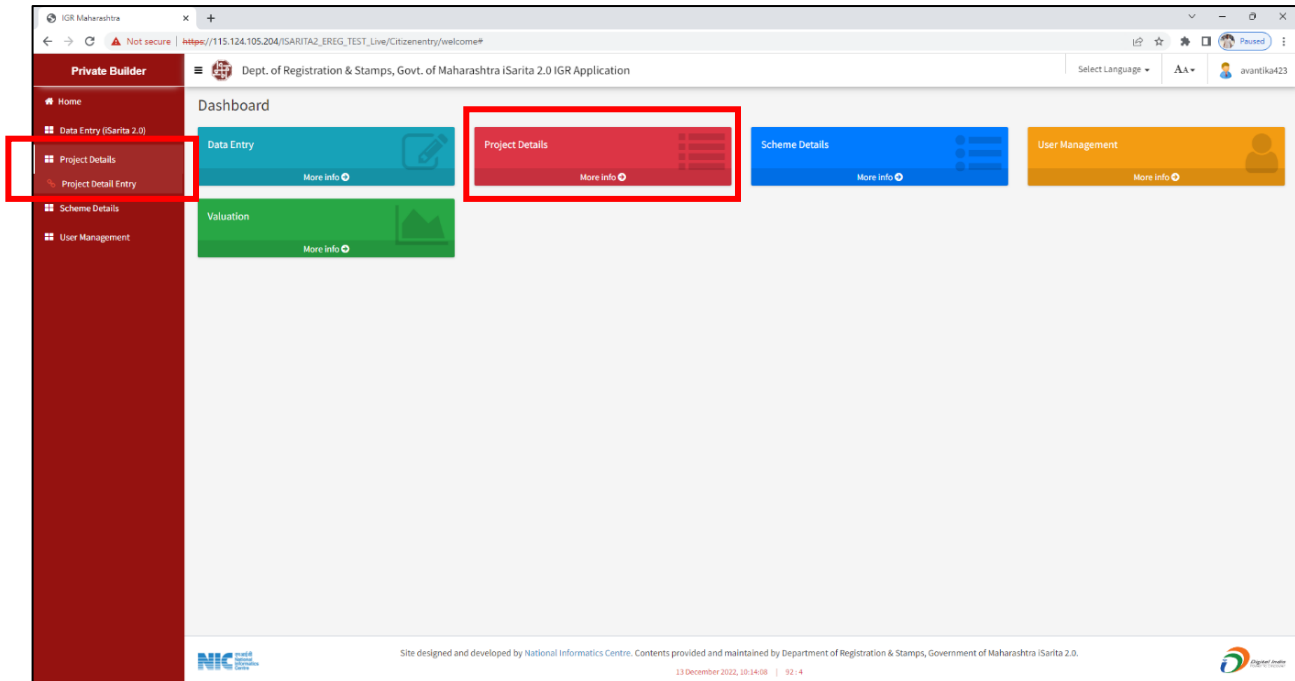
In the sidebar menu, we can see the tabs i.e., Data Entry, Project Details, Scheme Details, User Management, and Valuation.





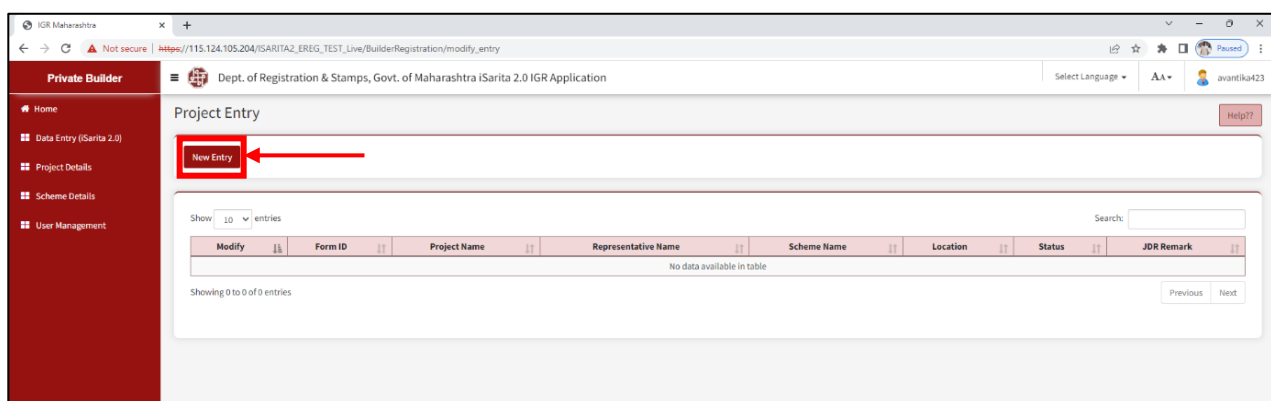
2.0 Project Details

To create a new project, we click on the 'Project Details' tab and then click on the 'Project Details Entry' buttons.



Here we see the list of Projects created, we can modify the projects from here.

To create the new project, click on the 'New Entry' button.





2.1 New Entry- Project Details

We need to fill in the following details

- 1) Enter the Name of the Project
- 2) State the name of the developer/company
- 3) Mention the Project PAN
- 4) Select District, Taluka, and Village respectively from the respective dropdowns
- 5) Select area i.e., Influence, Rural, Urban
- 6) Select the Corporation from the dropdown (Note- Not applicable for Influence and Rural Area)
- 7) Select Report Language- English or Marathi
- 8) Select Location and sublocation respectively from the dropdowns
- 9) Click on the 'View Rate' button, and we see the Rate Chart as shown in the image below. Select the rate of the associated Location and according to the Usage Category, that rate will be shown in the 'Rate' field.

Select	Sr. No.	Location	Usage Category	Construction Type	Road Type	Zone Number	Rate	Unit
Select rate	1	29/435- पूर्वे कार व कारावरील मातमल (कुली हद्द)	Office				89880	Square Meter
Select rate	2	29/435- पूर्वे कार व कारावरील मातमल (कुली हद्द)	Shop				124950	Square Meter
Select rate	3	29/435- पूर्वे कार व कारावरील मातमल (कुली हद्द)	Residential				70790	Square Meter
Select rate	4	29/435- पूर्वे कार व कारावरील मातमल (कुली हद्द)	Open Land				24270	Square Meter

- 10) Select the attribute type from the dropdown and then enter the attribute number. The entered data will be shown in the column below.

Attribute Value

--select--

--select--

- C.T.S. Number
- Final Plot Number
- GAT NUMBER
- Khata Number
- MILKAT NUMBER
- Plot Number
- PUI Number
- SECTOR NUMBER
- Survey Number

NO YES



11) Enter the Hissa number

12) Select yes or no for the Adjudication Certificate

If yes is selected, enter the Order Number, and Order Date, and then upload the Document

Hissa Number: 41

Adjudication Certification: NO YES

Order Number:

Order Date:

Upload Document: No file chosen

Site designed and developed by National Informatics Centre. Contents provided and maintained by Department of Registration & Stamps, Government of Maharashtra ISarita 2.0.

13 December 2022, 11:43:18 | 92 : 4

13) After entering all the information, click on the 'Save and Next' button

Project Name: Avantika Infra Phase One

Project PAN: ACPPI4512D

District: Pune

Village: चडगाव शेरी (रामवाडी)

Corporation: Pune municipal corporation

Report Language: English

Sub Location: 29/435 - पुणे नगर रस्त्यावरील मादमर

Attribute Type: Khata Number

Attribute Value: 4123

Selected Attribute	Gat / Plot / Khata / Survey / C.T.S
C.T.S. Number	4154
Khata Number	4123

Hissa Number: 41

Adjudication Certification: NO YES

Site designed and developed by National Informatics Centre. Contents provided and maintained by Department of Registration & Stamps, Government of Maharashtra ISarita 2.0.



2.2 Scheme Entry

Here we enter the Scheme Details

- 1) Select Article from the dropdown i.e., Conveyance- Immovable Property with Valuation/Lease
- 2) Select Document Title from the dropdown i.e., Agreement to Sale/Agreement for Sale/Articles of Agreement
- 3) Mention the Scheme Name
- 4) Mention the Draft Title
- 5) Enter the MAHA RERA Number
- 6) Enter the No. of Units/Flats
- 7) Mention the Project Area and select the Project Area Unit i.e., Hectares
- 8) Select the RERA Validation Date from the calendar
- 9) Rate is auto-filled
- 10) Select the Valuation Rule from the dropdown
- 11) Mention if it is a government organization for different rule
- 12) Select if the land is on a highway or not
- 13) Specify the availability of the lift- Yes/No
- 14) Select if the corporation is identified or not
- 15) After entering the details, click on the 'Save' button
- 16) If there is a stamp duty exemption, select it from the list
- 17) After entering all the information, click on the 'Save' button

We can add multiple schemes to one project.

The screenshot shows the 'Scheme Entry' form in a web browser. The form is titled 'Scheme Entry' and is part of the 'Private Builder' application. It contains various fields for entering scheme details, including Article, Document Title, Scheme Name, Draft Title, MAHA RERA Number, No. of Units/Flats, Project Area, Project Area Unit, RERA Validation Date, Rate, Select Valuation Rule, Is it Government organisation for diff fee rule?, Land On Highway?, LIFT Availability?, and Identified Corporation?. A 'Save' button is highlighted with a red box. The form also includes a 'Select Stamp Duty Exemption' section with two options: 'Mudrank 2020/CR136/MI(Policy)/Mumbai,Other corporations,Other Municipal council,influential Area,Rura' and 'As per clause no 13.3 of Maharashtra gov GR dtd 9/3/2019-concession of stamp duty of 50 % is granted for integrated township project'. The form is displayed in a browser window with the URL 'https://115.124.105.204/ISARITAZ_EREG_TEST_Live/Builder/Registration/scheme_entry'.



Once we save the scheme entry, we can see the entered details in the grid at the bottom of the page. We have been given edit and delete buttons.

Mudrank 2020/CR136/M1(Policy/Mumbai,Other corporations,Other Municipal council,Influential Area,Rura)

 As per clause no 13.3 of Maharashtra gov GR dtd 8/3/2019-concession of stamp duty of 50 % is granted for integrated township project

+ Save Reset

Scheme Details

< Show 10 entries Search:

Sr.NO.	Scheme Name	Title of Document	Rate	MAHA RERA Number	Action
1	Avantika Infra P1	Avantika Infra Draft	70790	K12234543254	✎ ✖

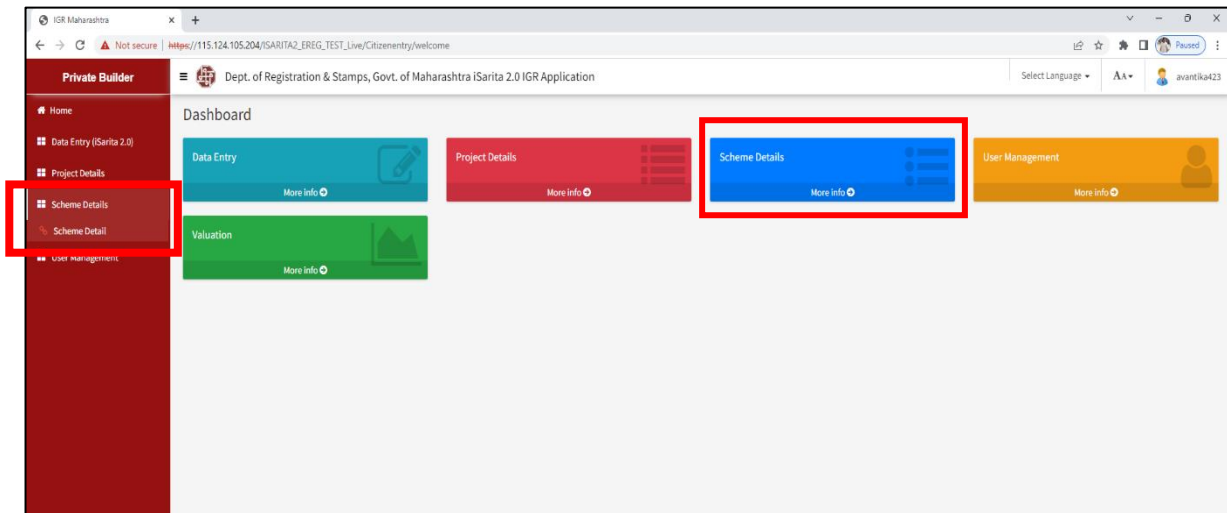
Showing 1 to 1 of 1 entries Previous 1 Next

Site designed and developed by National Informatics Centre. Contents provided and maintained by Department of Registration & Stamps, Government of Maharashtra (SaritA 2.0).

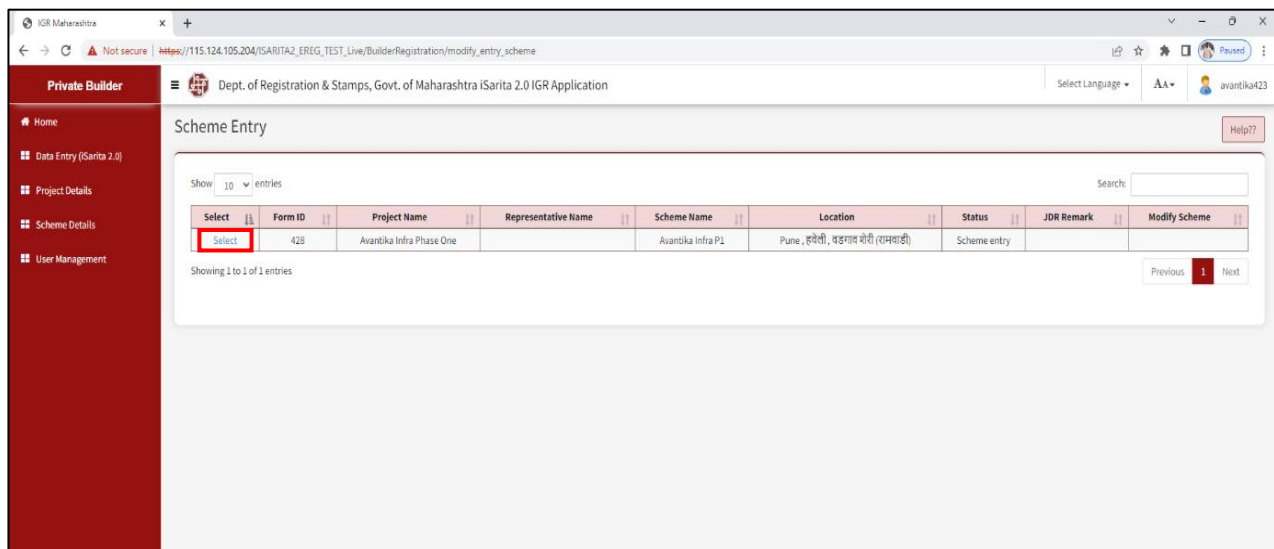


3.0 Scheme Details

The next step is filling in the Scheme Details. We click on the 'Scheme Details' link and then click on the 'Scheme Details' button.



We see the list of entries. Select the Scheme to make a Scheme Entry.





3.1 Seller Master/Scheme Seller Entry

1) Select the party category from the dropdown and select if POA (Power of Attorney) is applicable or not. Distinct fields will appear for different party categories, a few of them are displayed below.

a) If 'Company' is selected, enter the details as shown in the image

The screenshot shows the 'Seller Master' form in a web browser. The 'Scheme ID' is 526. The 'Select Party Category' dropdown is set to 'Company' and 'POA Applicable' is set to 'NO'. The 'Company Name' is 'Avantika Infra', 'Is Executor?' is 'Yes', and the 'Address' is 'Vadgaon Sheri'. Under 'Authorised signatory Details', the 'Department/Institution Representative Name' is 'Vinay Shinde', 'Mobile' is '7474747474', and 'Address' is 'Vadgaon Sheri'. The 'E-Mail' is 'vinay@gmail.com'. There are 'Save' and 'Cancel' buttons at the bottom right.

b) If 'Partnership' is selected, enter the displayed details

The screenshot shows the 'Seller Master' form in a web browser. A red message 'Record Saved Successfully' is at the top. The 'Scheme ID' is 526. The 'Select Party Category' dropdown is set to 'Partnership' and 'POA Applicable' is set to 'NO'. The 'Organisation Name' is 'Avantika Builders', 'Salutation' is 'Mr.', and 'Is Executor?' is 'Yes'. The 'Department/Institution Representative Name' is 'Vinay Shinde', 'Mobile' is '7474747474', and 'UID Consent (Aadhar)?' is 'Yes'. The 'Address' is 'Vadgaon Sheri', 'Age' is '33', 'Designation' is 'Partner', 'Gender' is 'Male', 'Occupation' is 'Advocate', and 'Email ID' is 'vinay@gmail.com'. There are 'Save' and 'Cancel' buttons at the bottom right.



c) If 'Individual' is the selected party category, enter the following details

Seller Master
Record Saved Successfully

Scheme ID: 526

Select Party Category: Individual POA Applicable: NO

Is Stamp Purchaser?: Yes Is Executor?: Yes Salutation: Mr.

Party First Name: Sandip Party Middle Name: Pandharinath Party Last Name: Surve

UID Consent (Aadhar?): Yes Alias Name: Gender: Male

Date of Birth: 02-01-1990 Occupation: Service E-Mail: sandip@gmail.com

Mobile No.: 74747474 PIN Code: 411014 Address Same AS: Taluka: Pune City

State: MAHARASHTRA District: PUNE Village: Vadgaon Sheri S.O. Address: LLB Road

Buttons: Save, Cancel, Top

d) If 'Power of Attorney' is selected, enter the details as shown in the image

Seller Master

Scheme ID: 369

Select Party Category: Power of Attorney POA Applicable: NO

Is Executor?: Yes Select Main Party: Rohan Shankar Sangwan Salutation: Mr.

Party First Name: Abhi Party Middle Name: Rajesh Party Last Name: Surve

UID Consent (Aadhar?): Yes Alias Name: Date of Birth: 23-01-1991

Age: 31 Identification Type: Driving License Identification Description: MH152144552

PAN: ACPPW4152L Gender: Male PAN/Form 60/61: PAN Occupation: Business

E-Mail: abhi@gmail.com Mobile No.: 7485524145 Address: Near Post Office, Vadgaon Sheri

PIN Code: 411014

Buttons: Save, Cancel, Top



e) If the party category is 'Limited Liability Partnership', enter the following details

Private Builder Dept. of Registration & Stamps, Govt. of Maharashtra ISarita 2.0 IGR Application

Seller Master

Scheme Seller Entry > Scheme Identifier > Upload Document > CreateTemplate > Submit Scheme

Scheme ID: 526

Select Party Category: Limited Liability Partnership POA Applicable: NO

Limited Liability Partnership Name: ADT Builders Department/Institution Representative Name: Chintan Mhatre Address: Vadgaon Sheri

Authorized signatory Details

Is Executor?: Yes Salutation: Mr. Age: 33

Occupation: Self employee Mobile: 7474474734 Email ID: ctm@gmail.com

Address: Vadgaon Sheri Gender: Male Designation: Manager

Save Cancel

f) If the party category is 'Licensor', enter the following details

Private Builder Dept. of Registration & Stamps, Govt. of Maharashtra ISarita 2.0 IGR Application

Seller Master Record Saved Successfully

Scheme Seller Entry > Scheme Identifier > Upload Document > CreateTemplate > Submit Scheme

Scheme ID: 526

Select Party Category: Licensor POA Applicable: NO

Is Stamp Purchaser?: Yes Is Executor?: Yes Salutation: Mr.

Party First Name: Keshav Party Middle Name: Sadasshiv Party Last Name: Thorat

Age: 33 Alias Name: Occupation: Service

Gender: Male E-Mail: ksh@gmail.com Mobile No.: 7471474747

PIN Code: 411014 Address Same AS: State: Maharashtra

District: Pune Taluka: हुवेरी Village: चडगाव पेरी (राजराठी)

UID Consent (Aadhar): Yes

Save Cancel



g) If 'Builder/Purchaser' is the selected category, enter the following details

Record Saved Successfully

Seller Master

Scheme Seller Entry > Scheme Identifier > Upload Document > Create Template > Submit Scheme

Scheme ID: 526

Select Party Category: Builder/Purchaser POA Applicable: NO

Is Executor? : Yes Salutation : Mr. Party First Name : Vinay

Party Middle Name : Party Last Name : Shinde Alias Name :

Age : 33 Occupation : Service Gender : Male

E-Mail : vanay@gmail.com Mobile No. : 7474747474 Address : Vadgaon Sheri

PIN Code : 411014

Save Cancel

After making the Scheme Seller Entry, all the entries will be displayed in the grid at the bottom of the page. We can edit or delete the entered parties from the 'Action' section

Seller List

Show 10 entries Search:

Sr. No.	Party Name	Address	Mobile No.	Category	Action
1	Avantika Infra Through Vinay Shinde	Vadgaon Sheri	7474747474	Company	Edit X
2	Avantika Builders Through Vinay Shinde	Vadgaon Sheri	7474747474	Partnership	Edit X
3	Sandip Pandharinath Surve	LLB Road	7474747474	Individual	Edit X
4	Vinay Shinde	Vadgaon Sheri	7474747474	Builder/Purchaser	Edit X
5	ADT Builders Through Chintan Mhatre	Vadgaon Sheri	7474474774	Limited Liability Partnership	Edit X
6	ADT Ventures Through Advait Sharma	Vadgaon Sheri	7474747471	Joint Venture	Edit X

Showing 1 to 6 of 6 entries Previous Next

POA Mapping List

Sr. No.	Seller Name	POA Name	Action
---------	-------------	----------	--------

Site designed and developed by National Informatics Centre. Contents provided and maintained by Department of Registration & Stamps, Government of Maharashtra iSarita 2.0.

13 December 2022, 13:28:06 | 92/4



3.2 Scheme Identifier

- 1) Select the Identified/Witness Type from the dropdown
- 2) Enter the full name of the identifier
- 3) Enter the age, gender, and mobile number of the identifier in the respective fields
- 4) Enter the PIN code and Address
- 5) After entering all the details click on the 'Save' button

The entered details will be displayed in the identifier master list

Record Saved Successfully

Identifier

Select Identifier/Witness Type: *
Common Identifier for all

Identifier/Witness Full Name :- *
Akruti Shyam Joshi

Age :- *
28

Gender :- *
Female

Mobile :-
747747477

Pin code :- *
411014

Address :- *
Vadgaon Sheri

Save Cancel

Identifier Master List

Identifier Name	Mobile No.	Email Id	Action
Akruti Shyam Joshi	7474747474		Edit ✕

3.3 Common Upload Document/Upload Document

In this section, we need to upload the Sitemap/Payment Schedule, Other Annexure, Floor Plan (File Size- 5 MB) (Deed Order:1)

Only Alphabets, Number, Dash (-), and Underscore (_) are allowed in a file name.

We need to select the document from the system and then click on the 'Upload/Update' button. The document will be uploaded.

File Uploaded Successfully

Common Upload Document

Note:1: Red Star(*) Indicates Mandatory Document
Note:2: Only Alphabets,Number,Dash(-),Underscore(_) allowed in file name.

Document Title	Select	Download	Action
Upload Sitemap/Payment Schedule,Other Annexure,Floor Plan (File Size:5MB) (Deed Order:1)	Choose File NO FILE CHOSEN	Download ✕	Upload/Update

* Do not use landscape use only portrait for upload file



3.4 Create Template/Deed Document

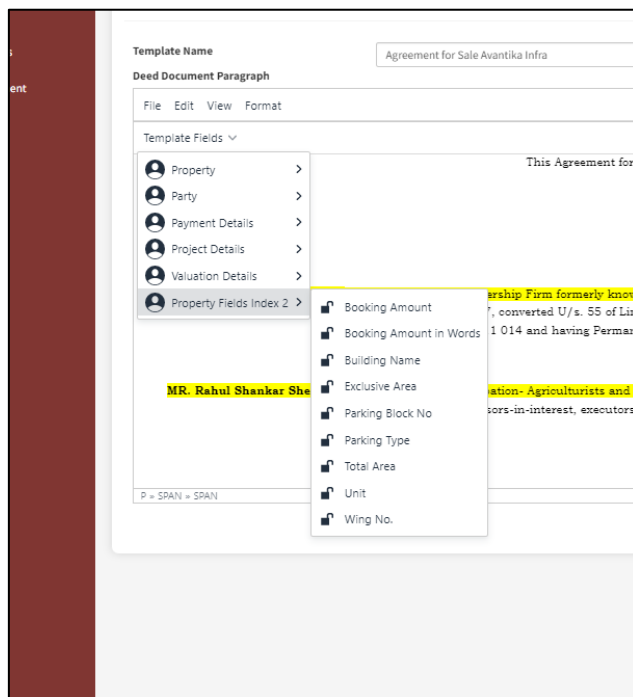
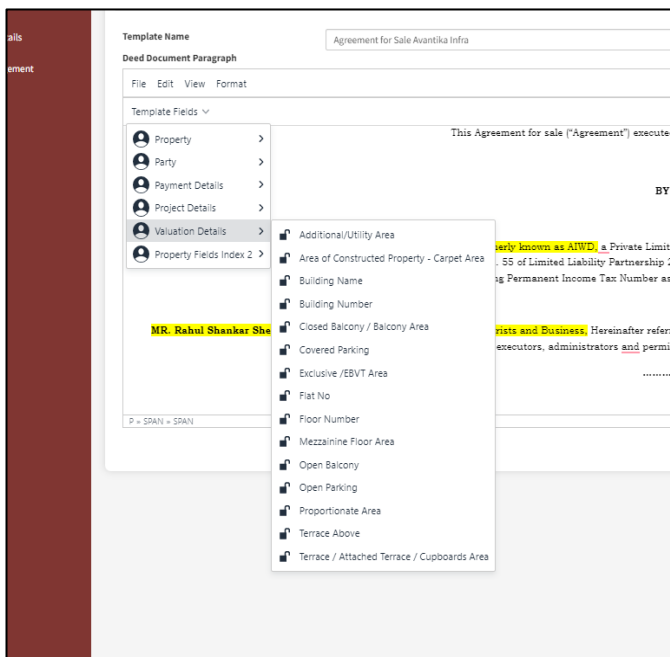
In this section, we paste our deed document and append various fields.

- 1) Enter the template name
- 2) Paste the draft

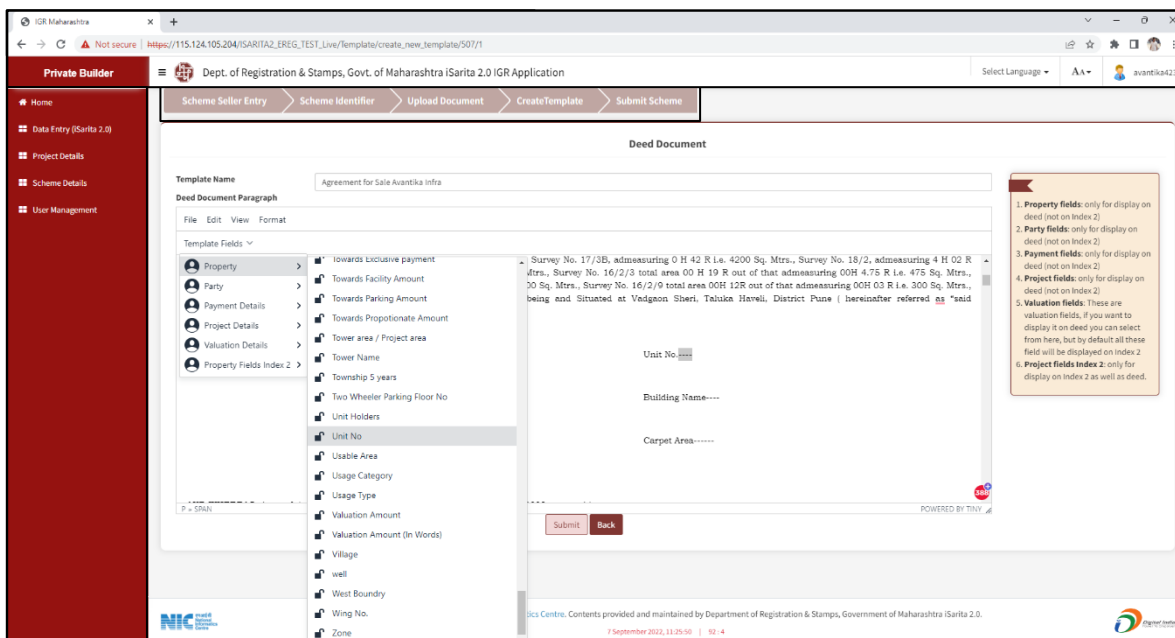
We can edit the draft as well as format it



Now we need to append various fields i.e., template fields- Related to Property, Party, Payment Details, Project Details Valuation Details, Property Fields Index 2



For appending the field, select that property field, go to the template field section, and select the required field.





We can see the appended field as shown below.

The screenshot shows a text editor window titled 'Template Name' with the content 'Agreement for Sale Avantika Infra'. Below the title bar is a menu with 'File', 'Edit', 'View', and 'Format'. The main text area contains a long paragraph of text describing land parcels. Below the text, there are three input fields: 'Unit No. (unit_no)', 'Building Name----', and 'Carpet Area-----'. At the bottom of the editor, there are 'Submit' and 'Back' buttons. A status bar at the very bottom shows 'P = SPAN' and 'POWERED BY TINY'.

Following the same steps, we need to append all the required fields and then click on the 'Submit' butt

This screenshot is similar to the previous one but highlights the 'Submit' button with a red box and a red arrow pointing to it from the left. A tooltip on the right side of the form provides instructions: '5. Valuation fields: These are valuation fields, if you want display it on deed you can s from here, but by default all field will be displayed on ind 6. Project fields Index 2: only display on index 2 as well as'. The 'Submit' button is labeled 'Submit' and 'ack'.

Once submitted, the entered scheme will be displayed as shown in the image. We can edit or delete the template. Three buttons are given, namely 'Test Template', 'Preview Template', and 'Property/Valuation Fields Suggestion'.

The screenshot shows the application interface with a sidebar on the left containing 'Private Builder', 'Home', 'Data Entry (iSarita 2.0)', 'Project Details', 'Scheme Details', and 'User Management'. The main content area is titled 'Template Entry' and shows a 'Record Saved Successfully' message. Below the message is a breadcrumb trail: 'Scheme Seller Entry > Scheme Identifier > Upload Document > CreateTemplate > Submit Scheme'. A table displays the following data:

Sr.No	Scheme Name	Template Name	Action
1	Avantika Infra P1	Avantika Infra P1	Test Template Preview Template Property/Valuation Fields Suggestion

Below the table, it says 'Showing 1 to 1 of 1 entries' and includes 'Previous' and 'Next' navigation buttons.



3.4.1 Test Template

Here we need to mention details regarding the appended fields as shown in the image. We can preview the template using the 'Preview Template' button.

Template Values updated Successfully !!!

Dept. of Registration & Stamps, Govt. of Maharashtra iSARITA 2.0 IGR Application

Private Builder

Home

Data Entry (iSARITA 2.0)

Project Details

Scheme Details

User Management

Template Fields

Scheme Seller Entry > Scheme Identifier > Upload Document > CreateTemplate > Submit Scheme

Unit No: 12

Building Name: Avantika Infra

Carpet Area in Square Foot: 800

Submit Preview Template Back

3.4.2 Preview Template

We can have a preview of the draft before the final submission. We can also print this draft.

AND

1. Mr. [Name],
Age- Years, Occ- [Occupation],
Residing at [Address],
PAN- [PAN No.]

Hereinafter referred to as "Allottee" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

.....PARTY OF THE SECOND PART.

.....Hereinafter referred to as the "Original owner/Confirming Party" (which expression unless repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators, Successors-in-interest and permitted assignees)

.....PARTY OF THE THIRD PART

WHEREAS the property bearing Survey No. 17/1A admeasuring 0 H 84 R i.e. 8400 Sq. Mtrs., Survey No. 17/1B admeasuring 0 H 42 R i.e. 4200 Sq. Mtrs., Survey No. 17/1C admeasuring 0 H 42 R i.e. 4200 Sq. Mtrs., Survey No. 17/2 total area 2 H 07 R out of that admeasuring 1 H 61 R i.e. 16100 Sq. Mtrs., Survey No. 17/4B, admeasuring 0 H 76 R i.e. 7600 Sq. Mtrs., Survey No. 17/3A, admeasuring 1 H 01 R i.e. 10100 Sq. Mtrs., Survey No. 17/3B, admeasuring 0 H 42 R i.e. 4200 Sq. Mtrs., Survey No. 18/2, admeasuring 4 H 02 R i.e. 40200 Sq. Mtrs., Survey No. 19/3/4, admeasuring 0 H 66 R i.e. 6600 Sq. Mtrs., Survey No. 16/2/3 total area 00 H 19 R out of that admeasuring 00H 4.75 R i.e. 475 Sq. Mtrs., Survey No. 16/2/5 total area 00 H 32 R out of that admeasuring 00H 08 R i.e. 800 Sq. Mtrs., Survey No. 16/2/9 total area 00H 12R out of that admeasuring 00H 03 R i.e. 300 Sq. Mtrs. Totally admeasuring area of 5 Hectore 31 Are i.e. 1,03,100 Sq.Mtrs. lying being and Situated at Vadgaon Sheri, Tahuka Haveli, District Pune (hereinafter referred as "said Properties/Land").

12

Avantika Infra

800

AND WHEREAS a) out of the above said properties by ii) Sale deed dated 02/04/2009 executed between

b) That out of the said properties land bearing Survey No. 17/2, admeasuring 1 H 04 R i.e. 10400 Sq. Mtrs and Survey No. 17/4B, admeasuring 0 H 76 R i.e. 7600 Sq. Mtrs. is owned by and belonged to the Original owner/Confirming Party No. 2 whose name has been appeared into the 7/12 extract of the said land. That the said Original owner has entrusted the development rights of the above said land area admeasuring 18,000 Sq. Mtrs., to the Promoter herein by executing Development Agreement and Power of Attorney in favour of the Promoter herein on dated 03-08-2011, which is duly registered in the Office of Joint Sub-Registrar Haveli No. 13 Pune vide Serial No. 7757/2021 and 7659/2017 respectively on same day and subsequently executing correction deed to the Development Agreement and executing the Power of Attorney dated

Property/Valuation Fields Suggestion

Preview Print



3.4.3 Property/Valuation Fields Suggestions

Here we can save the Property/Valuation Fields Suggestion.

Field Suggestion

Scheme Seller Entry > Scheme Identifier > Upload Document > Create Template > Submit Scheme

Property/Valuation Fields Suggestion

Address

Save cancel Back

3.5 Submit Scheme

Here we make the final submission to the JDR of the scheme by clicking on the 'Final Submission Scheme' button.

Project Submission

Scheme Seller Entry > Scheme Identifier > Upload Document > Create Template > Submit Scheme

Scheme ID: 337

Final Submit Scheme



We can see the status as ‘Scheme Submitted’

The screenshot shows the 'Scheme Entry' page in the Private Builder application. A red banner at the top indicates 'Scheme Submitted Successfully'. Below this, a table lists the scheme details. The 'Status' column for the entry is highlighted with a red box and contains the text 'Scheme Submitted'.

Select	Form ID	Project Name	Representative Name	Scheme Name	Location	Status	JDR Remark	Modify Scheme
Select	428	Avantika Infra Phase One		Avantika Infra P1	Pune, हवेली, चडगाव येरी (रामवाडी)	Scheme Submitted		

When JDR after scrutiny approves the scheme, the status changes to ‘Scheme Approved’

We can modify the scheme by clicking on the ‘Modify Scheme’ button. We can make the changes and send the Scheme again to JDR for Approval.

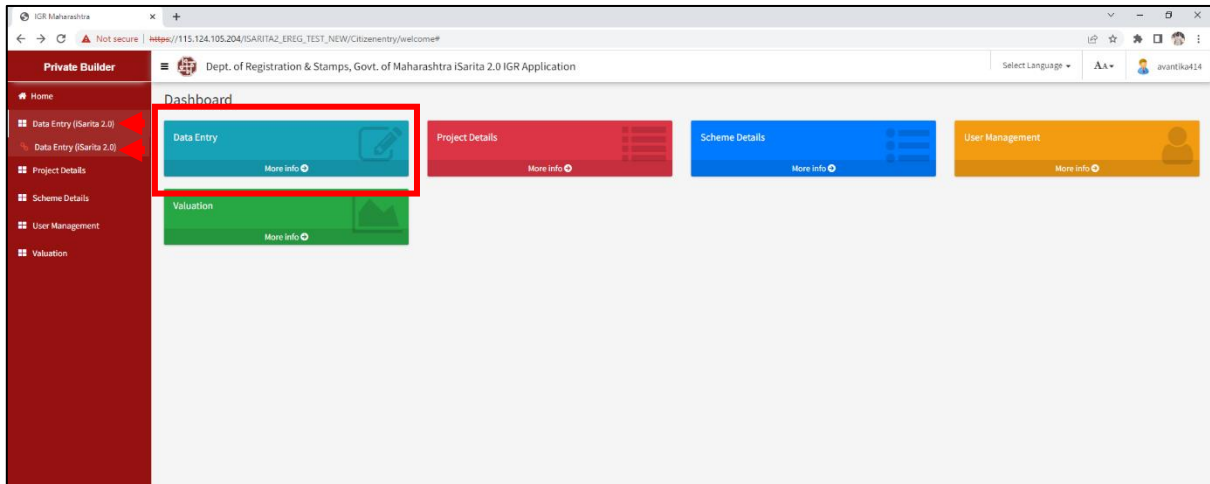
The screenshot shows the 'Scheme Entry' page in the Private Builder application. The 'Status' column for the entry is highlighted with a red box and contains the text 'Scheme Approved'. A 'Modify Scheme' button is now visible in the 'Modify Scheme' column.

Select	Form ID	Project Name	Representative Name	Scheme Name	Location	Status	JDR Remark	Modify Scheme
Select	428	Avantika Infra Phase One		Avantika Infra P1	Pune, हवेली, चडगाव येरी (रामवाडी)	Scheme Approved		Modify Scheme

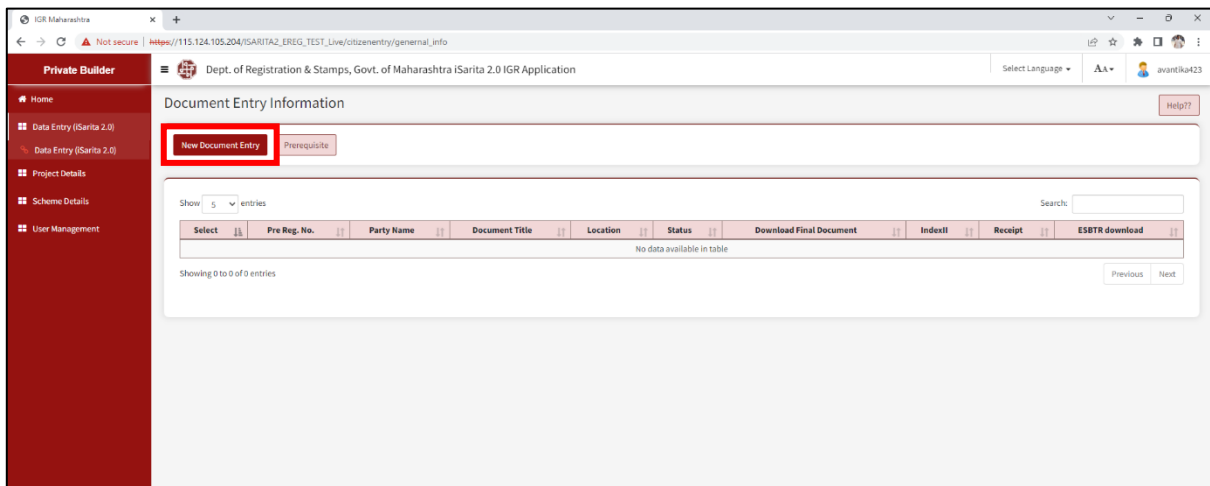


4.0 Data Entry

After scheme approval from JDR, we move to the Data Entry process. We can click on the Data Entry tab or from the left sidebar menu, click on the 'Data Entry (i-Sarita 2.0)' link, and then click on the 'Data Entry (i-Sarita 2.0)' button.



In the Document Entry Information, we can see the list of already entered entries. To create a new entry, we click on the 'New Document Entry' button





4.1 General Information

In the Document Information section, we need to select the scheme from the dropdown. The article and Document Title are auto-fetched. Then mention if the Pen-Pad signature will be used or not.

Document Submission office details are also auto-fetched. We need to select if we want to print the final document on 500 Rs Stamp Paper. Then we click on the 'Save & Next' button.

The screenshot shows the 'Document Entry Form' in the IGR Maharashtra application. The form is divided into sections: 'Document Information' and 'Document Submission Office Details'. The 'Document Information' section includes fields for 'Select Scheme' (Avantika Infra P2), 'Article*' (25(b)-Conveyance - Immovable Property With Valuation), and 'Document Title' (Agreement to sale). The 'Document Submission Office Details' section includes fields for 'District*' (Pune), 'Taluka*' (हवेली), and 'Office Name*' (Joint S.R. Haveli 28). At the bottom, there is a question 'Do you want to print the final document on 500 Rs Stamp Paper?' with radio buttons for 'NO' (selected) and 'YES'. A 'Save & Next' button is highlighted with a red box.



4.2 Property Details

Here we see that the 'Property Valuation' fields are auto-fetched from the information we entered earlier.

- 1) Tick the Property Usage, the Dependency Attributes i.e., Construction Type and Property Age are auto-filled
- 2) We need to mention the Area of the Constructed Property - Carpet Area, select its Unit from the drop Down- Square Meters, Hectares, Square Foot. Then select if it is a Built-Up Area, Super Built-Up Area, Carpet Area with RERA, or Carpet Area without RERA
- 3) Select if the lift is available or not
- 4) Mention the Exclusive Area and select its unit
- 5) Enter the floor number
- 6) Mention the Utility Area, and select its Unit from the drop Down. Then select if it is a Built-Up Area, Super Built-Up Area, Carpet Area with RERA, or Carpet Area without RERA
- 7) Mention Proportionate Area and select its unit
- 8) Mention if it is the Big Project. Mention the Big Project Area (in Hectares)
- 9) Enter the Flat Number, Building Name, and Building number in the respective fields
- 10) Enter the following mentioned areas and select the corresponding units
 - a) Open Parking
 - b) Covered Parking
 - c) Terrace Above
 - d) Attached Terrace / Terrace / Cupboards Area
 - e) Mezzanine Floor Area
 - f) Open Space Around the Ground floor
 - g) Open Balcony
 - h) Closed Balcony / Balcony Area
- 11) Mention if the Land is on Highway
- 12) Mention if it is Identified (Listed) Corporation
- 13) Attributes are auto-fetched as per the information entered earlier (Displayed in the table below)

After filling in all the information, click on the 'Save' button. The entered property details will be displayed in the grid at the bottom of the page. We have given three buttons- View Valuation, Edit, and Delete



IGR Maharashtra | Dept. of Registration & Stamps, Govt. of Maharashtra iSarita 2.0 IGR Application

Home | Data Entry (iSarita 2.0) | Project Details | Scheme Details | User Management

Pre Reg. No. :- 2022000116379

Property Valuation

District: Pune | Area Type: URBAN | Taluka: हुन्ती
 Local Governing Body: Pune municipal corporation | City / Village: वडगाव शेरी (रामवाडी)
 Location: वडगाव शेरी (रामवाडी) | 29/435 - पुणे नगर रस्कावरील मासमता (जुनी हद्द)

Property Usage: Residential Flat / Big Project - eRegistration

Dependency Attributes:

Construction Type: RCC PAKKE | Property Age: 0 to 2 Years

Area of Constructed Property - Carpet Area: 600 Square Feet | Built Up Area: [] | Lift Availability: YES

Floor Number: 4 | Utility Area: 20 Square Feet | Built Up Area: [] | Proportionate Area: 20 Square Meter

Big Project: Yes | Big Project Area: 2.6 Hectares | Flat Number: 404

Building Name: AvantiKa Infra Phase 1 | Building Number: 12 | Open Parking: 50 Square Feet

Covered Parking: 50 Square Feet | Terrace Above: 500 Square Feet | Attached Terrace / Terrace / Cupboards Area: 20 Square Feet

Mezzanine Floor Area: 20 Square Feet | Open Space Around Groundfloor: 500 Square Feet | Open Balcony: 20 Square Feet

Closed Balcony / Balcony Area: 25 Square Feet | Land on highway: Yes | Identified (Listed) Corporation: Yes

Selected Attribute	Gat / Plot / Khata / Survey / C.T.S	Hissa 1	Hissa 2
Survey Number			
C.T.S. Number	4154		
Plot Number			
Final Plot Number			
GAT NUMBER			

Save

Property Details

Showing 1 to 1 of 1 entries

Property Details	City / Village	Location	Usage Category	Actions
	वडगाव शेरी (रामवाडी)	वडगाव शेरी (रामवाडी) => 29/435 - पुणे नगर रस्कावरील मासमता (जुनी हद्द)	Residential Flat / Big Project - eRegistration	View Valuation Edit Delete

Showing 1 to 1 of 1 entries | Previous | Next



We can edit or delete the details using the ‘Edit’ and ‘Delete’ buttons from the action section. We can also view the valuation by clicking on the ‘View Valuation’ button.

Property Valuation

Valuation No.:	Year:	User Id:	Date:
453001 / 2022	2022	33120	13-December-2022 17:46:PM

State: Maharashtra | District: Pune | Tahsil: इंदोरी
 Land Type: URBAN Corporation: Pune municipal Corporation | Village/City: पदार्ण पुरी (समवादी)
 C.T.S. Number: 4154 | Construction Type: RCC FRMKE | Property Age: 0 to 2 Years

Residential	Open Land	Construction Rate
770790/- Square Meter	724270/- Square Meter	726620/- Square Meter

Property Details

Sr.No.	Description	Calculation	Total
1	Open Space Around Groundfloor	1. 46.49152 x (24270 x 9.40) = 50951.35616	14,50,551/-
2	Constructed Property Valuation	1. (70790 x 1.05-24270) = 5059.5 2. 5059.5 * 1 (Depreciation) = 5059.5 3. 74.922492 x (50500+24270) = 52486.37056	155,24,386/-
3	Open Parking	1. 4.645152 x (24270 x 9.40) = 49095.135616	145,095/-
4	Terrace Above Valuation	1. (70790 x 1.05-24270) = 5059.5 2. 5059.5 * 1 (Depreciation) = 5059.5 3. 46.45152 x (50000+24270) x 9.40 = 181099.39204	113,81,097/-
5	Mezzanine Floor Valuation	1. (70790 x 1.05-24270) = 5059.5 2. 5059.5 * 1 (Depreciation) = 5059.5 3. 1.858008 x (50000+24270) x 9.40 = 95243.8637056	169,055/-
6	Attached Terrace / Terrace / Cupboards Valuation	1. (70790 x 1.05-24270) = 5059.5 2. 5059.5 * 1 (Depreciation) = 5059.5 3. 1.858008 x (50000+24270) x 9.40 = 95243.8637056	155,244/-
7	Closed Balcony Valuation	1. (70790 x 1.05-24270) = 5059.5 2. 5059.5 * 1 (Depreciation) = 5059.5 3. 2.322176 x (50000+24270) = 172637.07409	1,72,637/-
8	Exclusive Area Valuation	1. (70790 x 1.05-24270) = 5059.5 2. 5059.5 * 1 (Depreciation) = 5059.5 3. 1.858008 x (50000+24270) x 9.40 = 95243.8637056	1,38,110/-
9	Utility Area Valuation	1. (70790 x 1.05-24270) = 5059.5 2. 5059.5 * 1 (Depreciation) = 5059.5 3. 1.858008 x (50000+24270) x 9.40 = 95243.8637056	1,38,110/-
10	Open Balcony Valuation	1. (70790 x 1.05-24270) = 5059.5 2. 5059.5 * 1 (Depreciation) = 5059.5 3. 1.858008 x (50000+24270) x 9.40 = 95243.8637056	155,244/-
11	Covered Parking	1. (70790 x 1.05-24270) = 5059.5 2. 5059.5 * 1 (Depreciation) = 5059.5 3. 4.645152 x ((50000+24270) x 0.25) = 80318.03704	1,66,319/-
A Total:			181,16,247/-

Note: Final Valuation is Rounded to Next 500/-

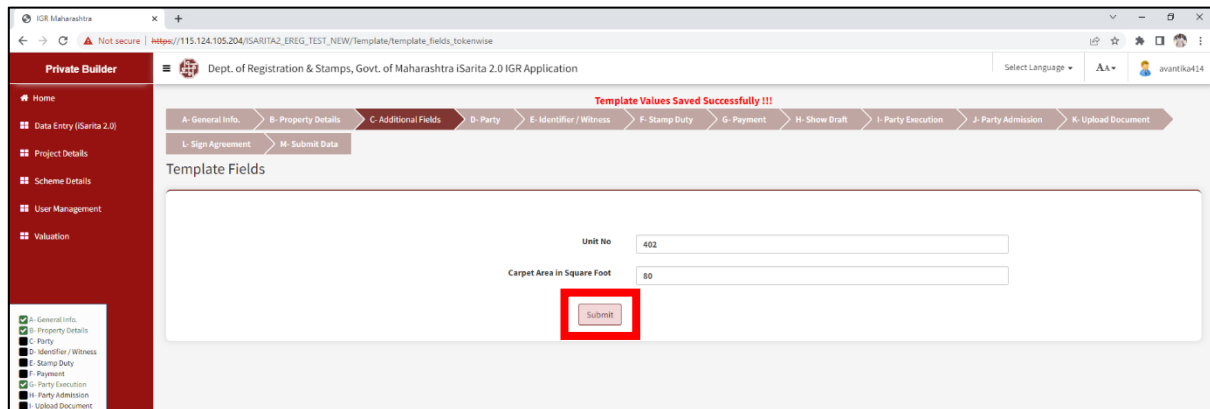
Total Valuation (A): 181,16,247/-
 Total Amount in Words: Eighty One Lakhs Sixty Six Thousand Five Hundred Rupees Only

Reference: Residential Flat / Big Project - eRegistration
 1) R-3=M (Depreciation T) R-19=L (L availability Yes) Floor no. 8) R-3-B ==Big Project V/N: 9) Listed Corporation



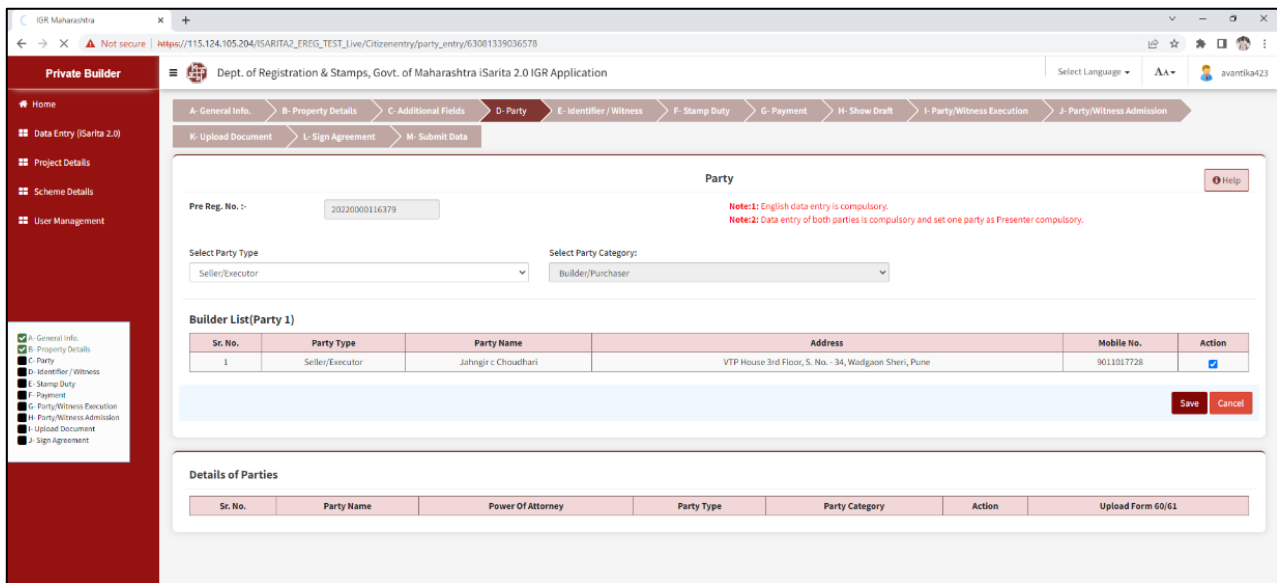
4.3 Additional Fields

Here we see the Template Fields. Fill in the fields and click on the ‘Submit’ button

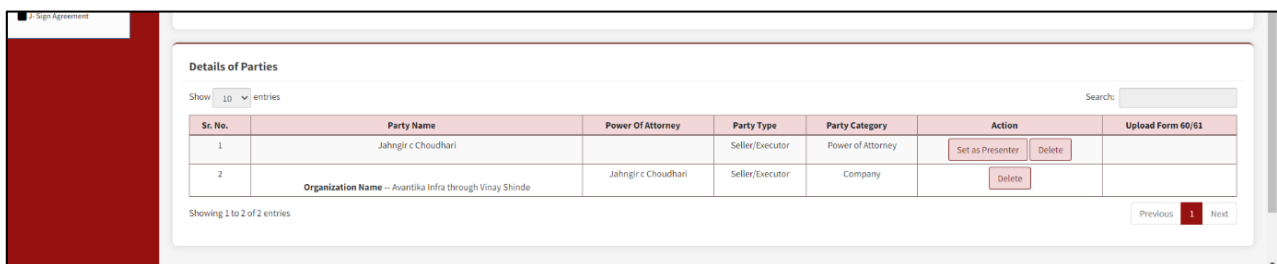


4.4 Party

In this section, we enter the Party Details. If the Party Type – Seller/Executor is selected then the party entered earlier as the seller will be shown in the column as shown in the image below-



Tick the box in the action column and the details will be shown in the column as displayed in the image below-





To enter the new party, we need to follow the steps mentioned below.

- 1) We need to select the Party Type and Party Category from the dropdowns

- 2) Mention if the party is Stamp Purchaser
- 3) Mention if the party is Executor
- 4) Select Salutation
- 5) Enter the Party's First, Middle, and Last Name
- 6) Mention the UID Consent
- 7) Mention Alias Name (Optional)
- 8) Select Gender from the dropdown
- 9) Enter the Date of Birth from the calendar
- 10) Select Occupation from the dropdown
- 11) Mention email id
- 12) Enter Mobile Number
- 13) Enter the Pin Code. State, District, and Taluka will be auto-filled
- 14) Select Village from the dropdown
- 15) Enter the Address

After filling in all the information, click on the Save button.



The details of the entered parties will be displayed at the bottom of the page.

We need to Set one of the parties as the presenter. We also have given Edit, Delete, and Verify PAN buttons

Sr. No.	Party Name	Power Of Attorney	Party Type	Party Category	Action	Upload Form 60/61
1	Jahngir c Choudhari		Seller/Executor	Power of Attorney	Set as Presenter, Delete	
2	Organization Name -- Avantika Infra through Vinay Shinde	Jahngir c Choudhari	Seller/Executor	Company	Delete	
3	Rahul Mahadev Shelke		Purchaser/Buyer/Executor	Individual	Set as Presenter, Edit, Delete, Verify PAN	

4.5 Identifier/Witness

Here we see the identifiers master list containing the identifiers we entered earlier. We can add the identifier by clicking on the 'Select' button.

To enter a new identifier, follow the steps mentioned below

- 1) Identifier/Witness Type is auto-selected i.e., Common Identifier for All
- 2) Mention the full name of the identifier
- 3) Mention the Age
- 4) Select Gender from the dropdown
- 5) Enter Mobile Number
- 6) Enter the PIN code and Address

After filling in all the information, click the save button. The data entered is shown at the bottom of the page. We can edit or delete the saved information from here.

Identifier Name	Mobile No.	Email Id	Action
Akruji Shyam Joshi	74747474		Select
Akruji Shyam Joshi	74774747		Select
Adkuf	74747474		Select

Name	Mobile No.	Email Id	Party Type	Identification Type	Action
Akruji Shyam Joshi	74747474			Common Identifier for all	Edit ✕
Vijay D Khedekar	74747474			Common Identifier for all	Edit ✕



4.6 Stamp Duty

In this section, we calculate Stamp Duty/Registration Charges/Other Charges

- 1) Select Fee Rule from the dropdown as shown in the image
- 2) Click on the 'Calculate & Save' button

Dept. of Registration & Stamps, Govt. of Maharashtra iSarita 2.0 IGR Application

Stamp Duty/Registration Charges/Other Charges

Pre Reg. No. :- 20220000114379

Note: Use "Remove Fees Calculation And Payments" button to remove fees calculated and payment details entered

Stamp Duty Calculation

Fee Rule: Conveyance for Private Builder

Usage Category	Location
Residential Flat / Big Project - eRegistration	पंजाप शरी (रामसाडी)

Conveyance for Private Builder

Conveyance for PM Avas Yojana- Sangli Gokhale builder

Conveyance for SRA

PMAY

Conveyance Mhada Mumbai

Market Value/SR Value: 8116500

Local Tax Applicable: No

Consideration Amount: 8116500

Calculate & Save Remove Fees Calculation and Payments

Details

Please Calculate Stamp Duty

The Stamp Duty Calculator will calculate the amount. To proceed, click on the 'Save & Next' button.

Calculate & Save Remove Fees Calculation and Payments

Sl.No.	Particulars	Payment Mode	Min.	Max.	Calculation	Total	Final Amount
1	Stamp Duty		-NA-	-NA-	8116500*0.05	405825	4,05,825
2	Metro Tax		-NA-	-NA-	8116500*1/100	81165	81,165
3	Local Tax		-NA-	-NA-	8116500*1/100	81165	81,165
4	Registration Fee		-NA-	30000	8116500*1/100	81165	30,000
Total							5,98,155/-

Details

Fee Rule: Conveyance for Private Builder

1	Registration Fee	30,000
2	Stamp Duty	4,05,825
3	Local Tax	81,165
4	Metro Tax	81,165
Total		5,98,155

Online Pay: 598155 Counter Pay: 0 Total Amount: 598155

Fee Exemption



If there is a fee exemption, we can select 'yes' and select the stamp duty exemption rule, and then click the 'Calculate and Save' button. The Fee Exemption will be calculated as shown in the image below. We can also enter the 5GA Investor Clause Details by entering the Old Document Number, Old Document Date, and Stamp Amount

Fee Exemption

Have Exemption? Yes No

Stamp Duty Exemption Rule

As per clause no 13.3 of Maharashtra gov GR dtd 8/3/2019-concession of stan
 --select--
 As per clause no 13.3 of Maharashtra gov GR dtd 8/3/2019-concession of stamp duty of 50 % is granted for integrated township project
 No Mudrank: 2021/UDR-12/CR-167/M-1(Policy)

Note: Final stamp duty exemption will be decided by SRO only.

Sr.No.	Exemption Detail	Amount	Action
1	As per clause no 13.3 of Maharashtra gov GR dtd 8/3/2019-concession of stamp duty of 50 % is granted for integrated township project Stamp Duty	202913	Delete Exemption

Online Pay: 598155 Fee Exemption: 202913 Online Pay Total Amount: 395242

5GA Investor Clause Details

Old Document No. Old Document Date Stamp Amount



4.7 Payment

In this section, we need to enter the details for the payment made.

In the Mode of Payment Section-

- 1) Select Payment mode – E-Challan (GRAS) or e-SBTR
- 2) Enter Challan Number, Challan Date, and Challan Amount in the respective fields

After filling in the details, click on the ‘Save’ button. Details will be displayed in the grid at the bottom of the page.

The screenshot displays the 'Mode of Payment' section of the application. The 'Pre Reg. No.' is 20220000116291. The 'Mode of Payment' dropdown is set to 'E-Challan(GRAS)'. The 'GRN Number' is MH145214597851256E, the 'Challan Date' is 05-09-2022, and the 'Challan Amount' is 16365515. A red box highlights the '+ Save' button. Below the form is a table with columns: Payment Mode, Payment Head, Payer Name, Amount Paid, Other Details, and Action.

Payment Mode	Payment Head	Payer Name	Amount Paid	Other Details	Action



4.8 Show Draft

In this section, we can see the draft agreement. We can download the draft, download the Draft Index 2, and Download the Draft Summary using the respective buttons

Dept. of Registration & Stamps, Govt. of Maharashtra ISarita 2.0 IGR Application

Pre Reg. No.: 2022000116291

Draft Agreement

AGREEMENT FOR SALE

This Agreement for sale ("Agreement") executed on this _____ day of _____ in the year _____ at Pune.

BY AND BETWEEN

Avantika Infra West Developers a Limited Liability Partnership Firm formerly known as AIWD, a Private Limited Company incorporated and registered with the Registrar of Companies, Pune under The Companies Act, 1956 having Company Identity No. U70102PN2008PTC129296 dated 08/12/2007, converted U/s. 55 of Limited Liability Partnership 2008 and registered U/s. 57 of the aforesaid act having LLP Identity No. AAC-24411 and having office at Survey No.17/1/1A/B/C, Vadgaon Sheri, Pune - 411 014 and having Permanent Income Tax Number as per Section 139A of the Income Tax Act, 1961 PAN ACPPW4151A through its authorized partner

MR. Rahul Shankar Shelke, Age about 54 years, Occupation- Agriculturists and Business, Hereinafter referred to as the "Promoter". (Which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners)

.....PARTY OF THE FIRST PART.

AND

1. Mr.

Draft Index 2-

Draft (RULE 29)	
Property Location: महाराष्ट्र, पुणे	
Wednesday, 07 September 2022 06:19 PM Office Name: Joint S.R. Haveli 2B Doc. Reg No.:-	
1	Document Title Agreement for sale
2	Consideration Amount Rs. 23,33,64,500/-
3	Market Value Rs. 23,33,64,500/-
4	Property Description Corporation/Pune municipal corporation - District/Pune - Village/महाराष्ट्र/पुणे - Survey/CTB/CS No. - Hissa No./2-Gat No./142 + 143 PART/123. Project/Scheme Name-Avantika Heights. Big Project Area: 2.60 Hectares, Building Name: Avantika Heights Phase 2 - Building Number: 12 - Floor Number: 6th - Flat Number: 402. Area of Constructed Property - Carpet Area: 800.00 Square Meter, Exclusive Area: 750.00 Square Meter, Closed Balcony / Balcony Area: 20.00 Square Meter, Open Balcony: 10.00 Square Meter, Terrace Above: 500.00 Square Meter, Attached Terrace / Terrace / Cupboards Area: 40.00 Square Meter, Remark: Built Up Area - Utility Area: 750.00 Square Meter, Open Parking: 10.00 Square Meter.
5	Area 800 square meter (Built Up)
6	When charge or pair given
7	Purchaser Mr. Gaurav Keshav Sathye, Address: Near Post Office, PIN Code: 411014, PAN No.: ACPFW1521, Age: 33
8	Seller/Developer Mohan Shankar Singwan Abhi Rajesh Surve, Address: Near Post Office, PIN Code: 411014, Age: 32, Avantika Infrastructures through Rahul Shankar Shelke, Address: Near Post Office, Vadgaon Sheri, PAN No.: ACPPW4151A.
9	Date Execution 07/09/2022
10	Registration Date
11	Doc.No and Year
12	Stamp Duty Rs. 1,63,35,515/-
13	Registration fee Rs.30,000/-
14	Remark



4.9 Party/Identifier Execution

In this step, we perform the execution of the parties and identifiers by capturing photos and capturing thumb.

We need to follow the following important instructions while capturing the photos

1. The photograph should be in color.
2. The photo print should be clear and with a continuous-tone quality.
3. It should have a full face, front view and, eyes open.
4. The photo should present the full head from the top of the hair to the bottom of the chin.
5. Center head within frame.
6. The background should be plain white or off-white.
7. There should not be any distracting shadows on the face or in the background.
8. Head coverings are not permitted except for religious reasons, but the facial features from the bottom of the chin to the top of the forehead and both edges of the face must be clearly shown.
9. The expression on the face should look natural.

4.9.1 Photo Capture

- 1) Click on the 'Photo Capture' button

The screenshot displays the 'Private Builder' interface. At the top, there is a 'Pre Reg. No.' field with the value '20220000116291'. Below this, a note provides instructions for photo capture, matching the text in the manual. The main content area is divided into two sections: 'Party List' and 'Identifier List'.

Party List

Sr. No.	Party Full Name	Gender	Age	Party Type	Party Category	Photo	Thumb	Action
1	Gaurav Keshav Sathye	Male	31	Purchaser/Buyer/Executor	Individual			Photo Capture Fingerprint Capture Reset
2	Avantika Infrastructures Rahul Shankar Shelke			Seller/Executor	Company			Photo Capture Fingerprint Capture Reset
3	By Its Power of Attorney Holder Abhi Rajesh Surve	Male	31	Seller/Executor	Power of Attorney			Photo Capture Fingerprint Capture Reset

Showing 1 to 3 of 3 entries

Identifier List

Sr. No.	Identifier Name	Mobile	Age	Photo	Finger	Action
1	Mangesh Divakar Deshmukh	7484575555	32			Photo Capture Fingerprint Capture Reset
2	Sukharam Vaman Pawar	7484578544	32			Photo Capture Fingerprint Capture Reset



2) Read and say ‘OK’ to the Pop-up

115.124.105.204 says

I, have read the draft of Agreement To Sale and want to execute it. I, hereby give my consent to, Department of Stamp and Registration, Maharashtra State to store image of my fingerprint for the purpose of compliance of Section 30A of the Registration Act and as sign of my execution of the Deed.

मी, कराराचा विक्रीचा मसुदा वाचना आहे आणि तो अंमलात आणू इच्छित आहे. मी याद्वारे कलम 30 ए च्या पूर्ततेच्या उद्देशाने माझ्या विंगरप्रिंटची प्रतिमा माझ्या महाराष्ट्रातील राज्य सरकारच्या मुद्रांक व नोंदणी विभागास देण्यासाठी संमती देतो. नोंदणी करारात आणि माझ्या करारच्या अंमलाकराणीच्या चिन्हाच्या रूपाने.

Photograph should be in colour.
 print should be clear and with a continuous tone quality.
 eye full face, front view, eyes open.
 head should be present full head from top of hair to bottom of chin.
 head should be within frame.
 background should be a plain white or off white.
 There should not be any distracting shadows on the face or on the background.
 Fingerprintings are not permitted except for religious reasons, but the face must be clearly shown.
 The face must be clearly shown.

OK Cancel

Party Full Name	Gender	Age	Party Type	Party Category	Photo	Thumb	Action
Gaurav Keshav Sathye	Male	31	Purchaser/Buyer/Executor	Individual			Photo Capture
Avantika Infrastructures Rahul Shankar Shelke			Seller/Executor	Company			Photo Capture
By Its Power of Attorney Holder Abhi Rajesh Surve	Male	31	Seller/Executor	Power of Attorney			Photo Capture

3) Click on the ‘Take Snapshot’ button and if the photo is correct, click on the ‘Save’ button

The screenshot shows a 'Photo Capture' window with two photo thumbnails. A red 'Take Snapshot' button is positioned between the photos, and a 'Save' button is below them. The background shows a table with party details.

Sr. No.	Party Full Name	Gender	Age	Party Type	Party Category	Photo	Thumb	Action
3	By Its Power of Attorney Holder Abhi Rajesh Surve	Male	31	Seller/Executor	Power of Attorney			Photo Capture Fingerprint Capture Reset

We can see the captured photo in the list

Party List

Show 10 entries

Sr. No.	Party Full Name	Gender	Age	Party Type	Party Category	Photo	Thumb	Action
1	Gaurav Keshav Sathye	Male	31	Purchaser/Buyer/Executor	Individual			Photo Capture Fingerprint Capture Reset
2	Avantika Infrastructures Rahul Shankar Shelke			Seller/Executor	Company			Photo Capture Fingerprint Capture Reset
3	By Its Power of Attorney Holder Abhi Rajesh Surve	Male	31	Seller/Executor	Power of Attorney			Photo Capture Fingerprint Capture Reset

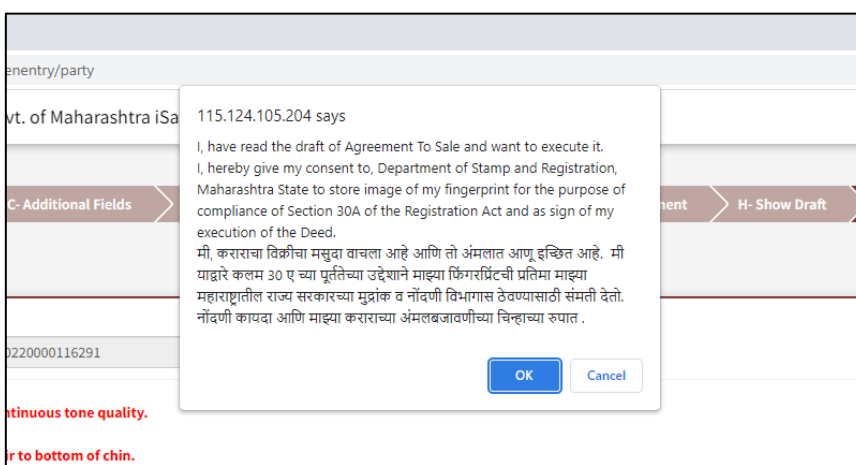


4.9.2 Thumb Capture

1) Click on the 'Fingerprint Capture' button



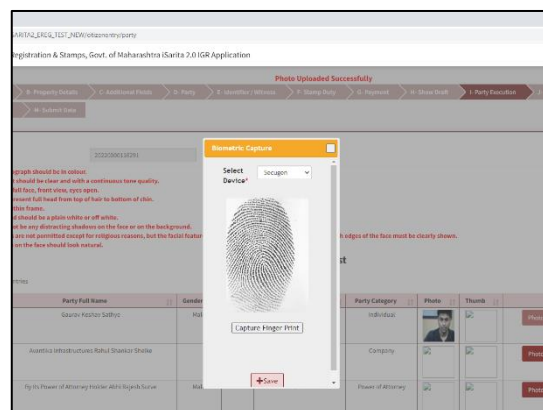
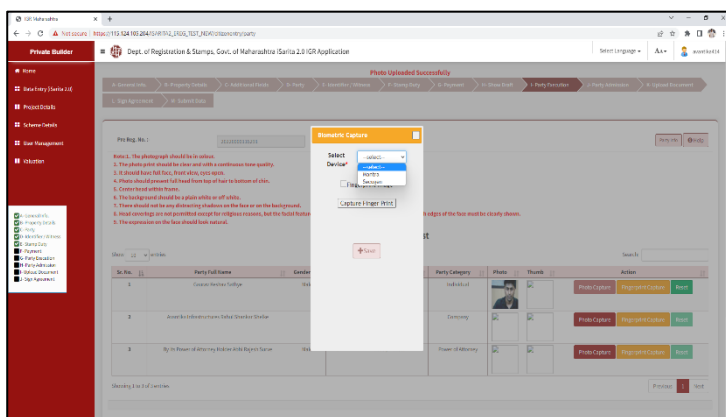
2) Read and say 'OK' to the Pop-up



3) Select the device- Mantra or SecuGen

4) Place the finger of the concerned party or identifier on the device and click on the 'Capture Fingerprint' button

5) Once the thumb is captured, click on the 'Save' button.





We can see the captured photo and fingerprint of the concerned party or identifier as shown in the image

Sr. No.	Party Full Name	Gender	Age	Party Type	Party Category	Photo	Thumb	Action
1	Gaurav Keshav Sathye	Male	31	Purchaser/Buyer/Executor	Individual			Photo Capture Fingerprint Capture Reset
2	Avantika Infrastructures Rahul Shankar Shelke			Seller/Executor	Company			Photo Capture Fingerprint Capture Reset
3	By its Power of Attorney Holder Abhi Rajesh Surve	Male	31	Seller/Executor	Power of Attorney			Photo Capture Fingerprint Capture Reset

We need to follow the steps mentioned in parts A and part B and complete the execution of all the parties and identifiers. The list of Parties and Identifiers will be displayed as shown in the image.

Sr. No.	Party Full Name	Gender	Age	Party Type	Party Category	Photo	Thumb	Action
1	Gaurav Keshav Sathye	Male	31	Purchaser/Buyer/Executor	Individual			Photo Capture Fingerprint Capture Reset
2	Avantika Infrastructures Rahul Shankar Shelke			Seller/Executor	Company			Photo Capture Fingerprint Capture Reset
3	By its Power of Attorney Holder Abhi Rajesh Surve	Male	31	Seller/Executor	Power of Attorney			Photo Capture Fingerprint Capture Reset

Sr. No.	Identifier Name	Mobile	Age	Photo	Finger	Action
1	Sakharam Vaman Pawar	7484578544	32			Photo Capture Fingerprint Capture Reset
2	Mangesh Divakar Deshmukh	7484575555	32			Photo Capture Fingerprint Capture Reset



4.10 Party/Identifier Admission

In this section, we perform the e-KYC of the parties and identifiers

Click on the 'e-KYC' button.

Private Builder | Dept. of Registration & Stamps, Govt. of Maharashtra iSarita 2.0 IGR Application

Pre Reg. No. :- 20220000116291

Sr. No.	Party Full Name	Gender	Age	Party Type	Action
1	Gaurav Keshav Sathye	Male	31	Purchaser/Buyer/Executor	eKYC
2	Avantika Infrastructures Rahul Shankar Shelke			Seller/Executor	
3	By Its Power of Attorney Holder Abhi Rajesh Surve	Male	31	Seller/Executor	

Showing 1 to 3 of 3 entries

Biometric

If we want to perform the e-KYC verification with the Biometric method, we need to follow the steps mentioned below

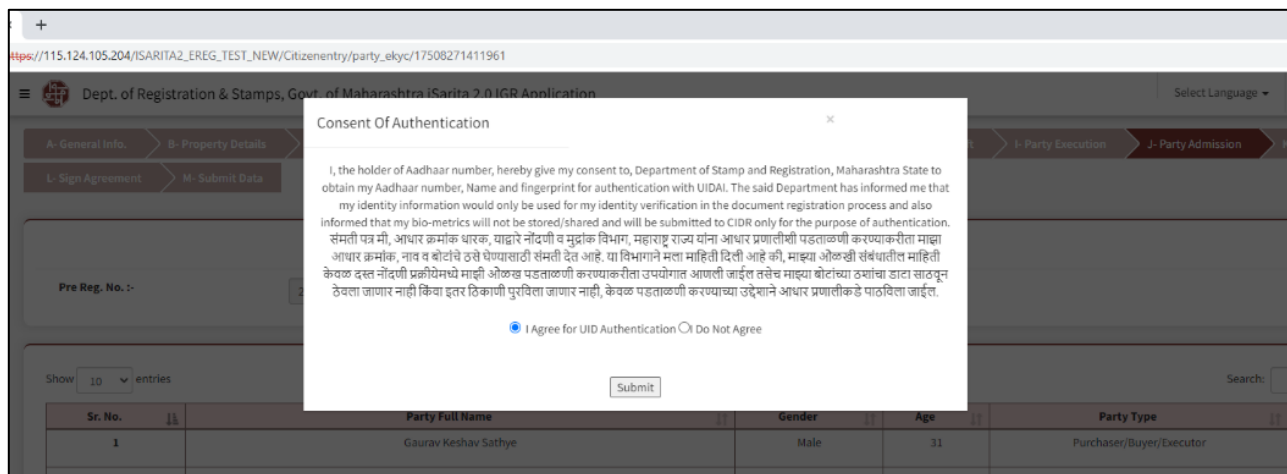
- 1) Click on the 'Biometric' button
- 2) Read and say 'OK' to the Pop-up

115.124.105.204 says
I, the holder of Aadhaar number, hereby give my consent to Department of Stamp and Registration, Maharashtra State to obtain my Aadhaar number, Name and fingerprint (if I have opted for biometric based eKYC) for authentication with UIDAI.
मराठीत: मी, आदर्श क्रमांक संख्या, माझे 'मोबाईल' व मुद्रांक विवरण, महाराष्ट्र राज्य शासन अधिनियमित पत्रव्यवस्थापकीय विभाग आणि शासकीय सेवा या वेबद्वारे उपलब्ध असलेल्या पत्रव्यवस्थापकीय विभागाच्या वेबद्वारे माझे आदर्श क्रमांक, नाव व मुद्रांक विवरण देण्यास सहमत आहे.

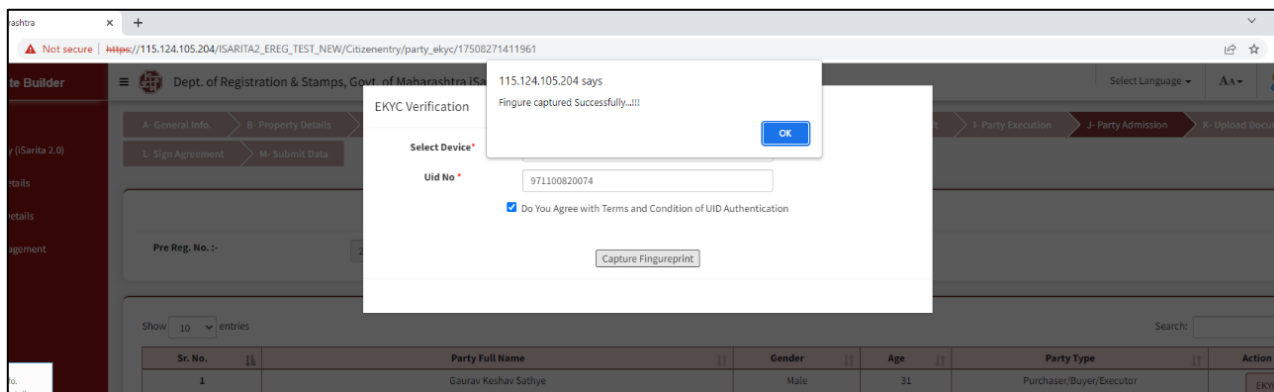
Sr. No.	Party Full Name	Gender	Age	Party Type	Action
1	Gaurav Keshav Sathye	Male	31	Purchaser/Buyer/Executor	Biometric OTP
2	Avantika Infrastructures Rahul Shankar Shelke			Seller/Executor	
3	By Its Power of Attorney Holder Abhi Rajesh Surve	Male	31	Seller/Executor	



3) Read the Consent of Authentication and say agree to UID verification

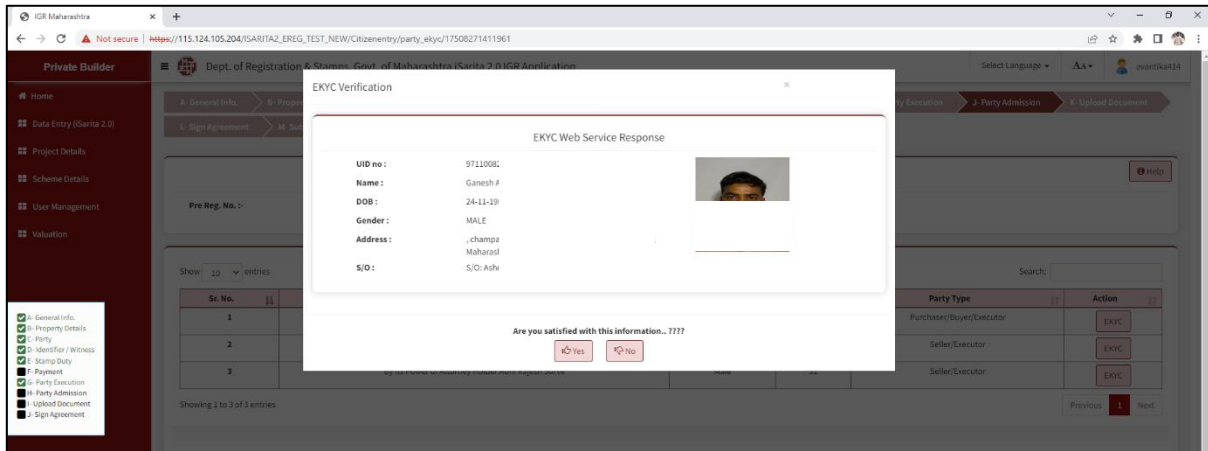


4) Select the device- Mantra or SecuGen, Enter the UID Number, tick the box saying you agree with the Terms and Conditions of the UID Verification, and Click on the 'Capture Fingerprint' button. Then we place the finger on the biometric device, and the fingerprint will be captured.

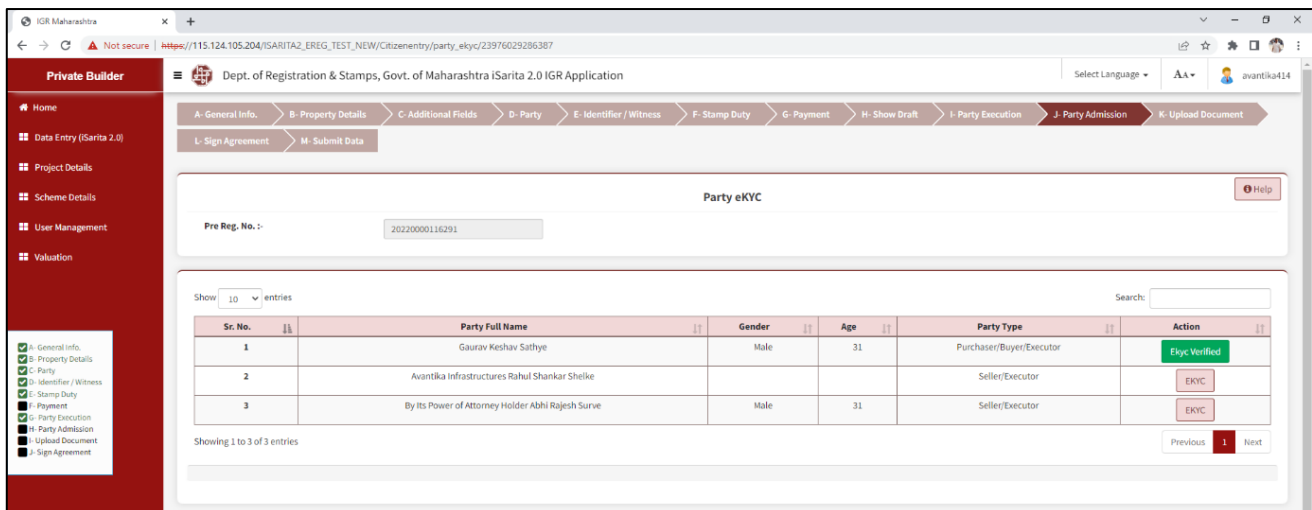




5) We can see the e-KYC web service response. Mention if we are satisfied with the information



Once the verification is completed, we can see the notification that the e-KYC is verified.





We need to follow the steps mentioned in Part A or Part B and complete the e-KYC verification of all the parties and identifiers.

Private Builder

A- General Info. B- Property Details C- Additional Fields D- Party E- Identifier / Witness F- Stamp Duty G- Payment H- Show Draft I- Party Execution J- Party Admission K- Upload Document

L- Sign Agreement M- Submit Data

Party eKYC

Pre Reg. No. : 20220000116291

Show 10 entries Search:

Sr. No.	Party Full Name	Gender	Age	Party Type	Action
1	Gaurav Keshav Sathye	Male	31	Purchaser/Buyer/Executor	Elyc Verified
2	Avantika Infrastructures Rahul Shankar Shelke			Seller/Executor	Elyc Verified
3	By Its Power of Attorney Holder Abhi Rajesh Surve	Male	31	Seller/Executor	Elyc Verified

Showing 1 to 3 of 3 entries

Previous 1 Next

Identifier eKYC

Sr. No.	Identifier Name	Mobile	Age	Action
1	Sakharam Vaman Pawar	7484578544	32	Elyc Verified
2	Mangesh Divakar Deshmukh	7484575555	32	Elyc Verified

Top



4.11 Upload Document

In this step, we need to upload three types of documents. Before uploading, we must follow the instructions stated below.

1. Only Alphabets, Number, Dash (-), and Underscore (_) are allowed in a file name.
2. Only PDF files are allowed to be uploaded

Before uploading any pdf file, the following steps are Compulsory to upload an updated pdf file as per system recommendations.

1. Open the pdf file in Chrome browser.
2. Click on Print Option OR Press Control+P.
3. Select destination as SAVE AS PDF.
4. Save that file and upload it.
5. An A4(portrait) page-size file should be uploaded
6. 1-inch padding is required to attach a QR Code at the top of each PDF page uploaded

We need to Upload the following documents-

- 1) ID Proof (Deed Order:15), maximum file size- 1MB
- 2) Other Annexure (Deed Order:19), maximum file size- 10MB
- 3) Floor Plan (Deed Order:18), maximum file size- 2MB

Select the document from the system and click on the 'Upload/Update' button. The file will be uploaded.

File Uploaded Successfully

Dept. of Registration & Stamps, Govt. of Maharashtra iSarita 2.0 IGR Application

Select Language | AA+ | avantika414

Home | Data Entry (iSarita 2.0) | Project Details | Scheme Details | User Management | Valuation

Progress: A- General Info. | B- Property Details | C- Additional Fields | D- Party | E- Identifier / Witness | F- Stamp Duty | G- Payment | H- Show Draft | I- Party Execution | J- Party Admission | **K- Upload Document**

Pre Reg. No.: 2022000116291

Common Upload Document

Note:1: Red Star(*) Indicates Mandatory Document
Note:2: Only Alphabets, Number, Dash(-), Underscore(_) allowed in file name.
Note:3: Only PDF file allowed to upload
Note:4: Before uploading any pdf file, following steps are Compulsory to upload updated pdf file as system recommendations.
 1. Open pdf file in chrome browser.
 2. Click on Print Option OR Press Control+P.
 3. Select destination as SAVE AS PDF.
 4. Save that file and upload it.
 5. A4(portrait) page size file should be uploaded
 6. 1 inch padding is required to attach QR Code at top of each pdf page uploaded
 Do these steps compulsory for all pdf that you want to upload

Document Title	Select	Download	Action
ID Proof (1MB)(Deed Order:15)	Choose File No file chosen	Download	Upload/Update
Other Annexure (10MB)(Deed Order:19)	Choose File No file chosen	Download	Upload/Update
Floor Plan (2MB)(Deed Order:18)	Choose File No file chosen	Download	Upload/Update

Site designed and developed by National Informatics Centre. Contents provided and maintained by Department of Registration & Stamps, Government of Maharashtra iSarita 2.0.

8 September 2022, 11:52:10 | 92 - 4



4.12 Sign Agreement

In this stage, the user makes a digital signature on the document. The user can view the Final Agreement by clicking the ‘Sign Agreement’ button.

The screenshot shows the 'Private Builder' application interface. The breadcrumb trail includes: A- General Info, B- Property Details, C- Additional Fields, D- Party, E- Identifier / Witness, F- Stamp Duty, G- Payment, H- Show Draft, I- Party Execution, J- Party Admission, K- Upload Document. The 'L- Sign Agreement' button is highlighted in red. Below it, the 'View Agreement' button is also highlighted in red. The 'Execution -Party Details' table is visible below.

Sl.No	Party Name and Address	Execution Date	Party Type	Photo	FingerPrint
1	Organization/Developers : Amanora Project Pvt Ltd Through Ganesh Ashok Wanwe , PAN No.: HAGT3673N , Address : Flat No 34, Ashok Nagar, Wagholi Pune,		Seller/Executor	Not Available	Not Available
2	Ganesh P Wanwawe , PAN No.: HAGST6353G Age: 27, Address : Pune, Mandvi BK B O Haveli PUNE MAHARASHTRA 411023		Purchaser/Buyer/Executor	Not Available	Not Available

The final agreement is shown in the image below. The user can download the agreement as well.

The screenshot shows the 'Private Builder' application interface with the 'AGREEMENT FOR SALE' document displayed. The 'Download' button is highlighted in red. The document content is as follows:

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT

ARTICLES OF AGREEMENT made and executed at Pune this . . .

BETWEEN

M/s. VASUP TION, a Partnership Firm and having their registered offi
 Ambedkar F illa, Matunga, Mumbai 400019 and having its office at 1
 160 N Pune 411001 and hereinafter referred to as the "OWNERS/ PROMOTERS" (which
 expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their
 successors-in title, administrators and permitted assigns) through its duly authorized Partner Mr. Suresh
 J . Age 77 years, having Aadhaar No: Mobile Email:
 s l.com

.... OWNERS / PROMOTERS OF THE ONE PART

AND

Mr. Ganesh P Wanwawe, Age: 27, Occupation: Doctor, PAN No.: HAGST6353G, Email Id., Address: Pune, 411023

And herein after referred to as the "ALLOTTEE/S" (which expression shall
 unless repugnant to the context or meaning thereof be deemed to mean and
 include his/her /their heirs, executors, administrators)

.. OF THE OTHER PART

WHEREAS the Owners / Promoters above named are well and sufficiently entitled to all those pieces and
 parcels of land at Mohammadwadi, Taluka Haveli, District Pune, as follows :

Sr. No.	Survey No./Hissa No.	Area in
---------	----------------------	---------



To sign the agreement, the user needs to click the ‘Sign Agreement’ button.

The screenshot shows the 'Private Builder' interface for the 'Dept. of Registration & Stamps, Govt. of Maharashtra iSarita 2.0 IGR Application'. The breadcrumb trail includes: A- General Info, B- Property Details, C- Additional Fields, D- Party, E- Identifier / Witness, F- Stamp Duty, G- Payment, H- Show Draft, I- Party Execution, J- Party Admission, K- Upload Document, L- Sign Agreement, and M- Submit Data. The 'Sign Agreement' button is highlighted with a red box. Below it, the 'Execution -Party Details' table is visible.

Sr.NO	Party Name and Address	Execution Date	Party Type	Photo	FingerPrint
1	Organization/Developers : Amanora Project Pvt Ltd Through Ganesh Ashok Wanwe , PAN No.: HAGYT3673N , Address : Flat No 34, Ashok Nagar, Wagholi Pune,		Seller/Executbr	Not Available	Not Available
2	Ganesh P Wanwawe , PAN No.: HAGST6353G Age: 27, Address : Pune, Mandvi BK B.O Haveli PUNE MAHARASHTRA 411023		Purchaser/Buyer/Executbr	Not Available	Not Available

The user needs to enter the token number.

The screenshot shows the same 'Private Builder' interface, but with a 'Confirmation' dialog box open. The dialog box contains the text 'Enter Token Password' and an 'OK' button. The 'Sign Agreement' button is now highlighted with a blue box. The 'Execution -Party Details' table is also visible.

Sr.NO	Party Name and Address	Execution Date	Party Type	Photo	FingerPrint
1	Organization/Developers : Amanora Project Pvt Ltd Through Ganesh Ashok Wanwe , PAN No.: HAGYT3673N , Address : Flat No 34, Ashok Nagar, Wagholi Pune,		Seller/Executbr	Not Available	Not Available
2	Ganesh P Wanwawe , PAN No.: HAGST6353G Age: 27, Address : Pune, Mandvi BK B.O Haveli PUNE MAHARASHTRA 411023		Purchaser/Buyer/Executbr	Not Available	Not Available



The agreement will be displayed on the screen. The user needs to click the 'Confirm Sign' button.

The screenshot shows a web browser window displaying the 'Articles of Agreement' document. The document is titled 'ARTICLES OF AGREEMENT' and is dated Monday, 12 February 2024 13:41:43. It is made and executed at Pune. The document is between Mrs. VASKUPURIA CORPORATION and Mr. Ganesh P Wanwase. The document details the agreement between the parties, including the property details and the parties involved. A 'Confirm Sign' button is highlighted in red at the bottom of the PDF viewer.

Execution Date	Party Type	Photo	FingerPrint
12/02/2024	Seller/Executor	Not Available	Not Available
12/02/2024	Purchaser/Buyer/Executor	Not Available	Not Available



4.13 Submit Data

Here, the user makes the submission of the document to SRO. Before submitting the data, the user needs to check the required boxes as shown in the image. Then click the 'Submit Data' button to make the final submission.

Final Submission

Pre Reg. No.:-
20230000201804

Before submitting the data kindly ensure following things and if satisfied, mark as checked.

- Is Valuation correct? Area unit is correct?
- Draft deed and draft index 2 verified?
- Fee calculated is correct?
- Stamp duty paid?
- eKyc authentication successful for all parties?

Submit Data

The status of the application changes to 'Submitted' as highlighted in the image below.

Document Entry Information

New Document Entry Prerequisite

Show 5 entries

Select	Pre Reg. No.	Party Name	Document Title	Location	Status	Download Final Document	Index	Receipt	ESOTR download
Select	20230000201813	Anil B Bhagwat	Agreement To Lease	Pune , Haveli , Erandavana	Data Entry In Process				
Select	20230000201812	Datta P Raut	Agreement To Lease	Pune , Haveli , Parvati	Data Entry In Process				
Select	20230000201810	Datta P Raut	Agreement for sale	Pune , Haveli , Bibavewadi	Data Entry In Process				
Select	20230000201809		Agreement To Lease		Data Entry In Process				
Select	20230000201804	Ganesh P Wanwawe	Agreement for sale	Pune , Haveli , Parvati	Submitted				

Showing 1 to 5 of 11 entries

Previous 1 2 3 4 5 6 7 Next



5.0 Final Document

Once the document is approved and signed by JDR and SR, the status of the document changes as shown in the image below. The user can download the Index 2, Receipt, and Signed E-SBTR Deed.

Document Entry Information

Search: 1850

Select	Pre Reg. No.	Party Name	Document Title	Location	Status	Download Final Document	IndexII	Receipt	ESBTR download
Select	20230000201850	Akshay Gajanan Wande	Agreement for sale	Pune, Haveli, Erandavana	Successfully Registered		Download Index II	Receipt	Signed ESBR Deed

Showing 1 to 1 of 1 entries (filtered from 63 total entries)

5.1 Digitally Signed Index 2

The user can download the Digitally Signed Index 2 by clicking the Download Index 2 button. The digital sign is at the bottom of the page as highlighted in the image below.

INDEX II (RULE 29)

Property Location: ... Office Name: Joint S.R. View 2 Doc Reg No.: VS2-5722-2021

Monday, 12 April 2021 02:46 PM

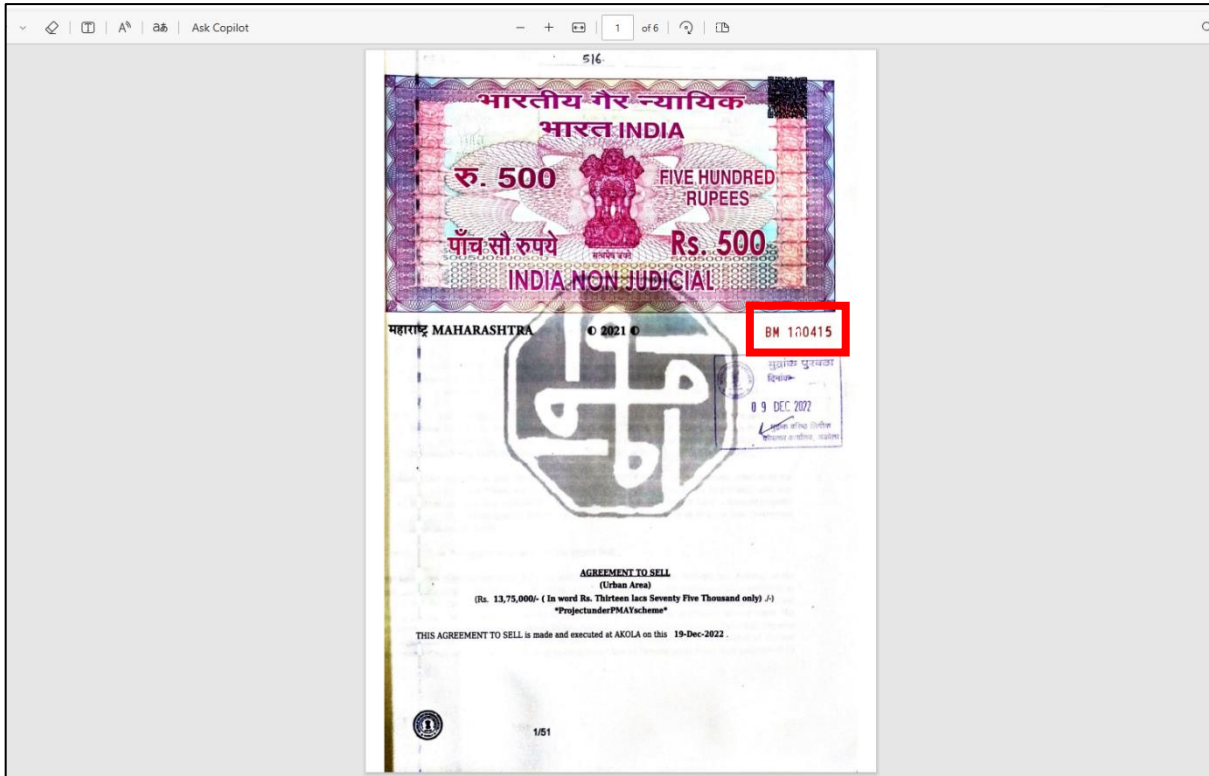
1	Document Title	Agreement for Sale
2	Consideration Amount	Rs. 31,37,000/-
3	Market Value	Rs. 23,07,000/-
4	Property Description	... Floor Number: 11th, Wing No: A, Flat Number: 1103, Building Name: Bachraj Hitespace, Area of Constructed Property: 32.23 Square Meter, Enclosed Balcony: 2.47
5	Area	32.23 square meter
6	When charge or pair given	
7	Purchaser	Mr. Dhiraj Mohandas Akre, Address: Flat no./Door/House no. - Flat No. 3, 1st Floor, Building Name - Swagata Kung, Road Name - Phoolpada Road, Locality - Near Swagata Bar, Block Sector Name - Virar East, ... Mrs. Sharmila Dhiraj Akre, Address: Flat no./Door/House no. - Flat No. 5, 1st Floor, Building Name - Swagata Kung, Road Name - Phoolpada Road, Locality - Near Swagata Bar, Block Sector Name - Virar East, ...
8	Seller/Developer	Messrs Bachraj Developers through Mr Vikas Chopra, Address: 1st Floor, D, Block, Shri Sitarum Sadan, 276, Shamaldas Gandhi Marg, Pratiksha Street, Mumbai - 400 002, PAN No.: AAKFB3548C, Age: 40
9	Date Execution	27/03/2021
10	Registration Date	12/04/2021
11	Doc.No and Year	VS2/5722/2021
12	Exemption Stamp Duty	Rs. 47,053/-
13	Stamp Duty	Rs. 1,25,480/-
14	Registration fee	Rs.30,000/-
15	Remark	

Digitally signed by Vikas Chopra, DN: cn=Vikas Chopra, o=Department of Registration and Stamps, ou=Maharashtra, email=vikas.chopra@maharashtra.gov.in, c=IN



5.2 Signed Deed on the Stamp Paper

The user needs to Download the document. If the user has taken the Stamp Paper, then the first page of the document must be printed on the Stamp Paper. The Stamp Paper Number is highlighted in the image. The Stamp Paper Number is also reflected on the Receipt and Summary 1.



As stated earlier the Stamp Paper Number is reflected on the Receipt and Summary 1, highlighted in Summary 1 in the image below.

Payment Head	Amount To Be paid	Paid Amount	Payment Mode	Reference No.	Payment Amount
Registration fee	13750	13750.00	E-Challan(GRAS)	GRN Number: MH022411980202223E Debitment Number: 000624694202223	13750.00
Stamp Duty	1000	15250	E-Challan(GRAS)	GRN Number: MH022411980202223E Debitment Number: 000624694202223	14750
Stamp Paper	500		Stamp Paper	Certificate No: MB 180415 Stamp Paper Number :MB 180415	00



5.3 Signed Deed for E-SBTR

The user needs to Download the document. If the user has taken the E-SBTR, then the first page of the document must be printed on the E-SBTR. The GRAS GRN Number is highlighted in the image. This GRAS GRN Number is also reflected on the Receipt and Summary 1.



As stated earlier the Stamp Paper Number is reflected on the Receipt and Summary 1, highlighted in Summary 1 in the image below.

