



CHALLAN  
MTR Form Number-6



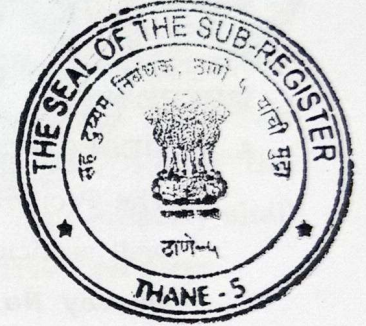
GRN	MH001200412202324E	BARCODE			Date	26/04/2023-12:45:11	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	Prathiksha Shetty			
Location	THANE			Flat/Block No.	Flat No. 1903, 19th Floor, A Wing, Tiara			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	Owale, G. B. Road			
0030046401	Stamp Duty	309400.00		Area/Locality	Thane West			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4000015			
				Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; text-align: center;">             टनन - 4              26/04/2023              8/19           </div>			
				SecondPartyName=Ms Sagar Enterprise				
Total		3,39,400.00		Amount In	Three Lakh Three Nine Thousand Four Hundred Rupee			
				Words	s Only			
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				<div style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center;">             THE SEAL OF THE SUB-REGISTRAR              प्रबंधक, उणे              उणे              THANE           </div>				
Cheque-DD Details				Bank CIN	Ref. No.	69103632023042014024 2805136218		
Cheque/DD No.				Bank Date	RBI Date	26/04/2023-12:45:51	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. : 9322515045  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चटान केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चटान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-335-6682	0000651729202324	26/04/2023-16:47:56	IGR117	30000.00
2	(IS)-335-6682	0000651729202324	26/04/2023-16:47:56	IGR117	309400.00
Total Defacement Amount					3,39,400.00

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दस्त क्र. ६६८२ / २०२३
५ / ८९



### AGREEMENT FOR SALE

**THIS AGREEMENT** made at Thane this 26<sup>th</sup> day of April in the year 2023.

BETWEEN

**M/S. SAGAR ENTERPRISE**, a Partnership Firm, duly Registered under the provisions of Indian Partnership Act 1932, **PAN- ACNFS5301B**, having Office at: 1305, Dev Corpora, 13<sup>th</sup> Floor, Near Eastern Express Highway, Opp. Cadbury Junction, Thane (West) 400601, through partners **1) MR. TEJAS D. JAIN AND 2) MR. NISHIT J. MEHTA**, hereinafter referred to as the **"PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partnership firm, its partners and their respective heirs, successors in title, executors and assigns) OF THE **ONE PART:**

3

WM

Tshetty



2

AND

Mr./Ms./Mrs. Prathiksha Shetty  
Official e-mail ID pratu.shetty@gmail.com  
R/o 2/8, Om Shree Duttakrupa Apartment,  
Bhatwadi, Kisan Nagar-3, Thane - 400604  
PAN FHPPS1978K

JOINTLY WITH\*

Mr./Ms./Mrs. \_\_\_\_\_  
Official e-mail ID \_\_\_\_\_  
R/o \_\_\_\_\_

PAN टनन-५  
दस्त क्र. ६६८२ / २०२३  
६/१९

Hereinafter jointly and severally referred to as the "Purchaser(s)" (which expression unless excluded by or repugnant to the context or meaning thereof, shall include his/her/its heirs, executors, administrators, successors and legal representatives) **OF THE OTHER**

PART.

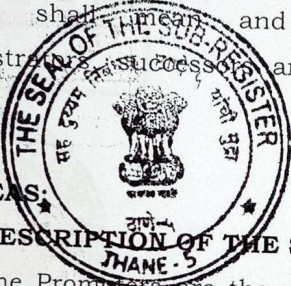
WHEREAS:

**A. DESCRIPTION OF THE SAID PROPERTY:**

The Promoters are the sole and exclusive owners of and otherwise well sufficiently entitled to land bearing **Old Survey No. 133, New Survey No. 20** admeasuring **3870 Square Meters**, corresponding inquiry register Chalta No.24 out of Graph No. 2 of Owale (the area as per the inquiry register is 3896.40 Square Meters) lying, being and situate at Village Owale, Taluka and District Thane, Registration District and Sub District Thane, within the limits of Thane Municipal Corporation, hereinafter referred to the "**Said Property**" and more particularly described in the **SCHEDULE I** hereunder written.

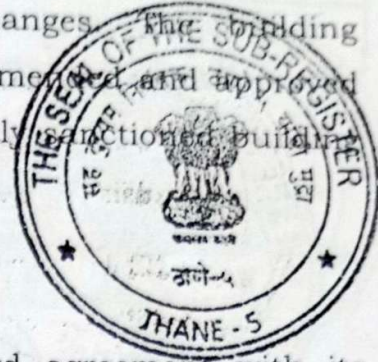
**B. BRIEF HISTORY OF RIGHTS OF PROMOTERS:**

- i) The Said Property was originally owned and possessed by Ratanshi Premji Charitable Trust.
- ii) Ratanshi Premji Charitable Trust (Said Trust) through its trustees transferred and conveyed the Said Property in favour of Smt. Kunjikav Menon by executing Deed of Conveyance dated December 21, 1983, which was duly registered with the Sub Registrar of Assurances, Thane at serial number TNN1/2494/1983. The said



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consent of Purchaser(s) for making any changes in order to comply with such directions, conditions, and changes. The building plans/layout plan of the Project as may be amended and approved from time to time shall supersede the presently sanctioned building plans.



**G. ARCHITECT AND RCC CONSULTANTS:**

The Promoters have entered into a standard agreement with its Architect, viz. **Godbole Mukadam & Associates** (Mr. Jitendra Mukadam) (hereinafter referred to as the "**Architect**"), who is registered with the Council of Architects. The Promoters have also appointed **M/s. Techline Consulting Engineers** (Mr. D. K. Patel) as structural engineer for the preparation of the structural design and drawings.

**H. PREMISES DETAILS:**

The Purchaser(s) has/have applied to Promoters for allotment of Flat No. A-1903 admeasuring 37.79 square meters of carpet area (as defined under RERA) along with

- enclosed balcony admeasuring \_\_\_\_\_ square meters and
- cupboard area admeasuring \_\_\_\_\_ square meters

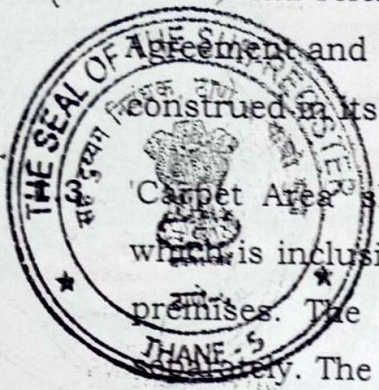
(Herein after the abovementioned flat is referred to as the "**said Premises**"). The Said Premises is on the 19<sup>th</sup> floor of Building "A" **Wing** in the project know as **TIARA** (hereinafter referred to as the "**Said Building**"), as shown in the floor plan thereof hereto annexed and marked as **ANNEXURE "D"** and more particularly described in SCHEDULE II attached hereto. The Purchaser has agreed to purchase and the Promoters have agreed to sell the Said Premises for the Sale Price of **Rs. 44,18,963/- (Rupees Fourty four Lakh Eighteen Thousand Nine Hundred And Sixty Three only)** subject to charges as mentioned in the payment schedule. Relying upon the aforesaid application, Promoters have agreed to allot and sell to Purchaser(s), the said Premises at the price and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.

**I. INSPECTION OF DOCUMENTS BY PURCHASER:**

*WM*  
*Subty*



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दस्त क्र. EELR/202
1.2 All Annexure, Schedule and documents referred in this Agreement 98/19



1.2 All Annexure, Schedule and documents referred in this Agreement and recital referred herein above shall form an integral part of this Agreement and the interpretation of this Agreement shall be read and construed in its entirety.

'Carpet Area' shall mean the carpet area as defined under RERA which is inclusive of area covered by internal walls of the concerned premises. The area of cupboard & enclosed balconies are shown separately. The carpet area is calculated for bare shell unit excluding finishes, skirting, ledge walls, wall tiles, granite & marble frames.

- 1.4 'Date of Possession' shall mean the date of possession as shall be communicated to Purchaser(s) in the offer letter for possession to be issued by Promoters.
- 1.5 'Installments' shall mean the Sale Price to be paid as per the installments detailed out in the Present Agreement.
- 1.6 'Singular' shall mean and include plural and masculine gender shall mean and include female gender wherever applicable.
- 1.7 'The Said Organization' shall mean the society/condominium of Apartment/company formed of the owners/Purchaser(s)/unit holders in the building to be constructed on the Said Property.

## ARTICLE 2

### SALE

The Promoters hereby agree to sell/convey/transfer the said Premises bearing Flat No. A-1903 admeasuring 37.79 square meters carpet area (as defined under RERA) along with enclosed balcony admeasuring — square meters and cupboard area admeasuring — square meters on the 19<sup>th</sup> floor (the "said Premises") of the Said Building in the Project known as "**TIARA**" in favour of Purchaser(s) on terms conditions and consideration mentioned in the present agreement. The Promoters shall not be entitled to demand additional proportionate Price of the common areas and facilities appurtenant to the premises. The internal fixtures, fittings and amenities to be provided by Promoters in the said Premises are those that are set out in **ANNEXURE "G"** hereto while the external amenities to be provided in the said Project are set out in **ANNEXURE "H"**.

## ARTICLE 3



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Purchaser(s) shall get registered his/her/their communication address and email address with Promoters and it shall be the sole responsibility of Purchaser(s) to inform Promoters about all subsequent changes, if any, in his/her/their e-mail address, postal address, by registered letter and also obtain a formal specific receipt of the same, failing which all communications/letters posted at the first registered address/postal address will be deemed to have been received by Purchaser(s) at the time, when those should ordinarily reach such address and he/she shall be responsible for any default in payment and other consequences that might occur there from. In such communications, the reference of the said Premises must be mentioned clearly.

#### 14.3 Communication Mode:

Promoters will communicate with Purchaser(s) mainly through official e-mail address. Purchaser(s) may communicate with Promoters using officially notified e-mail id All Notices/Letters of communication to be served on Purchaser(s) as contemplated by this Agreement shall be deemed to have been duly served, if sent to Purchaser(s) or to the Second Purchaser in case of more than one Purchaser at the postal address or official e-mail address given by Purchaser(s). However, any change in the address of Purchaser(s) shall be communicated to Promoters through registered post within 15 (Fifteen) days of such change. In case there are joint Purchasers all communication shall be sent by Promoters to Purchaser(s) whose name appears first, at the postal address/official e-mail address given by him for mailing and which shall for all purpose be considered as served to all Purchaser(s) and no separate communication shall be necessary to the other named Purchaser.

**IN WITNESS WHEREOF**, the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

#### THE SCHEDULE I ABOVE REFERRED TO

(Said Property)

All that pieces and parcels of vacant land or ground bearing **Old Survey No. 133, New Survey No. 20** admeasuring **3870 Square Meters**, corresponding inquiry register Chalta No. 24 out of Graph No. 2 of Owale



*[Handwritten signature]*

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दस्त क्र. ६६६२ / २०२३  
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Gaothan and the area as per the inquiry register is 3896.40 Square Meters lying, being and situate at Village Owale, Taluka and District Thane Registration District and Sub District Thane, within the limits of Thane Municipal Corporation and bounded as follows:

On or towards East : Chalta No. 24/A  
On or towards West : Chalta No. 4  
On or towards North : New Survey No. 19, Old Survey No. 134  
On or towards South : New Survey No. 100, Old Survey No. 132

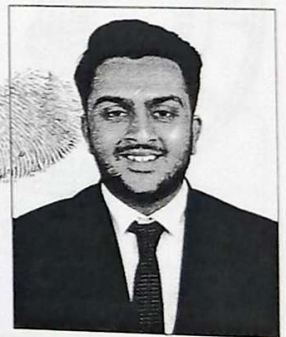
**THE SCHEDULE II ABOVE REFERRED TO**

**(Said Premises)**

Flat No. 1903 admeasuring 37.79 square meters of carpet area and the carpet area (as defined under RERA) along with enclosed balcony admeasuring — square meters and cupboard area admeasuring — square meters on the 19th floor of the Wing. "A" in the Project known as **"TIARA"**.

SIGNED AND DELIVERED by the )  
The Withinnamed **'PROMOTERS'** )  
**M/S. SAGAR ENTERPRISE** )  
Through partners )  
1) **Mr. Tejas D. Jain** )

*Tejas*



2) **Mr. Nishit J. Mehta** )

*Nishit*



In the presence of

1. *Rohit*
2. *Anita Patel*



By Utilizing DRC No  
009 (Slum), 010 (Slum)  
058 (Const. Amenity)  
264 (Res.), 322 (Road)

ANNEXURE "C"



Certificate No. 4692

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दस्त क्र. ६६८२/२०२३  
Amended / PERMISSION

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)  
SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE

Bldg No. A (Stilt+ Podium+1<sup>st</sup> to 19<sup>th</sup> floor ),  
Bldg No. B (Stilt+ Podium + 1<sup>st</sup> to 20<sup>th</sup> floor)



P. No. S 06/0130/12 TMC / TDD / 3940 / 22 Date : 9/2/2022  
To, Smt. Jiten Jira Mukadam (Architect)  
(for Godbole Mukadam & Associates)  
Smt. Shakuntala Pherwani (Owners)  
Shri. Tejas D Jain & Shri Nishit J Mehta for M/s Sager Enterprise (P.O.A.H)

With reference to your application No. 9336 dated 14/12/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As Above in village Owala Sector No. VI Situated at Road / Street 12 mt Road. S. No. / C.S.T. No. / F. P. No. Old S.No.133 New S.no. 20

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulation. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction (Optional)
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner / developer.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN  
CONTRAVENTION OF THE APPROVED PLANS  
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE  
UNDER THE MAHARASHTRA REGIONAL AND TOWN  
PLANNING ACT. 1966**

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

~~Yours~~ faithfully,

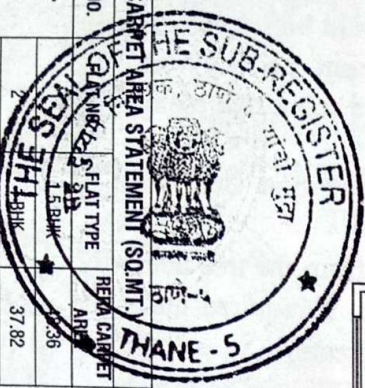
Municipal Corporation of  
the city of, Thane.

p. T. O



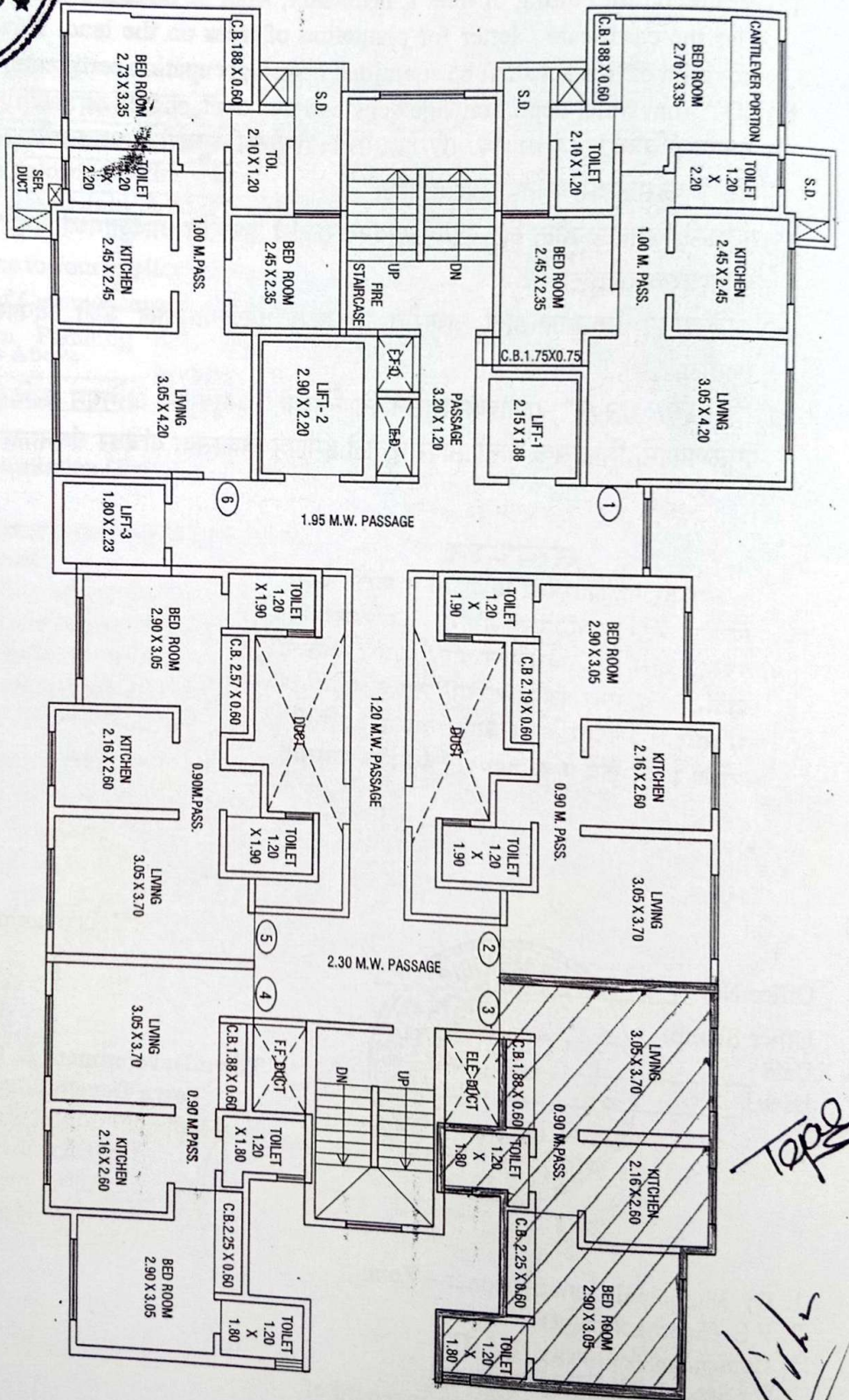
ANNEXURE "D"

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दस्ता क्र. ६६८२/२०२३  
६०१७



BLDG. NO.	CARPET AREA STATEMENT (SQ. MT.)	REAR CARPET AREA
1	1 BHK	37.82
2	1 BHK	37.79
3	1 BHK	37.79
4	1 BHK	37.82
5	1.5 BHK	46.96

3RD TO 6TH, 8TH TO 10TH, 12TH TO 15TH, 17TH TO 19TH FLOOR PLAN



*Handwritten signatures and initials.*

*Handwritten signature: Shetty.*



26/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 6682/2023

नोंदणी :

Regn:63m

गावाचे नाव : ओवळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	4418963
(3) वाजारभाव (भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3950077.35
(4) भू-मापन, पोटहिस्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्र. 1903, 19 वा मजला, विल्डिंग नं. ए.टीआर विल्डींग, जी.डी रोड, ओवळे ठाणे प क्षेत्रफळ 37.79 चौ.मी रेग कार्पेट एक कारपार्कींग सहीत, झोन नं. 20/78 1ब/3 ( ( Survey Number : Old Survey No. 133, New Survey No. 20 ; ) )
(5) क्षेत्रफळ	1) 37.79 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 अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स सागर एंटरप्राईस तर्फे पार्टनर तेजम डी. जैन यांच्या तर्फे कबुलीजवाब देणार कु.मु. ऋषिकेश चव्हाण - वय:-27; पत्ता:- प्लॉट नं: 1305, माळा नं: -, इमारतीचे नाव: देव कॉर्पोरा, इस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन जवळ, ठाणे प, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:- ACNFS5301B 2): नाव:- मे. सागर एंटरप्राईस तर्फे पार्टनर निशित जे. मेहता यांच्या तर्फे कबुलीजवाब देणार कु.मु. ऋषिकेश चव्हाण - वय:-27; पत्ता:- प्लॉट नं: 1305, माळा नं: -, इमारतीचे नाव: देव कॉर्पोरा, इस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन जवळ, ठाणे प, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:- ACNFS5301B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रतीक्षा शेटी - वय:-33; पत्ता:- प्लॉट नं: 2/8, माळा नं: -, इमारतीचे नाव: ओम श्री दत्तकृपा अपार्टमेंट, ब्लॉक नं: भटवाडी, किसन नगर 3, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:- EHPPS1978K
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6682/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	309400
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of a Municipal Corporation or any Cantonment area annexed to it.



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o  
d

~~Val Reg~~



Name PRATI KSHA SHETTY

Address HOME LOAN

Rs. 43,00,000/-

Subject SBI VAISHALI NAGAR  
(15149)

Year \_\_\_\_\_ To \_\_\_\_\_

Resale



**74588**

**SPS**  
**SPRING FILE**  
**2565**

AMT		
PROCESSING OFFICER		
RES/OFF	12/05	Cmx
TIR	12/05	S. Mangle
VALUATION	12/05	B. Datt; Vashikala
SITE		
LOAN A/C		
T.D.		
D.E.		



# Sagar Enterprise

COST SHEET OF TIARA - A wing RERA NO: P51700020733	
Ms. Prathiksha Shetty	
Schedule for flat as on	Flat No.3
Rera Carpet Area	407
Schedule Flat Cost ==>	4418963
10% on Booking	441896
10% Within 7 days from execution of Agreement	441896
25% on or before completion of Plinth	1104741
2.5% on or Before completion of 1st Slab	110474
2.5% on or Before completion of 3rd Slab	110474
2.5% on or Before completion of 5th Slab	110474
2.5% on or Before completion of 7th Slab	110474
2.5% on or Before completion of 9th Slab	110474
2.5% on or Before completion of 11th Slab	110474
2.5% on or Before completion of 13th Slab	110474
2.5% on or Before completion of 15th Slab	110474
2.5% on or Before completion of 17th Slab	110474
2.5% on or Before completion of 19th Slab	110474
2.5% on or Before completion of top Slab	110474
4.5% on or Before completion of Brickwork	198853
4.5% on or Before completion of external Plaster	198853
4.5% on or Before completion of Tiles	198853
4.5% on or Before completion of external paint	198853
4.5% on or Before completion of installation of windows	198853
5% on possession	220948
FLAT COST (A)	4418963
Total GST (B)	44190
<b>PARTICULARS</b>	
(i) Share Money, Application & Entrance Fees of the said Organisation	651
(iii) Towards Advance Maintenance Charges of the premium & common area for 12 months excluding Municipal taxes, NA Taxes, assessments and other charges	39050
GST	7146
TOTAL OTHER CHARGES (C)	46847
REGISTRATION CHARGES (D)	40000
TOTAL (A+B+C+D)	4550000



