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368/7496
Friday, December 11, 2020
6:22 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 8038 दिनांक: 11/12/2020

गावाचे नाव: वळणई
दस्तऐवजाचा अनुक्रमांक: बरल-3-7496-2020
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: अतुल जी टिबडिया

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांनी संख्या: 243

रु. 30000.00
रु. 4860.00

एकूण:

रु. 34860.00

सह दु.नि. बोरीवली 3

बाजार मूल्य: रु.17115177.635 /-
मोबदला रु.18000000/-
भरलेले मुद्रांक शुल्क: रु. 360000/-

सह दु.म निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008138597202021M दिनांक: 11/12/2020
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2811202000476 दिनांक: 11/12/2020
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: DHC रकम: रु.2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2811202000498 दिनांक: 11/12/2020
बँकेचे नाव व पत्ता:
- 4) देयकाचा प्रकार: DHC रकम: रु.860/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0412202012624 दिनांक: 11/12/2020
बँकेचे नाव व पत्ता:



बुळ दस्त परत
केल्याचा दिनांक

11 Dec 2020

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 11th day of December, 2020.

P. A. Timbadia BETWEEN P. A. Timbadia

TRANSCON - SHETH CREATORS PVT. LTD., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at C-302, 3rd floor, Waterford Building, Juhu Galli, above Navnest Motors, Andheri (West), Mumbai 400 058, hereinafter referred to as the "Promoters" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns) of the ONE PART:

AND

ATUL G. TIMBADIA, NEMIL ATUL TIMBADIA & PRIYANKA ATUL TIMBADIA Indian Inhabitant(s) residing at B-408, Kamla Apartment, Kamal CHSL, M G Cross Road No 2, Behind Swimming Pool, Kandivali West, Mumbai-400067.

OR

_____ a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at _____

OR

_____ a Company registered under Companies Act 1913 / Companies Act 1956/ Companies Act 2013 having registered office at _____



hereinafter called "the Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the OTHER PART

WHEREAS

A. Originally, the Salsette Catholic Co-operative Housing Society Limited ("Salsette Society") was the owner *inter-alia* of all that piece and parcel of land admeasuring 70,871.79 square meters or thereabouts situate, lying and being at village Valnai, Taluka Borivali, Mumbai Suburban District along with the structures standing thereon (hereinafter referred to as "the said Larger Property").

बोरल - ३/		
5866	90	283

P. A. Timbadia
P. A. Timbadia
P. A. Timbadia

P. A. Timbadia



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3025/PP/PL/AP
Date: 12/05/2017

To,
Shri. Vilas P. Kharche
M/s. Catapult Realty Consultants
203/204 Orbit Plaza,
2nd Floor, New Prabhadevi Road,
Prabhadevi Mumbai -400 058.

Sub :- Approval to the amended plans of proposed Sale Building No. 1 under SR Scheme on plot bearing CTS Nos. 322/C, 323/A, 325/A (part), 326, 327, 328, 329, 330, 330/1-2, 331, 332, 333, 363(part), 364, 365, 365/1 to 3, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376/A, 376/1-5, 377, 378, 379, 380, 381, 382/A, 416, 422, 424, 425, 426 & 427 of village Valrai, Malad West Taluka Borivli, Orlem, at New Link Road, Malad West in 'P' North ward

Sir,

With reference to above, the amended plans submitted by you on 10/07/2017 for sale building No. 1 in the above mentioned SR Scheme are hereby approved by this office subject to following conditions :-

1. That conditions of LOI issued u/No SRA/ENG/0158, TR/PL/LOI dated 16/05/2013 and subsequent revised LO's issued under even number dated 14/08/2015 & 16/02/2017 shall be complied with.
2. That the conditions of IOA issued u/No. SRA/ENG/3025/PP/PL/AP Dated: 05/01/2013 shall be complied with.
3. That the conditions of amended plan approval letters issued under even number dated 12/05/2016 & 1 June 2017 shall be complied with.
4. That the C.C. shall be got re-endorsee as per amended plans.
5. That the revised structural design and calculations shall be submitted before re-endorsement of C.C. as per this approval.
6. That the non-buildable reservation of RG, PG encumbered with slum shall be cleared, developed and handed over to the MCGM before asking CC for the permissible BUA in lieu of the area of the said encumbered reservation plots or CC for last 25% Sale BUA permissible in the entire amalgamated project
7. That the DP reservations of vacant RG, PG, MAP, RM, HD and DP Road shall be handed over to the MCGM as per Accommodation Reservation principle notification dated -02/05/2016, before asking CC for the permissible BUA in lieu of the area of the said reservation plots.



बरल-३/		
पृष्ठ	ये	२४३
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Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai -400 051.
Tel. : 2656 5800, 2656 0405, 2656 1879, Fax : 2652-2659 0457, E-mail : sra@raa.gov.in



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(e)]

Registration is granted under section 5 of the Act to the following project under project registration number 0001082

1. **AURIS SERENITY TOWER, Plot Bearing / CTS / Survey / Final Plot No.: CTS No 326 PART 375 PART PART 376/A PART 376/A/3 376/A/4 382 PART at Borivali, Borivali, Mumbai Suburban, 400064;**

Transcon-Sheth Creators Private Limited having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400058.**

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 scheduled 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 26/07/2017 and ending with 30/06/2024 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 11-06-2020 11:37:36

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

8/05/2020
Mumbai



बोरिवली-३/		
बरेकर	५०	२४३
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3/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरोवली 3

दस्त क्रमांक : 7496/2020

नोंदणी :

Regn:63m

गावाचे नाव : वळणई

सेवाचा प्रकार	कारणामा
जवसा	18000000
बाजारभाव(पाडेपट्ट्याच्या इतरपट्टाकार आकारणी देतो की पट्टेदार द करावे)	17:15177.635
[मापन,पोटहिस्सा व धरकामांक यात]	1) पालिकेचे नाव:मुंबई मनपा इतर वर्गाने सयनिका नं. 4501, जाळा नं. 45 वा हॅबिटेस मजला, इमारतीचे नाव: टॉवर नं 2,बॉरिस सेरिनिट: बिल्डींग, ब्लॉक नं: गुरिया पाठा,सिच रोड, रोड : माताइ पश्चिम,मुंबई 400064. इतर माहिती: सीके बळगई,सि टी एस नं-322/सी,325ए/1,326,327,328(पाटी),329(पाटी),330 (पाटी),330/1,330/2,331,332,333,371(पाटी),374(पाटी),375 (पाटी),376/ए,376/1,376/2,376/3,376/4,376/5,377,378,379,382ए(पाटी), 1 कारपाकिंग सहित. सयनिकेचे क्षेत्रफळ 74.80 चौ मी कारपेस (C.T.S. Number : 322/सी, 325ए/1, 326, 327, 328(पाटी), 329(पाटी), 330 (पाटी), 330/1, 330/2, 331, 332, 333, 371(पाटी), 374(पाटी), 375(पाटी), 376ए, 376/1, 376/2, 376/3, 376/4, 376/5, 377, 378, 379, 382ए (पाटी) ;)
क्षेत्रफळ	1) 74.80 चौ.मीटर
कारणी किंवा जुडी देण्यात असेल तेव्हा	
इतरपट्टा करण देणा-या/सिद्धन ठेवणा-या तराचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा जाद्वेस असल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-डॉ.गणेशकांत-बेठ किरणेंद्र शा.सि.डफे प्राधिकृत व्यक्ती सुकेत एम शाह डफे कनूची जबाबासाठी कु मु म्हणून हितेकधी वळार बच:-49; पत्ता:-प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला, इमारतीचे नाव: बॉटर फॉर्ड बिल्डींग, ब्लॉक नं: बॉरेरी पश्चिम, मुंबई, रोड नं: छुद्र गल्ली नवनीत मोटर्सच्या बर, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAACTD197J
इतरपट्टा करण देणा-या पत्रकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा त असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-डॉ.गणेशकांत-बेठ किरणेंद्र शा.सि.डफे प्राधिकृत व्यक्ती सुकेत एम शाह डफे कनूची जबाबासाठी कु मु म्हणून हितेकधी वळार बच:-49; पत्ता:-प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला, इमारतीचे नाव: बॉटर फॉर्ड बिल्डींग, ब्लॉक नं: बॉरेरी पश्चिम, मुंबई, रोड नं: छुद्र गल्ली नवनीत मोटर्सच्या बर, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAACTD197J
इतरपट्टा करण दिल्याचा दिनांक	1): नाव:-यशुल जी टिबबिया बच:-57; पत्ता:-प्लॉट नं: बी-408, माळा नं: -, इमारतीचे नाव: कमला अपार्टमेंट,कमल सीएचएस लिमीटेड, ब्लॉक नं: कांठिवली पश्चिम,मुंबई, रोड नं: एम जी क्रॉस रोड नं 2, स्विमिंग पुलच्या मागे, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AAAPT3588A
दस्त नोंदणी केल्याचा दिनांक	2): नाव:-नेमीश अहमद टिबबिया डफे कु मु म्हणून अतुल जी टिबबिया बच:-57; पत्ता:-प्लॉट नं: बी-408, माळा नं: -, इमारतीचे नाव: कमला अपार्टमेंट,कमल सीएचएस लिमीटेड, ब्लॉक नं: कांठिवली पश्चिम,मुंबई, रोड नं: एम जी क्रॉस रोड नं 2, स्विमिंग पुलच्या मागे, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AJXPT2310G
अनुक्रमांक,बंड व पृथ	3): नाव:-सिंधका अतुल टिबबिया बच:-52; पत्ता:-प्लॉट नं: बी-408, माळा नं: -, इमारतीचे नाव: कमला अपार्टमेंट,कमल सीएचएस लिमीटेड, ब्लॉक नं: कांठिवली पश्चिम,मुंबई, रोड नं: एम जी क्रॉस रोड नं 2, स्विमिंग पुलच्या मागे, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AFJPT3025J
बाजारभावाप्रमाणे मुद्रांक शुल्क	11/12/2020
बाजारभावाप्रमाणे नोंदणी शुल्क	11/12/2020
शेरा	7496/2020
	360000
	30000



कनासाडी विचारात घेतलेला उपशील:-
शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निबंधक बोरोवली क्र. ३,
मुंबई उपनगर जिल्हा



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/3025/PL/PL/AP **17 OCT 2013**

COMMENCEMENT CERTIFICATE

SALE BLDG.NO.1 (WING 'A')

D.
/s. Transcon-Sheth Creators Pvt.Ltd.
-302, Waterford Bldg., 3rd floor,
Vahu Lane, Above Navnit Motors,
Vahu Lane, Andheri (W), Mumbai-400 058.

With reference to your application No. 2766 dated 04/06/2013 for Development permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. -

C.T.S.No. 322/C(pt.), 323/A, 325/A(pt.), 326, 327, 328, 330, 330/1-2, 331, 332, 333, 365, 365/1 to 4, 366, 367, 368, 369, 370, 371(pt.), 372, 373, 374(pt.), 375, 376/A(pt.), 376/1-5, 377, 378, 379, 380, 381, 382/A(pt.), 416, 422, 424, 425, 426 & 427
of village Vahur T.P.S.No. -

ward - P/N Situated at Malad West Taluka Borivli, Orlem at New Link Road, Malad (W) in P/N Ward.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/0158/PL/PL/ICT dt. 16/05/2013
DA U/R No. SRA/ENG/3025/PN/PL/AP dt. 05/09/2013

- and on following conditions.
1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
 2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
 3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
 4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
 5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
 7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI AVINASH RAJ Executive Engineer to exercise his powers and functions of the Planning Authority under section 43 of the said Act.

This C.C. is granted for work up to Podium top of Proposed Sale Bldg.No.1 Wing 'A'.



2020
For and on behalf of Local Authority
The Slum Rehabilitation Authority
[Signature]
Executive Engineer (SRA) (W.S.)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/3025/PN/PL/AP

17 DEC 2019

This C.C. is further extended from 23rd to 40th upper floor wing 'C' of building u/r as per amended approved plans dtd.

Seal
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3025/PN/PL/AP

14 FEB 2020

This C.C. is further extended from 41st to 45th upper floor wing 'C' of building u/r as per amended approved plans dated 28/06/2018.

Seal
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3025/PN/PL/AP

25 AUG 2020

This C.C. is further extended for 46th to 53rd upper floor including LWA & OHT (i.e. for full C.C.) for wing 'C' in building no. 1 as per amended plan dated 28/06/2018.

Seal
Executive Engineer
Slum Rehabilitation Authority



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