

Receipt (pavti)

368/4133

Thursday, April 06, 2023

7:43 PM

पावती

24172

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: वळणई

दस्तऐवजाचा अनुक्रमांक: बरल-3-4133-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रीती के देवरुखकर

गावती क्र.: 4448

दिनांक: 06/04/2023

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3260.00


पृष्ठांची संख्या: 163

एकूण:

रु. 33260.00

आपणाम मूळ दस्त , थंबनेल प्रिंट, मूची-२ अंदाजे

7:56 PM ह्या वेळेस मिळेल.


मह. दु. नि. योगीवली 3

बाजार मुल्य: रु.8466681.08 /-

मोबदला रु.9200000/-

भरलेले मुद्रांक शुल्क : रु. 552000/-

सह दुय्यम निबंधक जोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.1260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0404202300248 दिनांक: 06/04/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0404202300229 दिनांक: 06/04/2023

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017603405202223E दिनांक: 06/04/2023

वॅकेचे नाव व पत्ता:



मूळ दस्त परत
केल्याचा दिनांक

10 APR 2023



CHALLAN
MTR Form Number-6



GRN	MH017603405202223E	BARCODE	[Barcode]		Date	27/03/2023-21:01:30	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL3_JT SUB REGISTRAR BORIVALI 3			PAN No.(If Applicable)	AIFPD3590B			
Location	MUMBAI			Full Name	PRITI K DEORUKHKAR			
Year	2022-2023 One Time			Flat/Block No.	FLAT NO 3001,AURIS ILARIA,TOWER A			
Account Head Details		Amount In Rs.		Promises/Building				
0030045501	Stamp Duty	552000.00		Road/Street	MALAD WEST			
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 6 4			
				Remarks (If Any)	PAN2=AAACT0197J-SecondPartyName=TRANSCON SHETH CREATORS PVT LTD-			
Total		5,82,000.00		Amount In Words	Five Lakh Eighty Two Thousand Rupees Only			
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	69103332023033010531	724788707		
Cheque/DD No.			Bank Date	RBI Date	30/03/2023-00:03:46	Not Verified with RBI		
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scri				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 नोट:- चालन केवल दृश्य निबंधक कार्यालयों में ही मान्य है। अनपेक्षित दस्तावेजों के लिए यह चालन वैध नहीं है।



Part Date 27/03/2023-21:01:30		
बरेल - 3/		
5733	€	923

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 30th day of March, 2022;

BETWEEN

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 Navnect 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

Mr/Mrs/Miss/Messrs. PRITI K DEORUKHKAR

Indian Inhabitant(s) residing at 402, Sai - Pathik Saibaba, Gokhale Road. Oberoi International School Goregaon (E). MUMBAI. MAHARASHTRA. 400063. INDIA

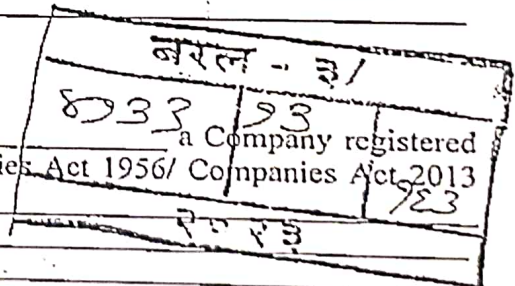


OR

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

OR

under the Indian Companies Act 1913 / Companies Act 1956/ Companies Act 2013 having its 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

(Signature of Promoters)

(Signature of Purchaser/s)



06/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 3

दस्त क्रमांक : 4133/2023

नोंदणी :

Regn:63m

गावाचे नाव : वळणई

(1) विनेबाचा प्रकार	करारनामा
(2) नोंदना	9200000
(3) बाजारभाव (माहेनट्टयाच्या बाबत नट्टयाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8466681.08
(4) भू-नामन, पोटाहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं-3001, माळा नं: 30 वा हॅबिटेबल मजला, इमारतीचे नाव: टॉवर नं ए, ऑरिस इमारिआ, ब्लॉक नं: मालाड पश्चिम, मुंबई 400064, रोड : गुरिया पाडा, लिंक रोड, इतर माहिती: 1 शेअर कारपारिंग सहित. मौजे वळणई, सि टी एस नं-371(पार्ट), 372(पार्ट). सदनिकेचे क्षेत्रफळ 36.03 चौ मी रेरा कारपेट. व दस्तात नमुद केल्याप्रमाणे. ((C.T.S. Number : 371(पार्ट), 372 (पार्ट) ;))
(5) क्षेत्रफळ	1) 36.03 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करत घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवामी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-ट्रान्स्कॉन-ग्रेट क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठडकर वय:-52; पत्ता:-प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला, इमारतीचे नाव: वॉटर फॉर्ड बिल्डींग,, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जुहू गल्ली नवनीत मोटर्सच्या वर,, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAACT0197J 2): नाव:-ट्रान्स्कॉन-ग्रेट क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती परेश वायेडा तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठडकर वय:-52; पत्ता:-प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला, इमारतीचे नाव: वॉटर फॉर्ड बिल्डींग,, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जुहू गल्ली नवनीत मोटर्सच्या वर,, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAACT0197J
(8) दस्ताऐवज करत घेणा-या पक्षकाराचे व किंवा दिवामी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रीती के देवरुकर वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं 402, माळा नं: -, इमारतीचे नाव: साई-पयिक साई बाबा कॉम्प्लेक्स, ब्लॉक नं: गोरगाव पूर्व, मुंबई, रोड नं: मोहन गोखले रोड, जोवेराय इंटरनॅशनल स्कूल, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AIFPD3590B
(9) दस्ताऐवज करत दिल्याचा दिनांक	30/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	06/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4133/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	552000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तरंगील:-

मुद्रांक शुल्क आकारवता निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

संख्या: 12/2020/11

दिनांक: 23/12/2020 11:53 AM

संख्या: 12/2020/11

दिनांक: 23/12/2020

संख्या: 12/2020/11

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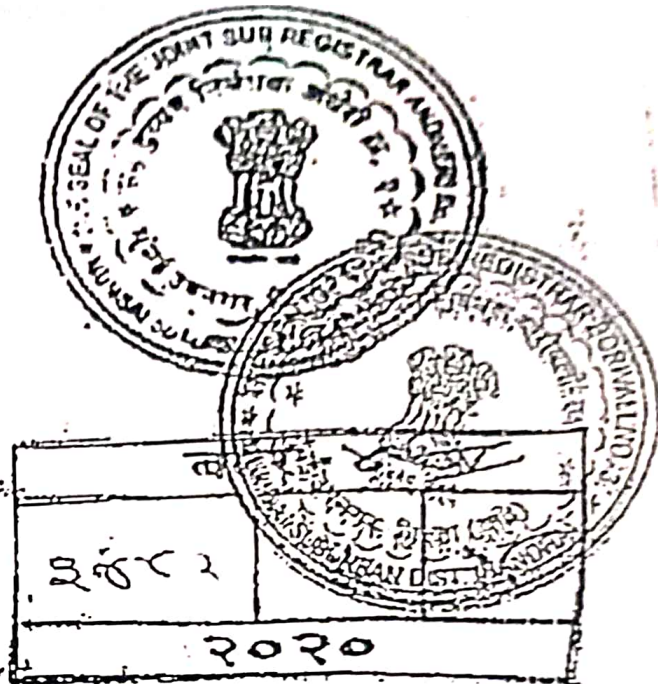
संख्या: 12/2020/11

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संख्या: 12/2020/11

बदर-४		
३४८३	१९	३८
२०२०		



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, TRANSCON-SHETH CREATORS PVT. LTD., a company incorporated and registered under the provisions of Companies Act, 1956 and having our registered office at C-302, 3rd Floor, Waterford Bldg., Above Navnit Motors, Juhu Gali, Andheri (West), Mumbai - 400 058, through our Director MR. JITENDRA N. SHETH, SEND GREETINGS:

For TRANSCON-SHETH CREATORS PVT.

बदर - ३		
४९३३	१९	१९३
२०२३		



DEVELOPER COPY

Sr. No. 193

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO PN/PVT/0134/20101221/AP/S4 - 5 MAR 2021

COMMENCEMENT CERTIFICATE (Sale Building No. 4)

To, M/s. Transcon - shoth Creators PVT Ltd, C/302, Waterford Building, 3rd Floor, Above Navnit Motors, Junu Lane, Andheri (w), Mumbai- 400 058.

Sir,

With reference to your application No. 8381 dated 29/12/2020 for Development

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. CIS No, 322/C, 323/A, 325/A (pt)

C.T.S.No. 326, 327, 328, 329, 330, 330/1-2, 331, 332, 333, 363 (pt), 364, 365, 365/1 to 4, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376/A, 376/1-5, 377, 378, 379, 380, 381, 382, 416, 422, 424, 425, 426 & 427 of village Valnai Malad (w) Tal Borivali, Orlem

of village Valnai, Malad (W) T.P.S.No. ward P/N Situated at Malad (W)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI

UIRNo. SRA/ENG/0158/PN/PL/AP dt. 18/08/2020 IDAUIRNo. PN/PVT/0134/20101221/AP/S4 dt. 04/03/2021

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 P.B. Pawar Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth (including basement).

For and on behalf of Local Authority The Slum Rehabilitation Authority Executive Engineer (SRA) FOR CHIEF EXECUTIVE OFFICER (SLUM REHABILITATION AUTHORITY)