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पावती

Original/Duplicate

Friday, March 06, 2020

नोंदणी क्र.: 39म

11:41 AM

Regn.: 39M

पावती क्र.: 5437 दिनांक: 06/03/2020

गावाचे नाव: कावेसर

दस्तऐवजाचा अनुक्रमांक: टनन2-4783-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: काजल त्रिजेश मेहता - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

पृष्ठांची संख्या: 130

एकूण:

रु. 32600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:00 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 2

सह दुय्यम निबंधक, ठाणे क्र. २

बाजार मूल्य: रु. 20683000/-

मोबदला रु. 21000000/-

भरलेले मुद्रांक शुल्क : रु. 969500/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012982184201920S दिनांक: 06/03/2020
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 2600/-

Kajal B. Mehta

मुळ दस्त मिळाला





09/03/2020

सूची क्र.2

दुय्यम विबंधक : सह दु.नि.ठाणे 2

वस्त क्रमांक : 4783/2020

नोंदणी :

Regn:83m


गावाचे नाव : कावेसर

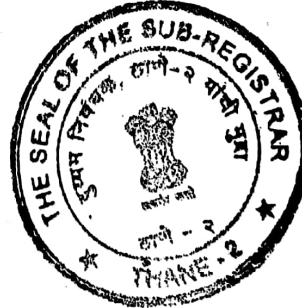
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	21000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20683000	
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)		1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 2403, माळा नं: 24 वा मजला, इमारतीचे नाव: फिलीपा विन्डींग नं 20, प्लॉट ए, ब्लॉक नं: रोडास एन्क्लेव्ह, हिरानंदानी इस्टेट, रोड नं: घोडबंदर रोड ठाणे प, इतर माहिती: क्षेत्रफळ :- 116.22 चौ.मीटर कारपेट,(विशेष नगर वसाहत)-मुद्रांक 2006/गु ओ आर 53/प्र क्र 536/म 1 दि 15 जानेवारी 2008 अन्ये विशेष नगर वसाहत प्रकल्प सवलत,(मोन:-11/43अ)((Survey Number : 69/2, 69/3, 319 :))
(5) क्षेत्रफळ		3) 116.22 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:-मे.रोमा विल्डर्स प्रा.लि तर्फे प्राधीकृत व्यक्ती मनिष गुसा यांच्या तर्फे रुबुली जबाबाराठी कु.मु.महपून नरेंद्र सावंत वय:-40; पत्ता:-514, 5 वा मजला , दलामल टॉवर्स , नरीमन पॉईंट, मुंबई , नरीमन पॉईंट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400021 पॅन नं:-AAACR7605K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:-काजल त्रिजेश मेहता वय:-41; पत्ता:-प्लॉट नं: 27/28, माळा नं: 5 वा मजला , इमारतीचे नाव: रेखा 1 सोसायटी, ब्लॉक नं: 46 रिज रोड, रोड नं: मलबार हिल मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400006 पॅन नं:-AIVPM4683Q 2): नाव:-त्रिजेश दिनेश मेहता वय:-44; पत्ता:-प्लॉट नं: 27/28, माळा नं: 5 वा मजला , इमारतीचे नाव: रेखा 1 सोसायटी, ब्लॉक नं: 46 रिज रोड, रोड नं: मलबार हिल मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400006 पॅन नं:-AADPM5463C
(9) दस्तऐवज करून दिल्याचा दिनांक	05/03/2020	
(10) दस्त नोंदणी केल्याचा दिनांक	06/03/2020	
(11) अनुक्रमांक, खंड व पृष्ठ	4783/2020	
(12) बाजारगावाप्रमाणे मुद्रांक शुल्क	969500	
(13) बाजारगावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.


 सह दुय्यम विबंधक, ठाणे क्र. 2



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दस्त क्रमांक २०८७ / २०२०
२ / १३०

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai/Thane this 5TH day of MARCH in
the Christian Year Two Thousand 2020

BETWEEN

ROMA BUILDERS PVT.LTD., a company incorporated under the Companies Act,
1956 having its Registered office at - 514, Dalamal Towers, Nariman Point,
Mumbai 400021, hereinafter referred to as the "PROMOTERS" (which expression
shall unless it be repugnant to the context or meaning thereof mean and include
its successors and assigns) of the **ONE PART**;

AND

MR/MRS/MISS/MESSRS KAJAL BRIJESH MEHTA
BRIJESH DINESH MEHTA

Indian Inhabitant, hereinafter referred to as the "PURCHASER/S" (which expression
shall unless it be repugnant to the context or meaning thereof mean and include
his / her / their respective heirs, executors and administrators and permitted
assigns) of the **OTHER PART**;



9/230/2020
WHEREAS

Issued u/s 37(2) of Maharashtra Regional and Town Planning Act, 1966 the Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai - 400 032 have implemented and sanctioned Regulations more particularly mentioned therein (hereinafter referred to as the said Regulations) for Development of Special Township in the area under the Thane Municipal Corporation (hereinafter referred to as the said Corporation):

b) The Promoters herein being the Developers thereof have acquired various pieces and parcels of Agricultural land together with having the development rights thereto situate, lying and being at Village : Kavesar and Kolshet, Taluka and District - Thane from different land owners on payment of monetary consideration by way of executing various Agreements of Sale/ Development Agreements and Power of Attorneys and such other documents in their own favor by the respective land owners/occupiers etc. together with handing over the possession of the same for use of non-agricultural purposes to construct the buildings thereon for residential and/or other purposes usage;

c) Considering the rules laid down in the said Regulations and having confidence that able to comply the terms mentioned therein, the Promoters as the Developers thereof, have submitted an application to the Government of State of Maharashtra to sanction them locational clearance under the proposed Special Township Project for the lands which they have acquired as aforesaid, also the Promoters have made request to the Government to allow and grant them the lands own and belong to the Government which come within the area of the Special Township Project;

d) The Government vide It's Notification No. TPS-1206/2682/CR-97/07/UD-12 dated 04th March 2009 sanctioned locational clearance notified the Special Township Project submitted by the Promoters in respect of the Lands more particularly described in schedule 'A' annexed to the said locational clearance, Lands and same is more particularly described firstly of the



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साल	2020
पृष्ठ क्रमांक	99

साल - The above records i.e. 7/12 Extracts in respect of the sold property stand in the name of the said first and second owners and the Promoters respectively and the same are marked as ANNEXURE 'G'.
Copies of the said 7/12 Extracts are annexed hereto and marked as ANNEXURE 'G'.

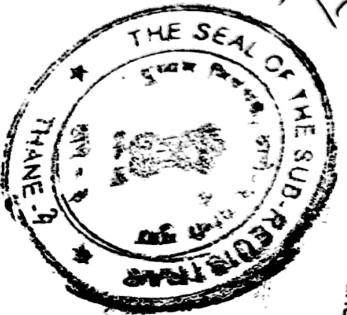
a) The title of the sold first and second owners and the Promoters to the said property comprising in the layout of the Township Project for which the Local Clearance as aforesaid has been granted by the Government has been certified by S.M.Karnik Advocate, copy of the same is annexed hereto and marked as Annexure "H".

a) The Promoters accordingly have started the construction work of Basement + Parking + 28 floors building, being Building No. 20 of Plot A known as 'PHILLIPA' as per the Development Permission and Commencement Certificate bearing V.P.No. 506/0063/2010/TMC/TDD/388 dated 25.10.2010 and further vide Amended Development Permission and Commencement Certificate bearing V.P. no. 506/0063/2010 TMC/TDD 1751/16 dated 05/04/2016 for additional 4 floors i.e 29th to 32nd floor hereinafter referred to as the sold building.

ag) Upon completion of construction work of the said building 'PHILLIPA' as per the sanctioned plans the Thane Municipal Corporation vide V.P.No. 506/0063/2010 TMC/TDD/OCC/0355/17 dated 05.05.2017 has issued the Occupation Certificate to interalia the said building the copy whereof is annexed herewith as 'Annexure 'I'.

ah) The Purchaser/s demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of the plans prepared by the Promoters Architects, and such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and rules framed therein including all orders and NOC referred as aforesaid;

ai) The Promoters have agreed to sell and the Purchaser/s has/have agreed to purchase a Flat Premises No. 2403 on 24TH level, as shown in typical floor plan annexed hereto and the proportionate common areas and facilities, along with



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TWO SINGLE PODIUM

covered/open car parking (hereinafter referred to as the said premises) in the Building being No. 20 of Plot A known as "PHILIPA" as shown in the typical plan annexed hereto in the Project popularly known as 'RODAS ENCLAVE' as per the sanctioned plans of Thane Municipal Corporation for the Spl. Township Project situated at 'HIRANANDANI ESTATE', behind Municipal Commissioner Bungalow, Patlipoda, Ghodbunder Road, Thane, being constructed on the portion out of the said property on ownership basis for the price and on the terms and conditions hereinafter appearing:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. For all practical purposes the 'RODAS ENCLAVE' will be part and parcel of project viz., 'Hiranandani Estate.
2. The Promoters have constructed the said multistoried building as per the sanctioned plans under C.C. issued by the Executive Engineer Town Development Department, Municipal Corporation of the City of Thane copy of which is annexed hereto and marked with Annexure"E". The Purchaser/s confirm/s that the Purchaser/s have been provided by the Promoters an opportunity to inspect the originals of the said plan and C.C. and Purchaser/s confirms that the copy annexed hereto is the true copies of the said C.C. and the same is inspected by the Purchaser/s prior hereto.
3. The Promoters have agreed to sell and the Purchaser/s has/have agreed to purchase the Said Premises admeasuring 116.22 sq. mtr. (Carpet Area) which is equivalent to 1251 sq. ft. for the price of Rs. 2,10,00,000/- (Rupees TWO CRORE TEN LAKHS only) (including Rs. Nil. Being the proportionate price of the common area and facilities appurtenant to the Said Premises as shown in the typical level plan annexed hereto) to be paid by the Purchaser/s to the Promoters in the following manner:



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Notwithstanding what is provided herein and/or as may mentioned in any acts, laws, rules and regulations, it is hereby specifically agreed by the Purchaser/s (including by the organization of all the purchasers that may be formed and incorporated in respect of the said building) that the conveyance in favour of the said Society will be executed by the Promoters only after completion of the said 'Hiranandani Estate' and after the last of the unit therein is sold and the Promoters have realized all their dues from all the purchasers of all units in the complex and after the completion permissions and approvals in respect of the "Hiranandani Estate" are received from all the concerned authorities.

60. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and the rules framed thereunder.

61. In terms of Notification dated 25.05.2006, as per regulation clause No. 2(b) and as per the Govt. Gazette dated 15.01.2008 as special concession given to the Special Township Project, the stamp duty rates applicable in township area shall be 50% of prevailing rates of the Mumbai Stamp Act, thus an amount of Rs. 9,69,500 /= (Rupees NINE LAKHS SIXTY NINE THOUSAND FIVE HUNDRED Only) has been paid for proper stamp-duty on the consideration price/market value price as per ready reckonor on the execution of this presents.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

FIRST SCHEDULE ABOVE REFERRED TO
(The said Larger Land 'A')

Part-I

Firstly :- All those pieces or parcels of land or ground situated, lying and being at Mouje Kolshet/Kaverar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa Nos.



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४६९/९९०

All those pieces or parcels of land or ground situated, lying and being at Mouje Kolshef/Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa Nos.

Village :- Kavesar

Sr. No.	S. No.	H. No.	Area as per 7/12 Extract
1	281	-	5100
2	312	Pt	3280
3	313	Pt	10080
4	314	Pt	3870
5	315	Pt	23995
6	316	-	28380
7	317	-	30050
8	318	-	22260
9	319	-	28860
10	320	-	25620
Village :- Kolshef			
11	136	15	2000
12	161	18	3951
13	168	2	7060
14	168	3	1060
15	198	2	2100
16	215	1	1960
17	215	3	530
18	215	4Pt	741
19	218	3	450
20	218	4	514.57
21	218	6	530
22	218	8	430
23	221	2	350
24	279	-	30760
25	298	3	22910
26	299	-	25440

SECOND SCHEDULE ABOVE REFERRED TO

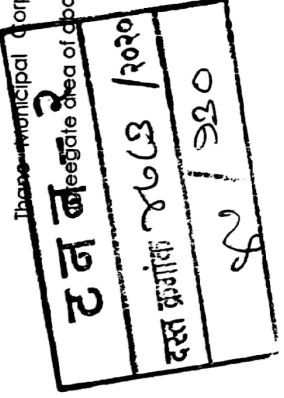
Firstly:- The said Larger Property 'A'

All those pieces or parcels of land or ground situated, lying and being at Mouje Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa No. 69/2 having an aggregate area of about 3570.00 sq.mtrs.



Secondly :- The said Larger Property 'B'

All those pieces or parcels of land or ground situate, lying and being at Mouje Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa No. 69/3 having an aggregate area of about 3610.00 sq.mtrs.



THIRD SCHEDULE ABOVE REFERRED TO
(The said Property)

All those pieces or parcels of land or ground situate, lying and being at Mouje: **Kavesar**, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa Nos. 69/2, 69/3 and 319.

FORTH SCHEDULE ABOVE REFERRED TO

Common Areas and Facilities of immediate area abutting the main entrance door after the landing on the floor, staircase, lifts, entrances lobby of the building, servant's toilet and all other areas which have been provided for common use by the society of the said premises hereby agreed to be sold in proportion with other premises on the same floor. In case of the Terrace Flat, the terrace shall belong exclusively to the respective Purchaser/s of the said flat abutting to the terrace.

FIFTH SCHEDULE ABOVE REFERRED TO

1. R.C.C. Frame Structure
2. Marble Mosaic Tiles in flooring
3. Glazed tiled flooring in the W.C.s and Dado in bathrooms and W.C.s
4. One shower in every bathroom
5. One door bell
6. Water storage tanks.
7. Lift (excluding for Row Houses and 4 Storey Buildings)
8. Compound wall with M.S. Gate



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४८१ / ९३०

10. One kitchen platform suitably decorated and glazed tiles dado
11. Main door with aldrap oil painted from inside and outside
12. Building exterior with cement paint and interior with white lime wash
13. Entrance hall suitably decorated
14. Electrical Points.

SIXTH SCHEDULE ABOVE REFERRED TO

1. The expenses of maintaining, repairing, redecorating, etc. of the main structure and in particular the terrace, garden and main water pipes lifts and electric wires in under or upon the building and enjoyed or used by the flat/premises holder/s in common with the other occupiers of flats and the main entrance, passages, landings, lifts and staircases of the building or enjoyed by the premises holder/s used by him/her/them in common as aforesaid and the boundary walls of the building, compound, terraces etc.;
2. The cost of cleaning and lighting the passages, water pump, landing, staircases lift, common lights and other parts of the building used by the premises holder/s in common as aforesaid;
3. The cost of the salaries of clerks, bill collectors, lifemen and chowkidars, pump-man, sweepers etc.;
4. The cost of working and maintenance of common light, water pump, lift and other service charges;
5. Deposits for Building, Water-meters, electric meter, sewer line, etc.;
6. Municipal and other taxed such as water charges, bill electricity charges, bills, cesses, levy and revenue N.A. taxes etc.;
7. Society formation charges and legal exp. relating to formation and registration of the Society.;
8. Insurance of the building;
9. Maintenance and management of Common garden and all levels of parking;
10. Housekeeping and maintenance of podium and all levels of parking;



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... of common lights, garden lights, etc. ;
 ... expenses as are necessary or incidental for the maintenance
 ... and common areas and amenities in **RODAS ENCLAVE**



FOR ROMA BUILDERS PVT. LTD.
 Authorized Signatory

SIGNED SEALED AND DELIVERED
 by the withinnamed "Promoters"
ROMA BUILDERS PVT. LTD.
 through Authorized signatory
 in the presence of ...
 1) Anupama Chauhan
 2) Nir

SIGNED SEALED AND DELIVERED
 by the withinnamed "Purchaser's"
 1) KADAL BRITESH MEHTA
 2) BRIDKAT DINESH MEHTA
 3) _____

In the presence of ...
 1) [Signature]
 2) [Signature]

Kamal & Shelli
Buyer's name



तल्ल-२
 २०१३/१४
 १९९०

१९९०/१९९१
 १९९०/१९९१
 १९९०/१९९१

१९९०/१९९१

१९९०/१९९१

१९९०/१९९१

१९९०/१९९१

१९९०/१९९१

१९९०/१९९१

१९९०/१९९१

१९९०/१९९१

१९९०/१९९१

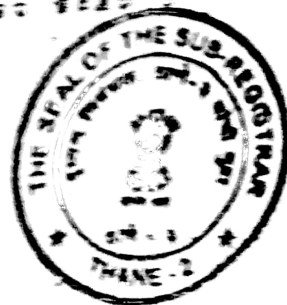
१९९०/१९९१

१९९०/१९९१

१९९०/१९९१

१९९०/१९९१

१९९०/१९९१



२०२४ - २
२०२४ - २
२०२४ - २
२०२४ - २

ANWARULHAQUE - E

9/930

Certificate No.-009440

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE.

PLOT A:-

- Bldg. No. 1, 2, 17, 18 & 20 :- Basement + Parking + 28 th Floors
 Bldg. No. 3, 4, 5, 14, 15, & 16 :- Basement + Parking + 24 th Floors
 Bldg. No. 6,7,8, 9, 10, 11, 12, & 13 :- Basement + Parking + 18 th Floors
 Bldg. No. 19 :- Parking + 7 Floors
 Club House :- Parking + 2 Floors

PLOT B:-
Bldg. No.1 :- Basement + Lower Stilt + Upper Stilt + 30Floor

PLOT K

- Building No. 24 :- Lower Stilt + 25 th Floors
 Building No. 18 & 20 :- Lower Stilt + 18 th Floors
 Building No. 21 :- Lower Stilt + Upper Stilt + 14th Floors
 Building No. 22 :- Lower Stilt + Upper Stilt + 11th Floors
 Building No. 23 :- Lower Stilt + 13 Floors
 Building No. 25 :- Lower Stilt + 8th Floors
 Building No. 19 :- Lower Stilt + Upper Stilt + 12 Floors.

V.P. NO. S06/0063/2010 TMC/TDD/ 388 DATE 25/10/2010

To, SMT. SHARMISTHA MUKERJEE SHINDE (ARCHITECT)
M/S.ROMA BUILDERS PVT. LTD. (OWNER & DEVELOPER)

Sir,
 With reference to your application No.33694 dated 12/10/2010 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act. 1966 to carry out development work and or to erect building No. as above in Village Kolshet and Kavesar Sector No. 5 and 6 situated at Road / Street G.B. Road S. No. / C.T.S. No./ F. P. No. enclosed as per annexure sheet

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) The Permission does not entitle you to occupy the same which does not vest in you.





THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

V.P. No. S06/0063/2010 TMC/TDD faceless/12 Date 05/05/2017

To,
Sharmistha Mukerjee Shinde

M/s Ronin Builders Pvt. Ltd.

Sub - Occupation Certificate Plot A Bldg.No.20, Club House, Plot B -Bldg. No.1,
Plot A - Bldg.No.18, Bldg.No.19 (A & B), Bldg.No.20, Bldg. No.25

Ref. V. P. No. S06/0063/2010

Your Letter No.: 1059 dated 21/4/2017

Sir,

The part/full development work/extension/re-erection alteration in / of building / part building no

_____ situated at Kohli & Kavasar Road / Street G.D. Road Ward No. _____ Section _____

Village Koishi & Kavasar under the _____

No. 6 S. No. / C.T.S. No. / F. P. No. As behind _____
supervision of Sharmistha Mukerjee Shinde Licensed Survey or / Engineer / Structural Engineer / Supervisor.

Architect : License No. CAY5/18614 _____ may be occupied on the following conditions.

- 1) पूर्ण विभागाबाहेल न वरकरत वाखरयारबावते वरील अटी वायकरकर रावतील.
- 2) अतिरयान्न विभागाबाहेल न वरकरत वाखरयारबावते अटी वायकरकर रावतील.
- 3) उखारत वरगा कर्वावनेत वेवणवनी उखारवरी निकरकर / सवनिकरभारकर / सोसावटी वाने गरतल.
- 4) खारत वरगा वरगा सुखरतील न कर्वावनेत वेवणवनी उखारवरी निकरकर / सवनिकरभारकर / सोसावटी वाने गरतल.

यदुक्त बाबतही

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

- Copy to
- 1) Collector of Thane
 - 2) Dy. Mun. Commissioner
 - 3) E. E. (Water Works) TMC
 - 4) Assessor Tax Dept. TMC
 - 5) Vigilance Dept. T.D.D., TMC

