

390 8689

पावती

Original/Duplicate

Friday, October 23, 2020

नोंदणी क्र. :39म

3:57 PM

Regn.:39M

पावती क्र.: 9223 दिनांक: 23/10/2020

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल3-8689-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुबीनकुमार परुई

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1640.00

पृष्ठांची संख्या: 82

एकूण:

रु. 31640.00

मापणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

4:16 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 3

बाजार मुल्य: रु.5440594.57 /-

मोबदला रु.10790000/-

भरलेले मुद्रांक शुल्क : रु. 216000/-

सह. मुख्य निबंधक
कुर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.1640/-

टीटी/घनादेश/पि ऑर्डर क्रमांक: 2310202008333 दिनांक: 23/10/2020

बँकेचे नाव व पत्ता:

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

टीटी/घनादेश/पि ऑर्डर क्रमांक: MH006031200202021E दिनांक: 23/10/2020

बँकेचे नाव व पत्ता:

Subin. Parui

मूळ दस्त मिळाला

कराज-३		
१०००	९	००
२०२०		



AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 23rd day of October, 2020;

BETWEEN

M/S.OM SAI GRIHA NIRMAN PVT. LTD., a company incorporated under the Companies Act, 1956, Registration No. D06299523, having its office at 42 Modi Bhuvan, 19 Pandita Ramabai Road, Gamdevi, Mumbai-400007, through its authorised signatory Mr. Bhavin Meghani, hereinafter referred to as '**The Developer**' (which expression shall unless repugnant to the context or meaning thereof mean and include its successors and assigns) of the **ONE PART**;

AND

Mr. Subinkumar Parui and Mrs. Shobha S. Parui, both adults, Indian Inhabitants of Mumbai, having address at B/68 Nirmala Niwas, 4th Floor, Ai Mai Merwanji Street, Parel, Mumbai-400012, hereinafter referred to as the '**Purchasers**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs executors administrators and permitted assigns) of the **OTHER PART**.

Shobha S. Parui

Subin- Parui

Shobha S. Parui

गावाचे नाव : चेंबूर

1) शिल्लेखाचा प्रकार	करारनामा
2) मोजकता	10790000
3) बाजारमजती, माहेरपट्ट्याच्या बाबतियपरतकार आकारणी देती वी परतियार ते नमुद करवे	5440594.57
4) मूळमजती व परतियार (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं 904.9वा मजला.वीर सिधनक सी एच एस लीमीटेड., शिव श्रुटी, नियर नेहरू नगर, कुर्ला पुर्व, मुंबई 400024 सोबत एक कार पार्किंग((C.T.S. Number : 114 ;))
5) क्षेत्रफळ	65.63 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
7) परतियार करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवदिचे नाव व पत्ता.	1) नाव -ओम साई गृह निर्माण प्राईवेट लिमिटेड चे संचालक नितिन एस. जाधव वय:-27 पत्ता:-प्लॉट नं: 42, माळा नं: .. इमारतीचे नाव: मोदी भुवन , ब्लॉक नं: 19 पंडिता रमाबाई रोड, . रोड नं: गामदेवी मुंबई . महाराष्ट्र. मुंबई. पिन कोड:-400007 पॅन नं:-AABCO9333N
8) परतियार करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवदिचे नाव व पत्ता	1): नाव:-सुबीनकुमार परुई वय:-41; पत्ता:-प्लॉट नं: बी/68, माळा नं: 4ता मजला, . इमारतीचे नाव: निर्मला निवास , ब्लॉक नं: एआई माई मेहेरवानजी स्टीट., रोड नं: परेळ, मुंबई , महाराष्ट्र. MUMBAI. पिन कोड:-400012 पॅन नं:-ALXPP1376L 2): नाव:-शोभा एस. परुई वय:-41; पत्ता:-प्लॉट नं: बी/68, माळा नं: 4ता मजला, . इमारतीचे नाव: निर्मला निवास , ब्लॉक नं: एआई माई मेहेरवानजी स्टीट., रोड नं: परेळ, मुंबई , महाराष्ट्र. मुंबई. पिन कोड:-400012 पॅन नं:-AFAPN2863D
9) परतियार करून दिल्याचा दिनांक	23/10/2020
10) परतियार नोदणी केल्याचा दिनांक	23/10/2020
11) अनुक्रमांक खंड व पृष्ठ	8689/2020
12) बाजारभावाप्रमाणे मुद्राक शुल्क	216000
13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
14) टिप	
मुद्राक शुल्क किंवा बाजार भावाप्रमाणे तपशील :-	
मुद्राक शुल्क आठ पत्तया निवडविला मुद्राक	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



C-3

करल-३		
८९८८	९३	८३
२०१७		

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CHE/ES/1726/L/337(NEW)
COMMENCEMENT CERTIFICATE

CONSULTANTS COMBINED ARCHITECTS
CERTIFIED TRUE COPY
Vinay Sharma
 VINAY SHARMA ARCHITECTS (P) LTD. (Reg. No. CA/1726/1)
 MUMBAI (Reg. No. CA/22737)

Om Sai Gnha Nirman Pvt. Ltd. CA to Veer
 Ch S Ltd
 Plot No. 21/E, Kamgar Nagar, S. G. Barve Marg,
 (E), Mumbai - 24

In reference to your application No. CHE/ES/1726/L/337(NEW) Dated. 13/4/2017 for Development permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 245 of the Maharashtra Regional and Town Planning Act, 1966, for the plot No. - C.T.S. No. 114/16 Division / Village / Town Planning Scheme No. 114/16 situated at L Ward Ward Street in L Ward Ward.



- The Commencement Certificate / Building Permit is granted on the following conditions:-
- The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue
- This permission does not entitle you to develop land which does not vest in you.
- 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.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if -
 - 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.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors,

CHE/ES/1726/L/337(NEW)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))

करल-४		
६०	३२	६०
२०१८		

करल-३		
७९९	४६	९२
२०१८		

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800015156
Project: Veer Siddhanak Chs Ltd Plot Bearing / CTS / Survey / Final Plot No.: 114/10 at Kurfa, Kurfa, Mumbai Suburban, 400024;

1. Om Sai Griha Nirman Pvt Ltd having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400007.

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 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 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 revenue of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 02/02/2018 and ending with 01/01/2022 and shall be 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 thereunder;
- 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 thereunder.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 2/2/2018 12:26:16 PM



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

02/02/2018
Mumbai