



23/05/2023

## सूची क्र.2

द्वयम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 3880/2023

नोंदणी :

Regn:63m

## गावाचे नाव : बाळकूम

(1) विलेखाचा प्रकार	कगारनामा
(2) मोबदला	6647000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4711282.52
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका नं- 102,1 ला मजला,ए - विंग,विल्डींग नं. 7-मी मिस्ट विल्डिंग,हायलॅण्ड ह्रेवन,माकेत रोड,बाळकूम पाडा नं. 3,बाळकूम,मौजे - बाळकूम,ठाणे पश्चिम सदनिकेचे क्षेत्रफळ - 445 चौ. फुट कारपेट जुना सर्वे नं - 75/5,सर्वे नं -150 /17ए,150/17बी,150/17सी,150/17डी,152/5ए,152/6,152/7,152/8,157/1 जुना सर्वे नं- 82,नवीन सर्वे नं- 159,जुना सर्वे नं -81/3,83/1/1,83/(पार्ट),83/1/3(पार्ट),83/2,83/3(पार्ट),नवीन सर्वे नं- 158/3,160/1बी,160/1सी,160/1डी,160/2,160/3बी,160/3सी( ( Survey Number : Old Survey No- 75/5,Survey No-150/17A, 150/17B, 150/17C, 150/17D, 152/5A, 152/6, 152/7, 152/8, 157/1 Old Survey No- 82, New Survey No- 159, Old Survey No-81/3, 83/1/1, 83/1/2, 83/1/3(Part), 83/1/3(Part), 83/2, 83/3(Pt), New Survey No- 158/3, 160/1B, 160/1C, 160/1D, 160/2, 160/3B, 160/3 ; ) )
(5) क्षेत्रफळ	1) 445 चौ.फुट
(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 सिद्धी किश डेव्हलपर्स तर्फे भागीदार थी.हेमल जे. गाला यांच्या तर्फे कव्हीजबावा करिना कु.मु. म्हणून निलेश राजपूत वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: 4 था मजला , इमारतीचे नाव: लेक मिठी मॉल , ब्लॉक नं: -, रोड नं: कापूरवावडी जंक्शन , ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AACAS3895G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-शुती राजन राजाध्यक्ष -- वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: सदनिका नं - 304 , इमारतीचे नाव: सी-2 , कावेरी, ब्लॉक नं: -, रोड नं: लोकग्राम , कल्याण पूर्व, महाराष्ट्र, ठाणे. .पिन कोड:-421306 पॅन नं:-BTCPR9937B 2): नाव:-राजन प्रभाकर राजाध्यक्ष -- वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: सदनिका नं - 304 , इमारतीचे नाव: सी-2 , कावेरी , ब्लॉक नं: -, रोड नं: लोकग्राम , कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ABBPR7590N
(9) दस्तऐवज करून दिल्याचा दिनांक	23/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	23/05/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3880/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	465300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनामाठी विचारान घेतलेला तपशील:-:

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-:

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

CHALLAN  
MTR Form Number-6



2414831202324R	BARCODE		Date	23/05/2023-11:10:01	Form ID	B25
Inspector General Of Registration			Payer Details			
Bank Portal - Simple Receipt			TAX ID / TAN (If Any)			
ment			PAN No.(If Applicable)		AACAS3895G	
me THN5_THANE NO 5 JOINT SUB REGISTRA			Full Name		SIDDHI KRISH DEVELOPERS	
n THANE			Flat/Block No.		FLAT NO 102.MIST A WING,HIGHLAND HAVEN	
2023-2024 One Time			Premises/Building		SAKET ROAD.THANE (W)	
Account Head Details		Amount In Rs.	Road/Street		THANE (W),BALKUM PADA NO 3	
30046401 Stamp Duty(Bank Portal)		465300.00	Area/Locality		THANE (W),BALKUM PADA NO 3	
030063301 Registration Fee		30000.00	Town/City/District			
			PIN		4 0 0 6 0 8	
			Remarks (If Any)			
			Prop mvbilty=immovable-Prop Amt=6647000.00-Prop area=41.34-Prop			
			area UOM=Sq.Meter-oth Prop ID=PAN-BTCPR9937B-oth Prop			
			Name=SHRUTI RAJAN RAJADHYAKSHA-			
			Amount In		Four Lakh Ninety Five Thousand Three Hundred Rupee	
Total		4,95,300.00	Words		s Only	
Payment Details			FOR USE IN RECEIVING BANK			
IDBI BANK			Bank CIN	Ref. No.	69103332023052350151	727032281
Cheque-DD Details			Bank Date	RBI Date	23/05/2023-11:10:00	Not Verified with RBI
Cheque/DD No.			Bank-Branch		IDBI BANK	
Name of Bank			Scroll No. , Date		Not Verified with Scroll	
Name of Branch						

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 918928108747

*Shruti*

*[Signature]*

*Raj*  
*Shruti*

## AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and entered into at THANE, on this \_\_\_\_\_ day of \_\_\_\_\_ in the Christian Year **Two Thousand Twenty Three**.

*Raj*

## BETWEEN

**M/S SIDDHI KRISH DEVELOPERS (PAN AACAS3895G)**, having its address at: 4<sup>th</sup> floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607, a Joint Venture, with its Constituents:

- A) M/s Siddhi Developers,**  
A Partnership Firm, having its Office at: 4<sup>th</sup> floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607
- B) M/s. Shree Sadguru Enterprises,**  
A Partnership Firm, having its Office at: 4<sup>th</sup> floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607.

hereinafter referred to as **"THE PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include the constituents for the time being constituting the said Firm **M/S. SIDDHI KRISH DEVELOPERS**, and the respective partners of the constituents and the survivors or survivor of them and the heirs, executors, administrators of the last surviving partner and its further nominees and assignees) of **ONE PART**.

## AND

- (1) MISS. SHRUTI RAJAN RAJADHYAKSHA Adult, PAN No. BTCPR9937B**  
**(2) MR. RAJAN PRABHAKAR RAJADHYAKSHA Adult, PAN No. ABBPR7590N, Indian Inhabitants, having address at : FLAT NO 304, C-2, KAVERI, LOKGRAM, KALYAN (E) 421306,** hereinafter referred to as the **"PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

*Raj*

*Shruti*  
*Raj*

and all other documents prescribed under the provisions of RERA Act, 2017 and Rules made there under including the said Approved Plans and the said Commencement Certificates and the revised / amended plans proposed to be submitted by the Promoter as stated above and all other approvals, permissions with regard to development of the said properties and has also verified all the information given and representations made by the Promoter as stated in the Recital Clauses written hereinbefore and he/she/they is/are fully satisfied about the same and he/she/they has/have no doubts, disputes, claims, requisitions, whatsoever in that behalf. The Purchaser does hereby state and confirm that he/she/they has/have no objection and he/she/they does/do hereby give his/her/their free and willing consent for development of the said properties in the manner proposed by the Promoter and as stated in the in this agreement.

#### 4. AGREEMENT FOR SALE OF PREMISES:

- a) The parties do hereby agree, record and confirm that the Recital Clauses written hereinabove are integral part of this Agreement and wherever the context so requires, the same shall constitute, be construed and be deemed to be the part and parcel of the terms and conditions of these presents.
- b) Subject to the rights and privileges of the Promoter and subject to the disclosure made by the Promoter as stated hereinabove and elsewhere in this agreement and subject to the terms and conditions to be observed and complied by the Purchaser, the promoter hereby agrees to sell and the Purchaser by irrevocably and unconditionally accepting the rights and privileges of the Promoter and disclosure made by the Promoter as stated hereinabove and elsewhere in this Agreement, agrees to purchase and acquire from the Promoter and the Promoter do hereby agree to sell and allot to the Purchaser the said Premises being Residential **Flat adm. 41.34 sq. mtr (i.e. 445 sq. ft) Carpet area Bearing Flat No. 102, on 1<sup>st</sup> Floor in Building No. "7G" of the approved plan also known as the Wing "A" of Building Named "MIST" of the complex to be known as "HIGHLAND HAVEN" and presently under construction on the said properties and the Floor plan thereof annexed hereto and marked as ANNEXURE "E", and which is more particularly described in the SECOND SCHEDULE hereunder written on ownership basis at or for the price consideration of **Rs. 66,47,000/- (Rupees Sixty Six Lakhs Forty Seven Thousand Only) including Rs. NIL being the proportionate price of the common areas and facilities appurtenant to the premises** and the nature, extent and description of common areas and facilities are more particularly described in the **THIRD SCHEDULE** hereunder written.**
- c) The Purchaser has paid on or before execution of this agreement a sum of **Rs. 7,25,000/- (Rupees Seven Lakhs Twenty Five Thousand Only)** as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of **Rs. 59,22,000/- (Rupees Fifty Nine Lakhs Twenty Two Thousand Only)** in the following manner:

*Shruti*

*[Signature]*

*[Signature]*

Stage	
10% Of Total Consideration On Booking	
20.00% Of total consideration after Agreement	
15.00% Of total consideration on completion of Plinth	
1.50% Of total consideration on completion of 2nd Slab	
1.50% Of total consideration on completion of 4th Slab	
1.50% Of total consideration on completion of 6th Slab	
1.50% Of total consideration on completion of 8th Slab	
1.50% Of total consideration on completion of 10th Slab	
1.50% Of total consideration on completion of 12th Slab	
1.50% Of total consideration on completion of 14th Slab	
1.50% Of total consideration on completion of 16th Slab	
1.50% Of total consideration on completion of 18th Slab	
1.50% Of total consideration on completion of 20th Slab	
1.50% Of total consideration on completion of 22nd Slab	
1.50% Of total consideration on completion of 24th Slab	
2.00% Of total consideration on completion of 26th Slab	1,32,940.00
2.00% Of total consideration on completion of 28th Slab	1,32,940.00
2.00% Of total consideration on completion of 30th Slab	1,32,940.00
1.00% Of total consideration on completion of Terrace Slab	66,470.00
2.00% Of total Consideration on completion of Tiling	1,32,940.00
3.00% Of total consideration on completion of Internal Walls, Internal Plaster & Internal Gypsum finish	1,99,410.00
2.00% Of total consideration on completion of Staircase	1,32,940.00
2.00% Of total consideration on completion of Lobbies upto Floor level	1,32,940.00
1.00% Of total consideration on completion of Lift Well	66,470.00
2.00% Of total consideration on completion of External Plumbing & External Plaster	1,32,940.00
2.00% Of Total Consideration Of Elevation	1,32,940.00
1.00% Of total consideration on completion of terrace with water proofing	66,470.00
2.00% Of total consideration on UG tank	1,32,940.00
2.00% Of total consideration on completion of Lifts	1,32,940.00
2.00% Of total consideration on completion of Entrance Lobby	1,32,940.00
1.00% Of total consideration on completion of Electrical Works	66,470.00
1.50% Of total consideration on completion of STP & DG Requirements	99,705.00
1.50% Of total consideration on completion of Paving	99,705.00
5% Of Total Consideration Before handing over Possession or upon receipt of OC whichever earlier.	3,32,350.00
<b>TOTAL</b>	<b>66,47,000.00</b>

d. The amount due to be paid by the Purchaser to the Promoter as on today as per the progress of work is **Rs. 49,24,950/-**. The total price above excludes taxes (consisting of tax paid or payable by the Promoter by way of Goods Service Tax (GST), Value Added Tax (VAT), Service Tax, cess or any other taxes of the Central

*[Signature]*

*[Signature]*

*[Signature]*

Government, State Government or  
in connection with or arising out of  
of said premises by the Promoter  
consideration paid/to be paid  
The Purchaser undertakes  
Promoter, as the case may be  
(GST), Value Added Tax  
paid or to be paid  
State Government  
immediately  
regard or  
whichever  
It is  
per

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