

398/9193

Tuesday, May 23, 2023

11:34 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10280 दिनांक: 23/05/2023

गावाचे नाव: शिरढोण

दस्तऐवजाचा अनुक्रमांक: पबल3-9193-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: किशोर कुमार सिंह --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

पृष्ठांची संख्या: 130

एकूण:

रु. 32600.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

11:52 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मुल्य: रु.2146249 /-

मोबदला रु.3340000/-

भरलेले मुद्रांक शुल्क : रु. 200400/-

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002396120202324E दिनांक: 23/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2205202313730 दिनांक: 23/05/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2205202313517 दिनांक: 23/05/2023

बँकेचे नाव व पत्ता:





023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

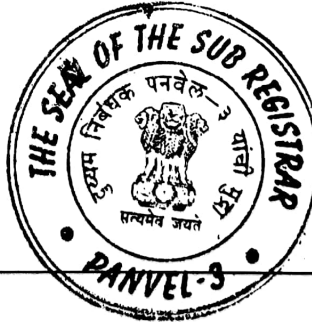
दस्त क्रमांक : 9193/2023

नोंदणी :

Regn:63m

गावाचे नाव : शिरढोण

विलेखाचा प्रकार	करारनामा
2)मोबदला	3340000
8) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नसूद करावे)	2146249
(4) भू-मापन,पोटहिम्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन ; इतर माहिती: विभाग क्र 27/1,दर - 42800/- प्रती चौ. मी.,सदनिका क्र -404,4 था मजला,बी - विंग,बिल्डिंग -ईबोनी,बिल्डिंग क्र.04 .साई प्रोविसो काउंटी",जुना सर्वे नं. 154/1(नवीन सर्वे नं. 399/132,399/133,399/134,399/135,399/136,399/137,399/147,399/148,399/148/1,399/170 आणि 399/171),162/3 आणि 154/3,शिरढोण,ता- पनवेल जि - रायगड. क्षेत्रफळ - 36.740 चौ. मी. कारपेट + 2.307 चौ. मी. बाल्कनी +0.675 चौ.मी. मी बी + 6.75 चौ.मी टेरेस बिल्डअप((Survey Number : 399/132,399/133,399/134,399/135,399/136,399/137,399/147,399/148,399/148/1,399/170 आणि 399/171),162/3 आणि 154/3 ;))
(5) क्षेत्रफळ	1) 36.740 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:-मेसर्स प्रोविसो बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार कशिश गुप्ता यांच्या तर्फे कु. मु.म्हणून जयायंद महतो - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं-1201/1202,भुमिराज कोम्तारीका,प्लॉट नं-1 आणि 1 ए,सेक्टर 18, सानपाडा,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFP0856D 2): नाव:-मेसर्स साई प्रोविसो डेव्हलपर्स तर्फे भागीदार ब्रिज गुप्ता यांच्या तर्फे कु मु म्हणून जयायंद महतो - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं-1201/1202,भुमिराज कोम्तारीका,प्लॉट नं-1 आणि 1 ए,सेक्टर 18, सानपाडा,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AAQFS4084A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किशोर कुमार सिंह - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-305,महालक्ष्मी अपार्टमेंट, मूरमुध लेन,बोरिंग कणाल रोड जवळ,फुलवारी,पटना, ब्लॉक नं: -, रोड नं: -, बिहार, पटना. पिन कोड:-800001 पॅन नं:-AIIPS0915L 2): नाव:-नंदिनी - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-305,महालक्ष्मी अपार्टमेंट, मूरमुध लेन,बोरिंग कणाल रोड जवळ,फुलवारी,पटना, ब्लॉक नं: -, रोड नं: -, बिहार, पटना. पिन कोड:-800001 पॅन नं:-AFEPN9936M
(9) दस्तऐवज करून दिल्याचा दिनांक	23/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2023
(11)अनुक्रमांक,खंड व पृष्ठ	9193/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	200400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



१११३ - ३	
२०२३	३०३३
२ / २२४	

AGREEMENT FOR SALE

AGREEMENT FOR SALE is made at Navi Mumbai this 23 day of May, 2023
BETWEEN

1) M/S PROVISO BUILDERS AND DEVELOPERS, (PAN NO. AAKFP0856D), a Partnership Firm, registered under Indian Partnership Act, represented by its authorized Partner **MR. KASHISH GUPTA**, having its address at 1201/2, Bhuniraj Costarica Commercial Complex, Sector 18, Sanpada, Navi Mumbai - 400 705 and **2) M/S SAI PROVISO DEVELOPERS, (PAN NO. AAQFS4084A),** a Partnership Firm, registered under Indian Partnership Act, represented by its authorized Partner **MR. BRIJ GUPTA**, having its address at 1201/2, Bhuniraj Costarica Commercial Complex, Plot No. 1/1A, Sector 18, Sanpada, Navi Mumbai - 400 705. The partners collectively referred to as the said **"PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of each of the said firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the **ONE PART.**

AND

MR. KISHORE KUMAR SINGH of Mumbai, aged 55 years, Indian Inhabitant, (PAN NO. AIIPS0915L) & **MRS. NANDINI** of Mumbai, aged 49 years, Indian Inhabitant, (PAN NO. AFEPN9936M) Residing at **A-305 MAHALAKSHMI APARTMENT, SURSUDH LANE, EAR BORING CANAL ROAD, PHULWARI, PATNA-800001**, hereinafter referred to as **"THE PURCHASERS/ ALLOTTEES"** [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/heirs, administrators and permitted assigns] of the **OTHER PART:**



 Kashish
 Brij Gupta

First Schedule hereunder written for such consideration and upon such terms and conditions as mentioned therein, as the Owners thereof.

7. By virtue of Agreement to Sale dated 26th October, 2016, the Promoter herein are well and sufficiently entitled to all that pieces and parcel of land bearing CTS No. 274, situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 09 R - 28 P (hereinafter referred to as the said **Fifth Property**) and the same is more particularly described Fifthly in the First Schedule hereunder written for such consideration and upon such terms and conditions as mentioned therein, as the Owners thereof. The Collector, Raigad, by its Order dated 27-02-2015, permitted the Non Agricultural use in respect of the said **Third Property** upon such terms and conditions as are mentioned in the said Order.

8. Thereafter, the revenue authorities issued new Survey Numbers in respect of the said above First property as follows:

पंचम - 3
९९३ ३०२३
११/०२४

SR NO	OLD SURVEY NO.	NEW SURVEY NO.	AREA (H-R-P)
1	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 1	399/ 146	0-24-46
2	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 2	399 / 147	0-12-87
3	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 3	399 / 148	0-06-50
4	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 4	399 / 148 / 1	0-08-37
5	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 5	399 / 132	0-11-78
6	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 6	399 / 133	0-11-16
7	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 7	399 / 134	0-08-47
8	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 8	399 / 135	0-08-37
9	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 9	399 / 136	0-09-01

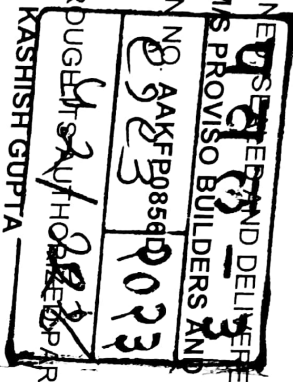


(Wrongly mentioned as 399 / 148 A in Commencement Certificate)

Handwritten signature and initials, including 'B' and 'P'.

**THE FOURTH SCHEDULE OF THE PREMISES ABOVE REFERRED TO
(Said premises)**

Flat No.404 on the 4th Floor, admeasuring 36.740 Square Meters (Carpet Area) equivalent to 395.469 square feet (Carpet area) in Wing No. B in Building No. 4 in the name of MR. KISHORE KUMAR SINGH & MRS. NANDINI in the Project known as "SAI PROVISO COUNTRY" to be constructed on the said Property described in the Third Schedule mentioned hereinabove.



SIGNED AND DELIVERED BY
1) M/S PROVISO BUILDERS AND DEVELOPERS
(PAN NO. AAQFP0856D)
2) 9AKFP0856D
3) 90023
THROUGH SAI/HOD/SAI/SAI PARTNER/S
MR. KASHISH GUPTA
Authorized Partner



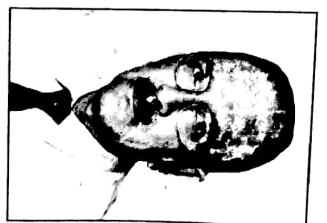
2) M/S SAI PROVISO DEVELOPERS
(PAN NO. AAQFS4084A)
THROUGH ITS AUTHORIZED PARTNER/S



MR. BRIJU GUPTA



IN THE PRESENCE OF
SIGNED AND DELIVERED BY
BY THE WITH IN NAMED PURCHASER/S
MR. KISHORE KUMAR SINGH



MRS. NANDINI



THEM TO USE
TOWARDS THE
DATED 19/05/2023, &
& MRS. NANDINI A SUM
RECEIVED OF AND FROM THE
PRESENCE OF
Passed West
Rosa



Maharashtra Real Estate Regulatory Authority

**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'**

[See rule 7(2)]

पत्र - ३
२०२३/२०२३
८५/१२४

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Sai Proviso County Plot Bearing / CTS / Survey / Final Plot No.: 154/1 New Survey No.399/132 to 399/137, 399/147, 399/148, 399/148 A, 399/170, 399/171, 162/3, 154/3 at Shirdhon, Panvel, Raigarh, 410221*, registered with the regulatory authority vide project registration certificate bearing No P51700002042 of

1. **Proviso Builders And Developers** having its registered office / principal place of business at *Thane, District: Thane, Pin: 400705.*

2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottees, as the case may be, of the apartment or the common areas as per Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, 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 (1) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by me/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 receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- 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 there under.



Dated: 28/04/2023
Place: Mumbai



Signature valid
Digitally Signed by
Mr. Arun Pasasheh Nadagoudar
(Secretary incharge, Maharashtra)
Signature Date: 28/04/2023 16:59:26
Officer
Maharashtra Real Estate Regulatory Authority

