

368/4134

पावती

Original/Duplicate

Thursday, April 06, 2023

नोंदणी क्र.: 39M

7:51 PM

Regn.: 39M

पावती क्र.: 4449 दिनांक: 06/04/2023

सावाचे नाव: बळगई

दस्तऐवजाचा अनुक्रमांक: बरल-3-4134-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रीती के देवरुखकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3260.00

पृष्ठांची संख्या: 163

एकूण:

रु. 33260.00

सह दुय्यम निबंधक बोरीवली 3

बाजार मूल्य: रु. 7867522.52/-

मोबदला रु. 8900000/-

भरलेले मुद्रांक शुल्क: रु. 534000/-

सह दुय्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0404202300274 दिनांक: 06/04/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0404202300287 दिनांक: 06/04/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH017603623202223E दिनांक: 06/04/2023

बँकेचे नाव व पत्ता:


मुळ दस्त घेत
कैल्याचा दिनांक

10 APR 2023



06/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 3

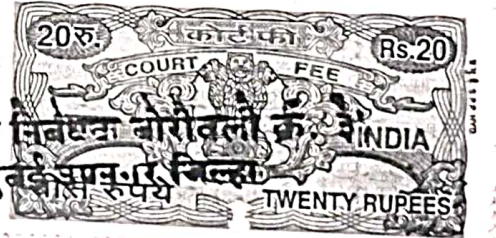
दस्त क्रमांक : 4134/2023

नोंदणी :

Regn.63m

गावाचे नाव : वळणई

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8900000
(3) बाजारभाव (माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7867522.52
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: फ्लॅट नं-3002, माळा नं: 30 वा हॅबिटेबल मजला, इमारतीचे नाव: टॉवर नं ए, ऑरिस इलारिआ, ब्लॉक नं: मालाड पश्चिम, मुंबई 400064, रोड : गुरिया पाडा, लिंक रोड, इतर माहिती: 1 शेअर कारपार्किंग सहित. मौजे वळणई, सि टी एस नं-371(पार्ट), 372(पार्ट). सदनिकेचे क्षेत्रफळ 33.29 चौ मी रेरा कारपेट. व दस्तात नमुद केल्याप्रमाणे. ((C.T.S. Number : 371(पार्ट), 372 (पार्ट) ;))
(5) क्षेत्रफळ	1) 33.29 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:-ट्रान्सकॉन-शेठ क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर 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:-ट्रान्सकॉन-शेठ क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती परेश वायेडा तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर 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) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रीती के देवरुखकर वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं 402 , माळा नं: -, इमारतीचे नाव: साई-पथिक साई बाबा कॉम्प्लेक्स, ब्लॉक नं: गोरेगाव पूर्व, मुंबई, रोड नं: मोहन गोखले रोड, ओबेरॉय इंटरनॅशनल स्कूल, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AIFPD3590B
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	06/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4134/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	534000
(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.



2.1



DEVELOPER COPY

Sr. No. 199

SLM 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 - sheth Creators PVT Ltd, C/302, Waterford Building, 3rd Floor, Above Navnit Motors, Juhu 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. CTS No, 322/C, 323/A, 325/A (pt)

C.T.S.No. 326, 327, 328, 329, 330, 330/1-2, 331, 332, 333, 362 (pt), 364, 365, 365/1 to 4, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376/A, 376/1-3, 377, 378, 379, 380, 381, 382/1, 416, 422, 424, 425, 426 & 427 of village Valnai Malad (w) Tal Borivali, Orlem

of village Valnai, Malad (w) T.P.S.No. Tal Borivali, Orlem

ward P/N Situated at Malad (W)

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

U/R No. SRA/ENG/0158/PN/PL/AP dt. 18/08/2020

IDA/U/R No. 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 renewal period shall be in no case exceed three years provided further that such lapse shall not be 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 conditions 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 violation of 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

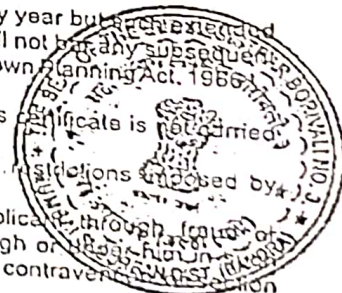
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

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 (SLM REHABILITATION AUTHORITY)





Maharashtra Real Estate Regulatory Authority

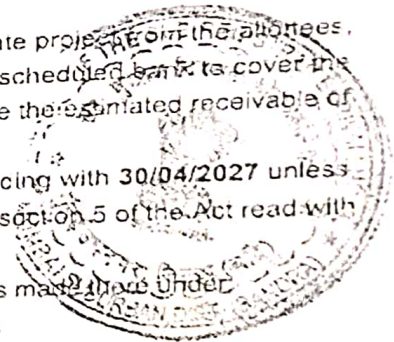
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800028533

Project: **AURIS ILARIA TOWER A** Plot Bearing / CTS / Survey / Final Plot No.: **371 PART 372 PART** at **Borivali, Borivali, Mumbai Suburban, 400064;**

1. **Transcon-Sheth Creators Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400058.**
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule 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 for 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.
 - o The Registration shall be valid for a period commencing from **10/03/2021** and ending with **30/04/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - o That the promoter shall take all the pending approvals from the competent authorities
3. 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: 10/03/2021 15:45:59

Dated: 10/03/2021
Place: Mumbai

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

2038	53	983

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 30th day of March, 2023;

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 Navneet 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 Complex, Mohan 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)

P.D
(Signature of Purchaser/s)

