

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:मेसर्स डूअर्थ डेव्हलपर्स प्रा ली चे ऑथराईज्ड सिंगेदरी विनय चावला तर्फे मुखत्यार म्हणून अमृता विजय पांगारे
पत्ता:प्लॉट नं: ऑफिस नं. 302, माळा नं: -, इमारतीचे नाव: माधवा , ब्लॉक नं: निजर फॅमिली कोर्ट, वी के सी , रोड नं: वांद्रा पूर्व मुंबई, महाराष्ट्र, मुंबई.
पॅन नंबर:AAECT5743L

पक्षकारांचा प्रकार
लिहून देणार
वय :-31
स्वाधरी:-

छायाचित्र

अंगठ्याचा ठसा



2 नाव:निरंजन मास्ती जाधव
पत्ता:प्लॉट नं: रूम नं 402, माळा नं: -, इमारतीचे नाव: गौरव प्राईड, ब्लॉक नं: प्लॉट नं 78,सेक्टर 9, रोड नं: उलवे,नवी मुंबई, महाराष्ट्र, राईगाड:(:).
पॅन नंबर:AQRPJ8982B

लिहून देणार
वय :-31
स्वाधरी:-

Jadhav N.M

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:22 / 02 / 2023 11 : 38 : 11 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अतुल - वर्देकर
वय:34
पत्ता:शॉप नं. 1, शेफर्स, स्टेशन रोड, विक्रोळी पूर्व मुंबई
पिन कोड:400083

A. J. Jadhav
स्वाधरी

छायाचित्र

अंगठ्याचा ठसा



2 नाव:किशोर - साळुंके
वय:34
पत्ता:शॉप नं. 1, शेफर्स, स्टेशन रोड, विक्रोळी पूर्व मुंबई
पिन कोड:400083

K. Salunke
स्वाधरी

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शिवका क्र.4 ची वेळ:22 / 02 / 2023 11 : 38 : 50 AM

सह दुय्यम निबंधक कुर्ला-2
सह निबंधक कुर्ला-2
मुंबई उपनगर जिल्हा.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NIRANJAN MARUTI JADHAV	eChallan	69103332023022211696	MH015696481202223E	425800.00	SD	0007815511202223	22/02/2023
2		DHC		2202202301475	1900	RF	2202202301475D	22/02/2023
3	NIRANJAN MARUTI JADHAV	eChallan		MH015696481202223E	30000	RF	0007815511202223	22/02/2023

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

प्रमाणित करण्यात येते की या दस्तामध्ये एकूण पंधराव (15) पाने आहेत.

पुस्तक क्रमांक- 9/करल-2/3423/2023

क्रमांकावर नोंदला.

दिनांक 22/02/2023

सह दुय्यम निबंधक (वर्ग-2)
कुर्ला क्र.-2Know Your Rights as Registrants
Printout after scanning.1. Verify Scanned Document for correctness through the mobile app (4 pages on a side) printout after scanning.
2. Get print immediately after registration. For feedback, please write to us at feedback.isarita@maharashtra.gov.in



22/02/2023

सूची क्र.2

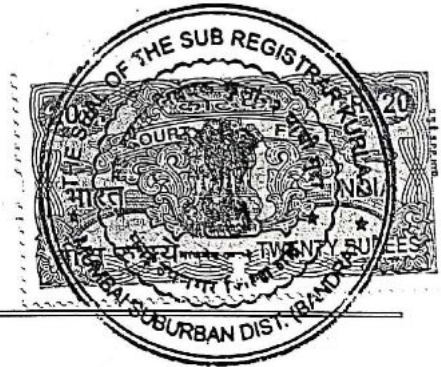
दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 3423/2023

नोंदणी :

Regn:63m

(1) विलेखाचा प्रकार	गावाचे नाव : हरियाली	करारनामा
(2) मोबदला		7096500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)		7075398
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ए/1301, माळा नं: 13 वा मजला, ए विंग, इमारतीचे नाव: दूअर्थ व्ह्यूज, ब्लॉक नं: कन्नमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 450 चौ फूट कार्पेट ((C.T.S. Number : 356(PART) ;))	
(5) क्षेत्रफळ	1) 46.00 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स दूअर्थ डेव्हलपर्स प्रा ली चे ऑथराईज सिग्रेटरी विनय चावला तर्फे मुखत्यार म्हणून अमृता विजय पांगारे वय:-31; पत्ता:- प्लॉट नं: ऑफिस नं. 302, माळा नं: -, इमारतीचे नाव: माधवा, ब्लॉक नं: निअर फॅमिली कोर्ट, बी के सी, रोड नं: बांद्रा पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAECT5743L	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- निरंजन मारुती जाधव वय:-31; पत्ता:- प्लॉट नं: रूम नं 402, माळा नं: -, इमारतीचे नाव: गौरव प्राईड, ब्लॉक नं: प्लॉट नं 78, सेक्टर 9, रोड नं: उलवे, नवी मुंबई, महाराष्ट्र, राईशार्:(000). पिन कोड:-410206 पॅन नं:-AQRPJ8982B	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	22/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	3423/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	425800	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		



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 निबंधक कुर्ला-2
मुंबई उपनगर जिल्हा

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more particularly described in the First Schedule hereunder; and shall construct the new Building(s), to be known as "TRUEARTH VIEWS" consisting of Ground plus Twenty two upper floors with terrace and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "Project"), in accordance with the plans, designs and specifications sanctioned by MHADA/BMC and other concerned authorities from time to time. The Developers shall obtain prior consent of the Purchaser(s) in respect of variations or modifications which may adversely affect the Flat of the Purchaser(s); except any alterations or additions pursuant to requirements of any Government authorities or due to change in applicable law.

3. The Developers state that the Floor Space Index (FSI) (including by way of availing TDR or fungible/compensatory FSI or FSI available on payment of premium or FSI available as incentive FSI by implementing various schemes as per DCR/MHADA) proposed to be utilised on the said Property is about 12493 sq. mtrs. and sanctioned FSI as per approved plans is on or about 12493 sq. mtrs. The said Building/s shall be constructed by using and consuming entire FSI i.e. Basic FSI, Fungible (compensatory) FSI, prorata FSI, FSI by way of Transfer of Development Rights (hereinafter referred to as the "TDR FSI") and FSI by any other name. The residual FSI in the said Property, not consumed will be available to the Developers till full utilisation thereof. The Developers have disclosed the total FSI proposed to be utilised on the Project Land and the Purchaser(s) has/have agreed to purchase the said Flat based on the proposed construction to be carried out by the Developers by utilizing the proposed FSI and on understanding that the declared proposed FSI shall belong to the Developers only.

4. The Purchaser(s) hereby agree(s) to purchase from the Developers and the Developers hereby agree(s) to sell to the Purchaser(s), subject to the provisions of these presents, Flat/Shop bearing number A/1301 admeasuring on or about 41.81 sq. mtr. of RERA carpet area (hereinafter referred to as the "Flat/Shop") shown by red boundary line on the floor plan being Annexure "E" hereto on the 13th Residential floor along with right to park 0 (Zero) car in the car parking areas in the project together with the right to use, occupy, possess and enjoy common areas, amenities and facilities to be provided by the Developers to the Purchaser(s) as more particularly described in the Fourth and Fifth Schedules hereunder written TOGETHER WITH the proportionate undivided share, right, title and interest in the common areas, of the Building, amenities and facilities as intended to be used in common with the Developers and/or the nominee/s /allottee/s /transferee/s of the

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Building "TRUEARTH VIEWS" (hereinafter referred to as the "Flat/Shop") along with the no right to park 0 (Zero) car(s) in the car parking areas (more particularly described in Schedule 3 hereunder) at or for the consideration and subject to the terms and conditions set out hereinafter, an authenticated copy of the floor plan whereof is hereto annexed and marked as Annexure "E", where on the Flat has been shown by red out-line;

XVIII. The Purchaser(s) have prior to the execution of these presents paid to the Developers a sum of Rs. 6,00,000/- (Rupees Six Lakh Only), including an amount of Rs. 6,00,000/- (Rupees Six Lakh Only) towards the earnest money deposit (hereinafter referred to as "EMD"), towards part payment of the sale price of the Flat/Shop agreed to be sold by the Developers as an advance (the payment and receipt whereof the Developers doth hereby admit and acknowledge) and the Purchaser(s) has/have agreed to pay to the Developers the balance of the sale price of the Flat in the manner hereinafter appearing as Annexure "F";

XIX. This Agreement is entered into subject to the terms and conditions hereto before or after recited, documents referred to herein and the terms and conditions imposed by the concerned authorities and also subject to variations modifications as may be approved by the authorities/ other public authorities from time to time;

XX. In the above circumstances, the parties hereto have agreed to execute this Agreement as hereinafter appearing.



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

1. The recitals contained above form an integral and operative part of this Agreement, as if the same were set out and incorporated herein seriatim. The Purchaser(s) hereby confirm/s that he/she/they has/have fully read and understood the foregoing recitals and has/have agreed that the Developers shall be entitled to develop the Property. The Purchaser(s) also confirm/s, agree/s and declare/s that the consideration agreed to be paid by them under this Agreement, is in respect of the Flat/Shop, with right to the car parking(s) and also in the common fixtures, fittings and certain amenities and he/she/they shall have no right or claim and/or will not make any claim on any other portion of the Property or any part thereof.
2. The Developers have the sole and exclusive development rights in all that piece and parcel of the said Land subject to road set-back area as mentioned herein above and

Developer

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Purchaser

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Under the Development Agreement, having provided for the 64 flats for the members, the Developers are entitled to sell all the other flats/shops/offices in the proposed project building known as "TRUEARTH VIEWS" (society called ShivSrushti Co-operative Housing Society Ltd) on the said plot of land on what is popularly known as ownership basis to prospective purchasers;

XIII. The Developers have registered the Project under provisions of the Real Estate (Regulations and Development) Act, 2016 (Act) and rules made there under with Real Estate Regulatory Authority (RERA) at Mumbai, Maharashtra; having Registration No. P51800024328, an authenticated copy of the certificate issued by RERA has been annexed hereto and marked as Annexure "D";

XIV. The Purchaser confirms that he /she / they has/ have inspected the originals of all the title documents of the society namely the Deeds of Lease and the Deeds of Conveyance referred to above, the registered Development Agreement, the registered Power of Attorney, Property Register Card, City Survey Plan, the Intimation of Disapproval with attached plans, the Appointment Letters to Architect and Consulting Structural Engineer and is fully satisfied in respect of the title of the said property and also the rights of the Developer to develop the said property and sell the flats/shops/offices as aforesaid;

XV. The purchaser(s) agrees and confirms that the Developers shall be entitled to raise finance/loan from any financial institution/bank by way of further mortgage/charge/securitization of the said Project and or receivables, if any, accruing or likely to accrue there from, subject to the said Flat (as defined herein below) being made free from any encumbrance at the time of execution of this agreement in favour of the Purchaser(s);

~~XVI. The purchaser agrees and confirms that the Developers has raised finance/loan from _____ and that the sale proceeds received in respect of sale of flats/commercial accommodation will be directly routed through the current account with the _____ and prior NOC shall be obtained from the bank before executing the sale agreement; NA~~

XVII. The Developers have commenced the construction of the new Building in accordance with the sanctioned plans. The Purchaser(s) have requested and the Developers have agreed to allot flat/shop bearing number A/1301 admeasuring about 41.81 sq. mtr. of RERA carpet area on the 13th residential floor of the

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Purchaser Jadhav N.M.

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under the Development Agreement; The purchaser has read and verified the terms and conditions of the Power of Attorney.

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- V. The Developers have appointed M/s. Vinay Patil Architects, as the Architects for the said redevelopment project by their Appointment Letter dated 26.03.2019;
- VI. The Promoters have appointed Patel and Kulkarni consultants as the Consulting Structural Engineers for the said redevelopment project by their Appointment Letter dated 01.07.2020;
- VII. That by virtue of the said Development Agreement and the said Power of Attorney, the Developers have placed a proposal with MHADA for development of the said plot of land of the Society by constructing building/s consisting of (G+ 22) floors.
- VIII. By Offer Letter No. COMB/REE/NOC/F-981/687/2019 dated 9th May, 2019 MHADA approved the submitted proposal. Further MHADA granted permission by way of Intimation of Disapproval (IOD) dated 1st October, 2019 under No. EE/BPCell/GM/MHADA-9/380/2019, to the Developers as power of attorney holders for ShivSrushti Co-operative Housing Society, copy whereof is hereto annexed and marked **Annexure "B"**;
- IX. Upon compliance of the terms and conditions required therefore, the Developers have also been granted Commencement Certificate dated 28th Jan.2020 up to Plinth Level having ref no. MH/EE/(B.P.)/GM/MHADA-9/380/2020 copy of the said Commencement Certificate is hereto annexed and marked **Annexure "C"**;
- X. The Developers have also applied for and obtained the required permissions and sanctions from MHADA for utilization of the FSI on the said land for the said proposed building/s; as also for utilization of tit bit land adjacent to the lands of the society.
- XI. Under the said Development Agreement, the Developers are required to construct and hand over residential flats to the society for 64 members as per the area and specification provided under the aforesaid Agreements and the Developer has already provided for the said 64 flats in their proposed construction and shall be entering into Separate Agreements with the existing members in that behalf;



Developer

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Purchaser

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 22nd day of February 2023 by and between M/S. TRUEARTH DEVELOPERS PVT. LTD., a registered firm, PAN: AAECT5743L, having office at 302, Madhava, Near Family Court, BKC, Bandra (E), Mumbai - 400 051, through its Authorized Signatory MR. VINAY CHAWLA hereinafter referred to as "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its directors for the time being, the survivor or survivors of them and the heir, executor, administrators and assigns of such last survivor) of the **ONE PART**,

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Jadhav, N.M

AND

MR. NIRANJAN MARUTI JADHAV having PAN No: AQRPJ8982B Residing at Flat no. 402, Gaurav Pride, Plot no. 78, Sector 9, Ulve, Navi Mumbai - 410 206; hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heir/s, executors, administrators and permitted assigns) of the **OTHER PART**.



Developer

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Purchaser

Jadhav, N.M

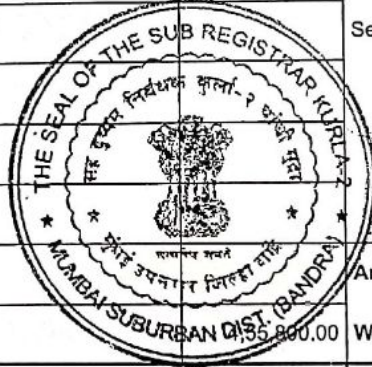


CHALLAN
MTR Form Number-6

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GRN	MH015696481202223E	BARCODE					Date	22/02/2023-10:27:37	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			Full Name	NIRANJAN MARUTI JADHAV					
Location	MUMBAI			Flat/Block No.	FLAT NO.A/1301,13th FLOOR, A WING					
Year	2022-2023 One Time			Premises/Building	TRUEARTH VIEWS,KANNAMWAR NAGAR					
Account Head Details	Amount In Rs.			Road/Street	TRUETH VIEWS,KANNAMWAR NAGAR					
0030045501 Stamp Duty	425800.00			Area/Locality	VIKHROLI EAST MUMBAI					
0030063301 Registration Fee	30000.00			Town/City/District						
				PIN	4 0 0 0 8 3					
				Remarks (If Any)	SecondPartyName=MS TRUEARTH DEVELOPERS PVT LTD-					
				Amount In	Four Lakh Fifty Five Thousand Eight Hundred Rupees					
Total	35,800.00			Words	Only					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332023022211696 2794057478				
Cheque/DD No.				Bank Date	RBI Date	22/02/2023-10:28:17		Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				



Department ID :

Mobile No. :

9820863131

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20230222759	22 February 2023.10:52:33 AM करल2			
मूल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	112-हॉग्याली - कुर्ला				
उप मूल्य विभाग	भुभाग: टुंगती मार्गाच्या पूर्वेस असलेल्या सर्व फिळकती (कन्नमवाग नगर)				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#356				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मांत्रयामनाचे एकक
58970	139830	160810	174790	139830	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	46चौरस मीटर	फिळकतीचा वापर-	निवासी सदनिका	फिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	फिळकतीचे वय-	0 TO 2वरे	बांधकामाचा दर -	Rs.30250/-
उद्वहन सुविधा-	आहे	पत्रला -	11th floor To 20th floor		
गुन्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
पत्रला निहाय घट/वाढ = 110% apply to rate= Rs.153813/-					
घसा-यानुसार फिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचे दर)					
= (((153813-58970) * (100 / 100))+58970)					
= Rs.153813/-					
A) मुख्य फिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * फिळकतीचे क्षेत्र				
	= 153813 * 46				
	= Rs.7075398/-				
Applicable Rules	= .10,4				
एकत्रित अंतिम मूल्य	= मुख्य फिळकतीचे मूल्य + तळगणचे मूल्य + मॅगनाईन पत्रला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + थराल गच्चीचे मूल्य + बदिलत वाहन ठळ्याचे मूल्य + खुल्या जमिनीकरीत वाहन ठळ्याचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बदिलत बाळकती + फॅकिकलत वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 7075398 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.7075398/-				

करल - 2
3823 9 ey
2023



Print

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.

370/3423

पावती

Original/Duplicate

Wednesday, February 22, 2023

नोंदणी क्र.: 39म

11:37 AM

Regn.: 39M

पावती क्र.: 3714 दिनांक: 22/02/2023

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल2-3423-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: निरंजन मारुती जाधव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

एकूण:

रु. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:53 AM ह्या वेळेस मिळेल.


 सह दु.निबंधक कुर्ला 2

वाजार मूल्य: रु.7075398 /-

मोबदला रु.7096500/-

भरलेले मुद्रांक शुल्क: रु. 425800/-

 सह दुय्यम निबंधक कुर्ला-२
 मुंबई ३५

1) देयकाचा प्रकार: DHC रक्कम: रु.1900/-

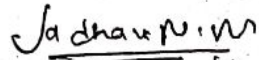
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2202202301475 दिनांक: 22/02/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015696481202223E दिनांक: 22/02/2023

बँकेचे नाव व पत्ता:



22 FEB 2023

मुळ दस्त हाता मिळाला

x?cross=Bt5nEtt9zMa

2/22/2023