



खसठ - २
 क्र. ३२९३ | २०२३
 २१६५

agrees to abide by the same, failure of which shall absolve the promoter to that extend.

AND WHEREAS the Allottee/s after having satisfied with the said project has/have expressed his/her/their willingness to purchase the premises of Flat bearing No. 401 having carpet area of 38.402 Sq. Mtrs. i.e. 413.369 Sq. Fts. and other components which not included in carpet area as per rera like terrace, balcony etc. admeasuring 8.439 Sq. Mtrs. i.e 90.848 Sq. Fts. on the Fourth Floor of the Building No 1, Wing B in the said project known as VRUNDAVAN PARK JAI. (The Carpet Area means the net useable floor area of the Flat/Apartment/Unit/Shop/Office excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area appurtenant to the said Flat/Apartment/Unit/Shop/Office, but includes the area covered by the internal partition walls of the Flat/Apartment/Unit/Shop/Office.) being constructed on the said project land, which is more particularly described in the **First Schedule** herein under written along with amenities and common facilities as mentioned in the list of Amenities in the **"Third Schedule"** written here under. The said Flat/Apartment/Unit/Shop/Office is herein after referred to as the **"Said Unit"** and same is shown and marked in the Floor Plan appended hereto as **'Annexure - 6'**, hereinafter called and referred to as the **"Said Unit"**. The said unit is more particularly described in the **"Second Schedule"** written here under.

AND WHEREAS as the said Flat/Apartment/Unit/Shop/Office is not yet sold to anybody and the promoter have right to sell the same and therefore relying upon the aforesaid willingness of the Allottee/s, the promoter have agreed to allot and sell to the Allottee/s the said Unit at the prize and on the terms and conditions, covenants, stipulations and provisions herein after appearing.

AND WHEREAS the Allottee/s has/have offered to pay to the Promoter Rs. 3320000/- (Rupees Thirty Three Lakh Twenty Thousand Only) for the transfer of said unit in the name of Allottee/s which the Promoter have

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पाने ६६५	

Bldg. No.	Wing		No.Of Floors	B.U.A. in Sq.Mtr.
1	A & B	Residential	Stilt + 7	3408.09
2	A & B	Residential & Commercial (Convenience Shops)	Ground + 7	3033.87
TOTAL				6441.96

AND WHEREAS the Promoter has appointed ARCHWAY DESIGNS as an architect, having Address Shop No.21 Nilkanth Darshan C.H.S.,Final Plot No. 125 A/4, Old Panvel - 410206, registered with the Council of Architects and the said agreement is as per the agreement prescribed by the Council of Architects. The Promoter has also appointed K. R. PATEL & ASSOCIATES, having Address Shop No. 5, Dreams Tower, Sector -3, Kharghar, Navi Mumbai - 410210 as Structural Engineer, for the preparation of structural designs and drawings of the buildings. And the Promoter shall keep engaged the Architect and the Structural Engineer with the project who shall professionally supervise the same till the completion thereof. The Promoter has also engaged the Civil Contractor namely M/s. SHREE HARI ENTERPRISES through its partner BHAVIN KESHUBHAI PATEL for all types of construction/Civil works of the said entire Bldg.

AND WHEREAS the Promoter have completed all the legal formalities with respect to the right, title and interest of the Promoter regarding the said Project Land on which the said Project is to be constructed; AND the promoter herein have right to sell the apartments/units etc. of their share as per the Development Agreements as mentioned herein above in the recital of the said agreement.

AND WHEREAS the promoter have registered the said project under the provisions of The Real Estate (Regulation & Development) Act, 2016 with The Real Estate Regulatory Authority at Mumbai, on 07/02/2023 under Registration No. P51700049309.



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र. क्र. 3293	२०२२
पाने 4.64	

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And

MR. Ratish Gajanan Borji

MR. Gajanan Janu Borji

Add - B-104, Yenubai CHS, Thane Belapur Road, Vitawa
Near Holi Maidan, Kalwa, Thane - 400605.

herein after referred to as 'the Allottee/s/s' (Purchaser/s) of the Second Part;(Party of the First Part and Second Part are herein after collectively referred as 'the Parties')

WHEREAS the landed property being the Non-Agricultural land bearing Survey 94, Hissa No. 19 & Hissa No. 23 admeasuring 1100.00 Sq. Mtrs., being, lying and situate at revenue Village Devrung, Taluka Bhiwandi, District Thane within the limits of Panchayat Samiti Bhiwandi of Zilla Parishad Thane and outside the limits of Bhiwandi Municipal Council and within the registration District Thane and Sub-district Bhiwandi i.e. within the registration jurisdiction of the Sub-Registrar of Assurances, Bhiwandi, at Bhiwandi, (which is more particularly described in the **SCHEDULE - I** written herein below and for the sake of brevity herein after in this Agreement, same is mentioned as 'the said property') is own, possessed and seized or well and sufficiently entitled by the above named VENDORS/DEVELOPERS.

AND WHEREAS by the Order bearing Order No. क्र. महसुल/क-१/टि-८/बां.प./देवरुंग-भिवंडी/एस-आर-४०/२०२२, dated 03/01/2023 Hon'ble Collector, Thane has granted and sanctioned the permission for the building permission and Non-Agricultural use of the said properties.

AND WHEREAS the competent Town Planning has sanctioned building plans vide their letter dated 13/10/2022, bearing No. जा.क्र. बांप/मौ.देवरुंग/ता.भिवंडी/स.नं. ९४/१९ व इतर/ससंठाणे/२५१६, by which the said competent Town Planning Authority has allowed/ permitted the owner to construct 2 (TWO) buildings consisting Wings, Floors, Units and Built Up Area as mentioned in the following Table :-



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द. नं. ३२९३	२०२३
पाने २/६५	

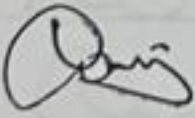
AGREEMENT FOR SALE

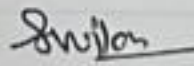
This Indenture of Agreement For Sale is made at Bhivandoli on this ९ day of march in the year Two Thousand and Twenty Three.

Between

M/s. SHREE VASTUNIRMAN DEVELOPERS, a Registered Partnership Firm, registered under the provisions of the Indian Partnership Act, 1932, having its office at : Shop No.2, Sundaram CHS, Opp Bhanusagar Cinema, Valipeer Road, Kalyan West 421301 through its Partner Mrs. Seema Vijay Nikam, Age : 40 Years, Occupation : Builder-Developer, hereinafter referred to as "the Promoter" (Builder-Developer) of the First Part;

AND

गुणपोरडी. 



Tata Tech Files Draft IP Papers with Sebi

Tata Tech Numbers

Revenue from operations (₹Cr)
Share (₹)

Nine Months Ended		% chg
31-Dec-22	31-Dec-21	
3,012	2,607	15.51
407	331	22.97
10.04	8.17	22.89

Source: DRHP
or 23.6% of the
sharehol-
olds a

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 2

दस्ता क्रमांक : 3213/2023

नोंदणी :

Regn:63m

गावाचे नाव : देवरुंग

(1) विलेखाचा प्रकार

करारनामा

(2) मोबदला

3320000

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

1242114

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: सदनिका क्र. 401, चौथा मजला, विंग - बी, विल्डिंग नं. 1, बुंदावन पार्क जाई, सव्हे नं. 94/19 व 94/23, मोजे - देवरुंग, ता. भिवंडी, जि. ठाणे क्षेत्र 413.369 चौ. फुट कार्पेट व 90.848 चौ. फुट. अटॅच टेरेस व बाल्कनीज क्षेत्र (RERA) ((HISSA NUMBER : 19, 23 ; Survey Number : 94 ;))

(5) क्षेत्रफळ

1) 504.22 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1): नाव:-श्री वास्तुनिर्माण डेव्हलपर्स लॉफे भागीदार सी. सीमा विजय निकम लॉफे क.ज.दे. रंजित केणे वय:-; पत्ता:- प्लॉट नं: शॉप नं २, माळा नं: सुंदरम सीएचएस, इमारतीचे नाव: भानुसागर सिनेमा समोर, ब्लॉक नं: बालीपीर मार्ग, रोड नं: कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AEUFS4710H

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

1): नाव:-रतिश गजानन बोरजी वय:-37; पत्ता:-प्लॉट नं: बी 104, माळा नं: .. इमारतीचे नाव: येनुबाई सी एच एस, ब्लॉक नं: ठाणे वेलापूर रोड, रोड नं: होली मैदान जवळ, कळवा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:- ANNPB6054D

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

2): नाव:-गजानन जानु बोरजी वय:-67; पत्ता:-प्लॉट नं: बी 104, माळा नं: येनुबाई सी एच एस, इमारतीचे नाव: ठाणे वेलापूर रोड, ब्लॉक नं: होली मैदान जवळ, रोड नं: कळवा ठाणे .. ठाणे. पिन कोड:-400605 पॅन नं:- AXVPB1509R

(9) दस्तऐवज करून दिल्याचा दिनांक

09/03/2023

(10) दस्त नोंदणी केल्याचा दिनांक

09/03/2023

(11) अनुक्रमांक, खंड व पृष्ठ

3213/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

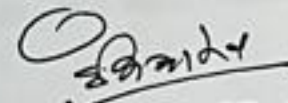
199200

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर

मुळ दस्तासोबतची प्रत.



(इंद्रवदन अ. सोनवणे)

सह दुय्यम निबंधक (वर्ग-२)

भिवंडी क्रं. २, जि. ठाणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Receipt (pavti)

351/3213

Thursday, March 09, 2023

2:58 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3646

दिनांक: 09/03/2023

गावाचे नाव: देवरंग

दस्तावेजाचा अनुक्रमांक: बवड2-3213-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: रतिश गजानन बोरजी

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1300.00

पृष्ठांची संख्या: 65

एकूण:

₹. 31300.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
3:14 PM ह्या वेळेस मिळेल.

वाजार मूल्य: ₹. 1242114 /-

मावदना ₹. 3320000/-

भरलेले मुद्रांक शुल्क: ₹. 199200/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1300/-

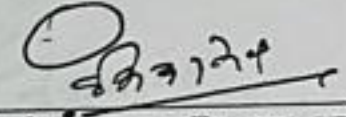
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0803202309793 दिनांक: 09/03/2023

वॅकचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016441834202223E दिनांक: 09/03/2023

वॅकचे नाव व पत्ता:


BVD2
(इंद्रवदन अ. सोनवणे)
सह दुय्यम निबंधक (वर्ग-२)
भिवंडी क्र. २, जि. ठाणे

