

Receipt (pavti)

350/9543

Tuesday, May 09, 2023

9:06 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10042 दिनांक: 09/05/2023

गावाचे नाव: दिवाणमान

दस्तऐवजाचा अनुक्रमांक: वसई3-9543-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रतिक्षा आर यादव - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2860.00

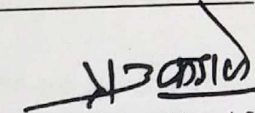
पृष्ठांची संख्या: 143

एकूण:

रु. 32860.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

9:25 AM ह्या वेळेस मिळेल.


Sub Registrar Vasai 3

बाजार मूल्य: रु.3631500 /-

मोबदला रु.5877143/-

भरलेले मुद्रांक शुल्क : रु. 411450/-

सह. दुय्यम निबंधक वर्ग-३
वसई क्र. ३

1) देयकाचा प्रकार: DHC रकम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0705202300349 दिनांक: 09/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.1460/-

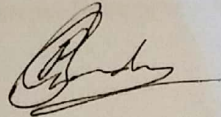
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0705202300330 दिनांक: 09/05/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001685587202324E दिनांक: 09/05/2023

बँकेचे नाव व पत्ता:





09/05/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

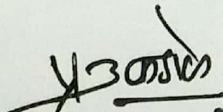
दस्त क्रमांक : 9543/2023

नोंदणी :

Regn:63m

गावाचे नाव : दिवाणमान

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5877143
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3631500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिका इतर वर्णन :, इतर माहिती: विभाग क्र 8 गाव मौजे दिवाणमान तालुका वसई जिल्हा पालघर सर्वे नं 66 हिस्सा नं 3 वरील विल्डींग नं 3ए अकोया पर्ल गार्डन्स प्रोजेक्ट मधील सदनिका क्र 1103 अकरावा मजला क्षेत्र 46.47 चौ मी रेरा कारपेट म्हणजेच 500 चौ फुट रेरा कारपेट एरिया मोबत 2.90 चौ मी म्हणजेच 31 चौ फूट बाल्कनी एरिया इतके. ((Survey Number : सर्वे नं 66 हिस्सा नं 3 ;))
(5) क्षेत्रफळ	1) 49.37 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:-मे मानसरोवर लाईफस्पेसेस एलएलपीचे भागीदार दिपक वी बोरा व प्रिनेश दिलीप जैन तर्फे कु मु रमेश महादेव बनिया - वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 301 वरुण विल्डींग गुरु नानक नगर विलेज नवघर वसई रोड पश्चिम पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:- ABRFM6807B 2): नाव:-मे स्टाईल एव्हरशार्डन बिल्डर्स प्रायव्हेट लिमिटेड चे ऑथोराईज मिग्रेटरी भरतकुमार भवनदाम लुधानी तर्फे कु मु विजय श्रीचंद पुरस्वानी - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 215 वीणावीना शॉपिंग सेंटर दुसरा मजला ऑप बांद्रा स्टेशन बांद्रा पश्चिम मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAFCS6402C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रतिक्षा आर यादव - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी/1-306 विल्डींग नं 1 वी विंग 2 फेम जगन्नाथ कॉम्प्लेक्स दहिसर पश्चिम मुंबई ऑप प्रमिला नगर मुंबई सबअर्वन महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AGHPY3481C 2): नाव:-कमलेशकुमार भोलानाथ यादव - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी/1-306 विल्डींग नं 1 वी विंग 2 फेम जगन्नाथ कॉम्प्लेक्स दहिसर पश्चिम मुंबई ऑप प्रमिला नगर मुंबई सबअर्वन महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-ADMPY9961F
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	9543/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	411450
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

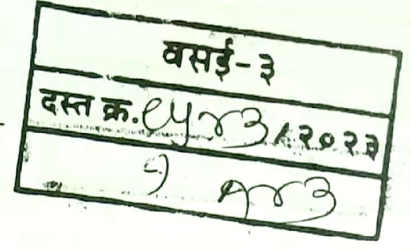

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल : सन-2023.



1. दस्ताचा प्रकार : AGREEMENT FOR SALE अनुच्छेद कमांक (25b)
2. तालुका : VASAI
3. गावाचे नाव : DIWANMAN
4. नगरभुमापन कमांक/सर्व्हे नं. : Survey No.66 Hissa No.3
5. मूल्य दरविभाग (झोन): 8 दर: रू. 62,200/-
6. मिळकतीचा प्रकार : RESIDENTIAL FLAT
7. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : 46.47 SQ.MTR. RERA CARPET AREA
2.90 SQ.MTR. BALCONY
49.37 SQ. MTR.
8. मजला कमांक : 11th FLOOR उद्वाहन सुविधा आहे. 7.5 टक्के वाढ
9. बांधकाम वर्ष % घसारा
10. बांधकाम प्रकार आर.सी.सी. / इतर पक्के / अर्धे पक्के / कच्चे
11. निर्धारित केलेले बाजारमुल्य : रू. 36,31,500/-
12. दस्तामध्ये दर्शविलेला मोबदला : रू. 58,77,143/-
13. देय मुद्रांक शुल्क रू. 4,11,400.01/- भरलेले मुद्रांक शुल्क रू. 4,11,450/-
14. देयक नोंदणी फी: रू. 30,000/-

लिपिक

सह दुय्यम निबंधक वसई 3





CHALLAN
MTR Form Number-6



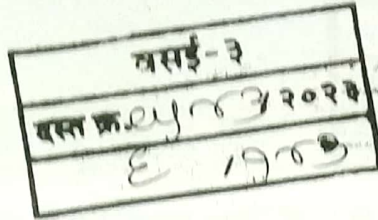
GRN	MH001685587202324E	BARCODE			Date	07/05/2023-16:19:11	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	VSI1_VASAI NO 1 SUB REGISTRAR			PAN No.(If Applicable)	ABRFM6807B			
Location	PALGHAR			Full Name	MANSAROVAR LIFESPACES LLP			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 1103 ON 11TH FLOOR BUILDING 3A			
Account Head Details		Amount In Rs.		Premises/Building	AKOYA IN PEARL GARDENS			
0030046401	Stamp Duty	411450.00		Road/Street	DIWANMAN			
0030063301	Registration Fee	30000.00		Area/Locality	VASAI WEST			
				Town/City/District				
				PIN	4	0	1	2
				Remarks (If Any)				
				PAN2=AGHPY3481G Second Party Name - PRATIKHAR R TAGAV-				
				<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>चसई-३</p> <p>दस्ता क्र ५४३ / २०२३</p> <p>५ / १९०३</p> </div>				
Total		4,41,450.00		Amount In Words	Four Lakh Forty One Thousand Four Hundred Fifty Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332023050711918	2807036662	
Cheque-DD Details				Bank Date	RBI Date	07/05/2023-16:20:23	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. : 9373080878
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलान केवल दुय्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-350-9543	0000924663202324	09/05/2023-09:06:41	IGR135	30000.00
2	(IS)-350-9543	0000924663202324	09/05/2023-09:06:41	IGR135	411450.00
Total Defacement Amount					4,41,450.00





Mudhanvi & Members

AGREEMENT FOR SALE

Agreement For Sale made at Vasai this 09th day of May, in the year Two Thousand and Twenty Three;

BETWEEN

Mansarovar Lifespaces LLP (Having PAN: ABRFM6807B), a limited liability partnership, constituted under the Limited Liability Partnership Act, 2008, having its registered office at 3rd floor, office no. 301, Varun Building, Guru Nanak Nagar, Village Navghar, Vasai Road (West), Palghar - 401202, represented herein by its duly authorized partner **Mr. Deepak B. Vora (Having PAN: AAOPV4987B) And Mr. Pritesh D. Jain (Having PAN: AGBPJ2455M)**, hereinafter referred to as "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **First Part**;

AND

Style Evershine Builders Private Limited (Having PAN: AAFCS6402C), a company registered under the Companies Act, 1956, and existing under the Companies Act, 1956, having its registered office at 215, VeenaBeena Shopping Centre, Second Floor, Opp. Bandra Station, Bandra (West), Mumbai 400 050, hereinafter referred to as the "**Owner**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **Second Part**,



AND

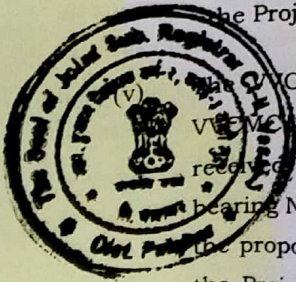
MRS. PRATIKSHA R. YADAV (Having PAN: AGHPY3481C) AND MR. KAMLESHKUMAR BHOLANATH YADAV (Having PAN: ADMPY9961F) Indian Inhabitant having his/her/their/its address at **B/1-306, Building No.1, B Wing, 2 Phase Jagannath Complex, Dahisar (West), Mumbai, Opp. Pramila Nagar, Mumbai Suburban- Maharashtra-400068**. represented here in by its duly authorized trustees, hereinafter referred to as the "**Allottee/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns of the **Third Part**).

The Promoter, the Owner and the Allottee/s are hereinafter, wherever the context may so require, individually referred to as "**Party**", and collectively referred as "**Parties**".

Mudhanvi 1 *Kamlesh*

वसई-३
दस्ता क्र. एच/३२०२३
WHEREAS: १०३

- (i). The Owner is seized and possessed of or otherwise well and sufficiently entitled to the land, bearing Survey No. 66 Hissa No. 3, admeasuring approximately 01 Hector 25 Are 90 Prati, that is, approximately 12,590 square metres, situate at Village Diwanman, Taluka Vasai, District Palghar, shown surrounded by red coloured boundary line on the sanctioned Lay-out Plan hereto annexed and marked **Annexure 'A'**, more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**Project Land**"). Photocopy of the 7/12 extracts issued in respect of the Project Land are annexed hereto and marked **Annexure 'B'**;
- (ii). Other than the following reservations, the Land is not affected by any reservation or acquisition for any public purposes, or otherwise, that is: (a) the part of the Land, admeasuring 359.18 square meter wide Development Plan road (hereinafter referred to as the "D. P. Road") shown hatched in GREEN on the plan annexed hereto at **Annexure 'A'**; and, (b) the part of the Land, admeasuring approximately 623.45 square meters, shown hatched in BLUE on the plan annexed hereto at **Annexure 'A'**, reserved/earmarked under the approved Development Plan, for a playground (hereinafter collectively referred to as the "**Reservations**").
- (iii). By and under a Joint Development Agreement dated 31st March, 2022 made by and between the Owner as Evershine/Owner of the One Part and the Promoter as Developer of the Other Part, registered in the Office of the Joint Sub-Registrar of Assurances at Vasai-1, vide Serial no. Vasai-1/4140 of 2022 (herein after referred to as the "**Joint Development Agreement**"), the Owner and the Promoter have agreed to jointly develop the Project Land, upon and subject to the terms, conditions and provisions recorded and contained therein.
- (iv). The Owner is in possession of the Project Land and has granted a license to the Promoter to enter upon the Project Land for the purpose of developing the Project Land as contemplated by the Joint Development Agreement;



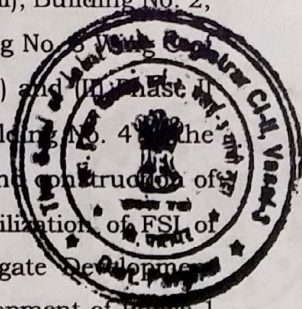
VVCMC had earlier granted Commencement Certificate bearing No. VVCMC/TP/CC/VP-4152/372/2020-21, dated 18/11/2021 And further now received Revised commencement certificate and development permission bearing No. VVCMC/TP/RDP/VP-4152/442/2022-23, dated 19/12/2022 for the proposed Layout of Residential Building and Commercial Buildings on the Project Land on the terms and conditions mentioned therein: copy is annexed herewith as **Annexure 'E'**.

Let & M.

Sr. No.	Predominant Building	Building No./Wings	No. of Floors	No. of shops/ Office	No. of flats	Built-up area in in Sq. Meters
1.	Commercial Building	1.	Gr+4 (Pt)	06 Shops 08 Office	-----	190.66 वसई-३ दस्त क्र १५४३/२०२३ ८ १५४३
2.	Residential Building	2.	Stilt+21(Pt)	-----	121	10819.75
3.	Residential Building	3, Wing A	Stilt+22	-----	173	10125.16
4.	Residential Building	3, Wing B	Stilt+22	-----	173	10001.69
5.	Residential Building	3, Wing C	Stilt+22	-----	173	10810.41
6.	Residential Building (MHADA)	4	Stilt+14	-----	55	3371.49
7.	Club House (in RG-1)	-----	Stilt+2PT	-----	-----	135.11
Total sanctioned FSI (area in Square Meters)						47171.28

(here in after referred to as the “**Project Building**”)

- (vi). The Promoter, in accordance with the Joint Development Agreement has proposed to construct on the Project Land, the Project Building together with the Common Areas & Amenities there on, by utilization of the Aggregate Development Potential, in two phases, that is: (I) Phase I would comprise the development and construction of Building No.1 (Commercial), Building No. 2, Building No. 3 Wing A, Building No. 3 Wing B and Building No. 6 of the Project Building (herein after referred to as “**Phase 1**”) and (II) Phase II would comprise the development and construction of Building No. 4 of the Project Building which would comprise the development and construction of MHADA’s Premises to be handed over to MHADA by utilization of FSI of approximately 3371.49 square meters out of the Aggregate Development Potential (hereinafter referred to as “**Phase 2**”). The development, of Phase 1 and Phase 2 together with the Common Amenities & Facilities are hereinafter referred to as the “**Entire Project**”,



७७५-३
२०१३/२०२३
२२/१२/२३

THE FIRST SCHEDULE ABOVE REFERRED TO

Description of the Project Land]

All that pieces or parcels of non-agricultural lands bearing survey no. 66 hissa no. 3 admeasuring 12590 sq. mtr. Situated at the village Diwanman, Tal. Vasai, Dist: Palghar in the Registration Sub- District of Vasai and District Palghar and bounded as follows:

On or Towards East : by S. No. 192
On or Towards West : by S. No. 176
On or Towards South : by S. No. 147
On or Towards North : by S. No. 60 & 61

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the Apartment)

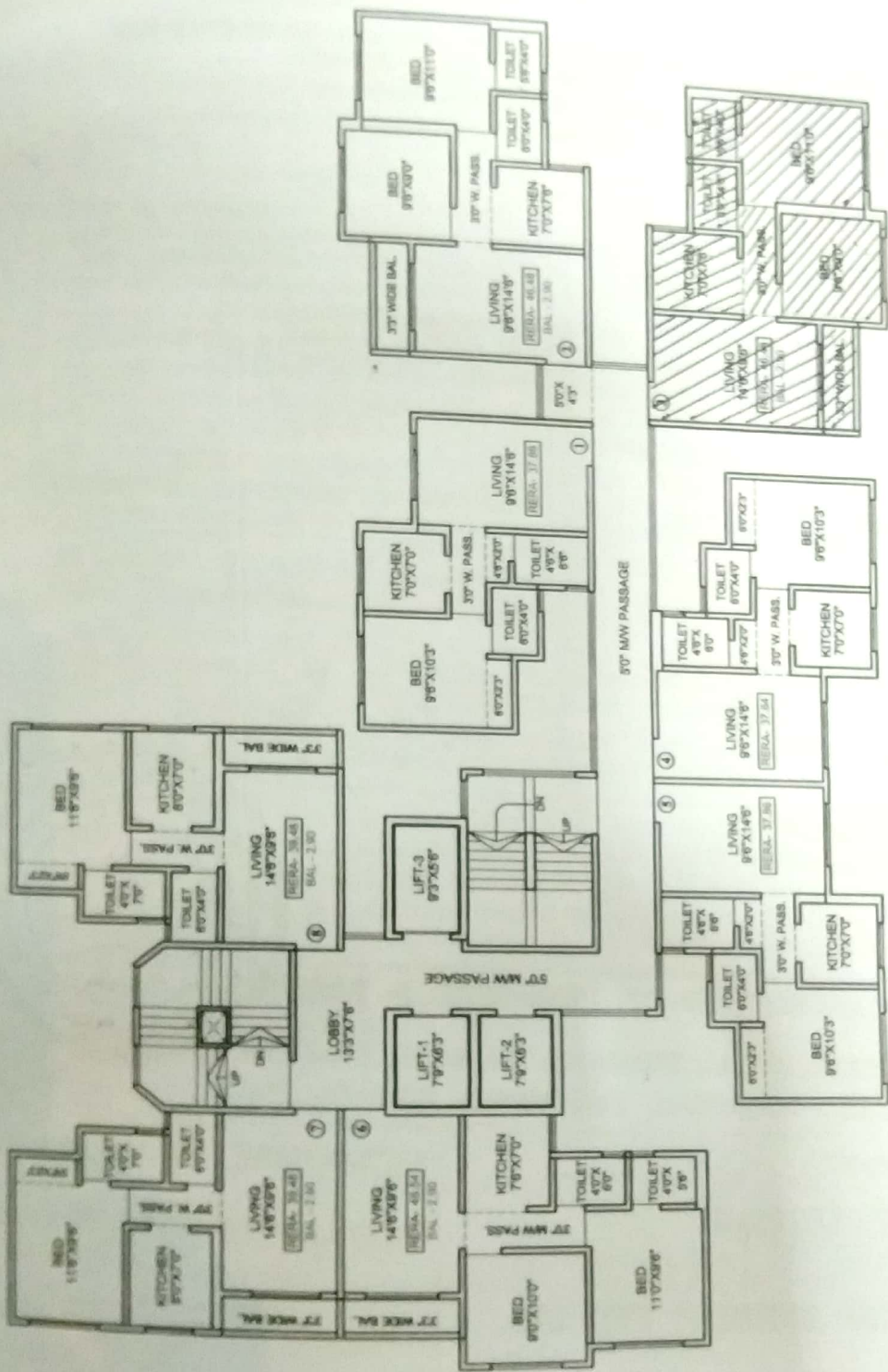
All that the proposed residential Flat/Apartment bearing no. **1103**, admeasuring approximately **46.47** square meters **RERA** Carpet Area, that is, approximately **500** square feet **RERA** Carpet Area* (**exclusive of balcony**), on **11th** floor, of the Project Building **3A "AKOYA"**, in the Project known as "**Pearl Gardens**" being developed on the Project Land, more particularly described in the First Schedule herein before written above.

*The Carpet Area as per Real Estate (Regulation & Development) Act, 2016 is **500** square feet and the balcony.

* The RERA Carpet Area is exclusive of the Balcony area of approximately **2.90** square meters,viz. **31** square feet which Balcony area is shown shaded in **RED** colour in the typical floor plan there of annexed hereto and marked **Annexure 'C-4'**




27/11/20
20 1983



TYPICAL FLOOR PLAN
(1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND)



PROPOSED PEARL - GARDEN; BLDG.NO.03, WING-A, BUILDING NAME - AKOYA
VILLAGE-DIWANMAN, TAL. VASAL, DIST.PALGHAR

STYLE EVERSHINE BUILDERS PVT. LTD.
MANSAROVAR LIFESPACES LLP.
PROMOTER'S SIGNATURE

CUSTOMER SIGNATURE

FLOOR - 11th FLAT NO - 1103

