398/9193 Tuesday, May 23, 2023 11:34 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 10280

दिनांक: 23/05/2023

गावाचे नाव: शिरढोण

दस्तऐवजाचा अनुक्रमांक: पवल3-9193-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: किशोर कुमार सिंह - -

नोंदणी फी दस्त हाताळणी फी रु. 30000.00

₹. 2600.00

पृष्ठांची संख्या: 130

एकूण:

रु. 32600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 11:52 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.2146249 /-मोबदला रु.3340000/-भरलेले मुद्रांक शुल्क : रु. 200400/- सह दुय्यम निबंधक वर्ग-२, पनवेल क्र. ३.

Sub Registrar Panvel 3

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

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

बँकेचे नाव व पत्ताः

2) देयकाचा प्रकार: DHC रक्कम: रु.600/-

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

बँकेचे नाव व पत्ताः

3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

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

बँकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 9193/2023

नोदंणी : Regn:63m

गावाचे नाव: शिरढोण

विलेखाचा प्रकार

करारनामा

. 2)मोबदला

3340000

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमृद करावे) 2146249

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र 27/1,दर - 42800/- प्रती चौ. मी.,सदिनिका क्र -404,4 था मजला,बी - विंग,बिल्डिंग -ईबोनी,बिल्डिंग क्र.04 .साई प्रोविसो काउंटी",जुना सर्वे नं. 154/1(नवीन सर्वे नं.

399/132,399/133,399/134,399/135,399/136,399/137,399/147,399/148,399/148/399/170 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 टेरेम बिल्टअप((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 करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-मेसर्म प्रोविसो बिल्डर्स अँण्ड डेव्ह्लपर्स तर्फे भागीदार किशश गुप्ता यांच्या तर्फे कु. मु.म्हणून जयायंद महतो वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं-1201/1202,भुमिराज कोस्तारीका,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 तर्फें 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 करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना

- 1): नाव:-िकशोर 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, सूरसुध लेन,बोरिंग कणाल रोड जवळ,फुलवारी,पटना, ब्लॉक नं: -, रोड नं: -, बिहार, पटना. पिन कोड:-800001 पॅन नं:-AFEPN9936M

(9) दस्तऐवज करुन दिल्याचा दिनांक

23/05/2023

(10)दस्त नोंदणी केल्याचा दिनांक

24/05/2023

🥻11)अनुक्रमांक,खंड व पृष्ठ

(14)शेग

9193/2023

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

9193/2023

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

200400

30000

early

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

मुल्यांकनामाठी 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.



MTR Form Number-6



	**			- C		
AN MH	MH002396120202324E	BARCODE			Date 22/05/2023-17:31:59 Form ID	Form ID 25.2
Department	Inspector General Of Registration	f Registration			Payer Details	
Type of Pavi	Stamp Duty Type of Payment Registration Fee			TAX ID / TAN (If Any)	3	
				PAN No.(If Applicable) AIIPS0915L	AIIPS0915L	
Office Name		PNL3_PANVEL 3 JOINT SUB REGISTRAR	70	Full Name	KISHOR KUMAR SINGH	I
Location	RAIGAD					
Year	2023-2024 One Time	æ		Flat/Block No.	FLAT NO B 404,4TH FL	FLAT NO B 404,4TH FLOOR, B WING, BUILDING
				Premises/Building	NO 04,,EBONY	
	Account Head Details	ails	Amount In Rs.	/		
0030046401 Stamp Duty	Stamp Duty		200400.00	200400.00 Road/Street	SA PROVISO COUNT	SHIRDHON YILLAGE
0030063301	0030063301 Registration Fee		30000.00	30000.00 Area/Locality	RAIGAE O C 3	2003 2003
				Town/City/District		
				PIN	4	1 TOX & 10 6
				Remarks (If Any)		
				PAN2=AAKFP0856D-	PAN2=AAKFP0856D~SecondPartyName=PROVISO	/ISO BUILDERS AND
				DEVELOPER~CA=3340000~Marketval=1	40000∼Marketval=1	
					AUS 3UB	
					ない。	

Department ID : Mobile No.: 0564564 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुव्यम निवधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागु आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Scroll No. , Date

Not Verified with Scroll

Bank-Branch

IDBI BANK

Bank Date

RBI Date

22/05/2023-17:33:17

Not Verified with RBI

Bank CIN

Ref. No.

Cheque/DD No.

Name of Branch

Total

Payment Details

Cheque-DD Details

IDBI BANK

2,30,400.00

Words

Amount In

Print Date 22-05-2023 05:33:34

Scanned with OKEN Scanner

AGREEMENT FOR SALE

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

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

AND

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

Carpagh

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

WAT OF BUILD

Teg . I'v's

S. Reute HI. Le Que L'

State On the State of Orl

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

First property as follows: Thereafter, the revenue authorities issued new Survey N

			2
SR NO	OLD SURVEY NO.	NEW SURVEY NO	AREA
		•	(H-R-P)
_	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 SEAL OF BELLEN	0-12-87
ω	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 (wrongly mentioned as Commencement Certific	0-08-37
Ŋ	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
ω	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 8	399 / 135	0-08-37
œ	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 9	399 / 136	0-09-01

SALE OF PREMISES AND PAYMENT CONDITIONS:

City Cabouts Rep Car Estate (Regulation and Development) Act, 2016] (hereinafter referred to as the said Premises and share in the common areas [("Common Areas") as defined under clause (n) of Section 2 of Real CIThe Mother's Hard AND THE LACS FORTY THOUSAND ONLY). The hijoned herein on their respective due dates. The Allottee/s is/are aware and -seid consideration between the parties as above is determined after paying off the his Agreement and the same shall be paid by the Allottee/s over and above the Aylarly described in the Fourth Schedule hereunder written) for a total does not include various other charges, expenses more particularly et Area) Enclosed Balcony Area 2.307 Square meters (Built-Up Area) by agree/s to purchase **Flat No. 404** on the **4th Floor, Wing B,** in Building neasuring about **395.469** Square feet equivalent to **36.740** Square meters

by the Allottee(s) / Allottee(s) to the Promoters shall be increased/reduced based on such change / Provided that in case there is any change / modification in the taxes, the subsequent amount payable applicable at the relevant time upto the date of handing over the possession of the said premises Project payable by the Promoters] payable in accordance with the rules, regulations and notifications which may be levied, in connection with the purchase of the said premises and construction of the Promoters by way of Value Added Tax, LBT, Service Tax, and Cess, GST or any other similar taxes The said total consideration excludes Taxes [consisting of tax paid or payable by the

permitted under GDCR. The Certificate of the Architect detailing the said additional areas is annexed Up Area), C.B. Area 0.675 Square Meter &Terrace Area 6.75 Square meters (Built-Up Area) Ltd. has sanctioned certain additional areas Enclosed Balcony Area 2.307 Square meters (Built-The Promoters have further represented that as per the sanctioned Building plans, CIDCO The Promoters have paid necessary premium / charges to the CIDCO Ltd.for getting the

Madaga

nd is bounded as follows:

Scanned with OKEN Scanner

On or towards the East : - Gaothan

On or towards the North : - Survey No.191

On or towards the West : - Survey No. 399/14
On or towards the South : - Survey No. 154/4

P. P.

THE SERVICE SERVICES



SECONDLY,

at Village Shirdhon, Taluka Panvel, District Raigad admeasuring $0\,H-37\,R-4\,P$ and is bounded ALL THAT pieces and parcel of land bearing Survey No. 162, Hissa No. 3, situate, lying and being as follows:

On or towards the East : - Survey No. 154/1

On or towards the North : - Survey No. 154/1

On or towards the West :-Survey No. 188/2 (Part).New Survey

On or towards the South : - Survey No. 162/2

THIRDLY,

at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 32 R - 1 P and is bounded ALL THAT pieces and parcel of land bearing Survey No. 154, Hissa No. 3, situate, lying and bein

On or towards the East : - Survey No. 154/1

On or towards the North : - Survey No. 154/1

On or towards the West : - Survey No. 188/2 (Part).

On or towards the South : - Survey No. 162/2.

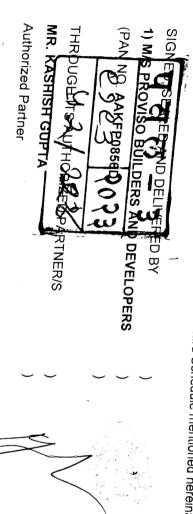
THE THIRD SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED TO (Said property)

An area admeasuring 20,600 Sq. Meters from and out of the Larger Property more particularly marked as Annexure B situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad described in the 2™ Schedule hereunder written and as demarcated on the plan annexed hereto and

iaipadt the

(Said premises)

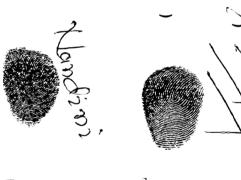
constructed on the said Property described in the Third Schedule mentioned hereinabove KUMAR SINGH & MRS. NANDINI in the Project known as "SAI PROVISO COUNTY" to be 395.469 square feet (Carpet area) in Wing No. B in Building No. 4 in the name of MR. KISHORE Flat No.**404** on the **4th Floor**, admeasuring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



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

MR. BRIJ GUPTA





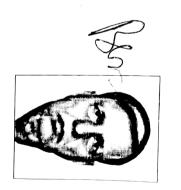


MICH AND CONTROL POO SON T

Muse

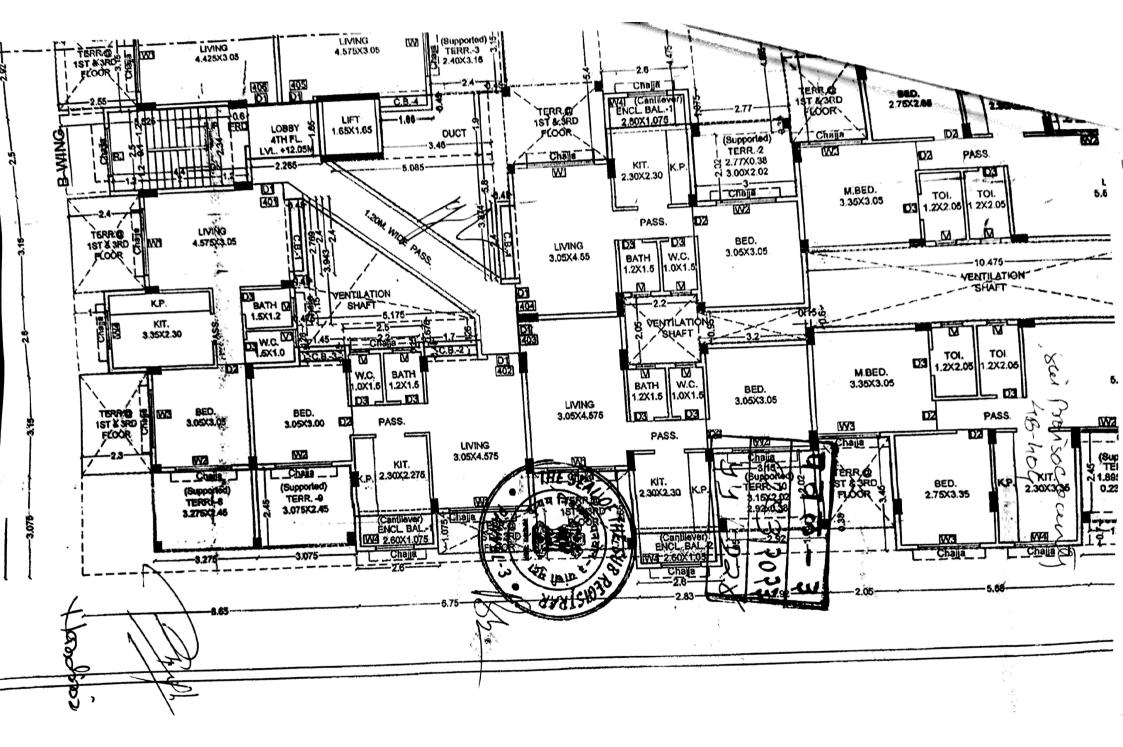
S Edderole Cally

NRG. NANDINI









Maharashtra Real Estate Regulatory Authority

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

Proviso Builders And Developers having its registered office / principal plag District: Thane, Pin: 400705

OF THES

This renewal of registration is granted subject to the following conditions, namely:allottees, as the case may be, of the apartment or the common areas as The promoter shall execute and register a conveyance deed in favour of Estate (Regulation and Development) (Registration of Real Estate Projects

Rates of Interest and Disclosures on Website) Rules,2017;

as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5; maintained in a schedule bank to cover the cost of construction and the land cost to be used The promoter shall deposit seventy percent of the amounts realised by the promoted only for that purpose count to be

the project is less than the estimated cost of completion of the project. cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees,

- Authority in accordance with section 6/7 of the Act read with rule 7 the Act. The registration shall be valid up to 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory
- 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
- against the promoter including revoking the registration granted herein, as per the Act and the rules and If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action regulations made there under.



Dated: 28/04/2023 Place: Mumbai

Maharashtra Real Estate Regulatory Authority and Alexander Maharera) pasaheb Nadagoudar pasaheb Nadagoudar pasaheb NahaRERA)

Scanned with OKEN Scanner

400

Navi Mumbai Airport Influence Notified Area (NAINA)

CITY & INDUSTRIAL DEVELOPEMENT CORPORATION OF MAHARASHTRA LIMITED (SOVERVENT OF MAHARASHTRA SILNDERT AKING)

Certificate No: CIDCO/NAINA/Panvel/Shirdhon/BP-00005/OC/Full/2023/0356 Dated: 02 May 2023

OCCUPANCY CERTIFICATE

P BERTO TIMEN

M/s. Proviso Builders & Developers, Sai Proviso Developers

Maharashtra NaviMumbai

Ω

3

Sub: Grant of Full Occupancy Certificate (OC) for building on land bearing survey No: 154/3 & Others of Village : Shirdhon , Taluka : Panvel , Dist. : R

Ref: 1.Your application No BP-05 dated 22 Jan 2020

2. File No BP-05

Joint Site Inspection dated 21 Jul 2022

partner Mr.Kashish Gupta and M/s Sai Proviso Developers through 06.07.2022 through NIAMS. (Hard copy submitted on 07.07.2022). 4. Application seeking Occupancy Certificate received from M/s. Provi opers through wande dtd.

5. NA permission granted by District Collector Raigad, vide no. 28

Development permission (CC) granted by this office vide

05/CC/2015/2224 & 2225 dated 27.11.2015

CIDCO/NAINA/Panvel/Shirdhon/BP-05/Amended CC/2019/217 & 218 development development permission permission (ACC) (ACC) granted granted á this Meb 193

office

vide

vide

5

dhon/BP-

9. Architect's building completion certificate dated 25.07.2022 received on 03.01.2023 in NIAMS. CIDCO/NAINA/Panvel/Shirdhon/BP-00005/ACC/2020/0068 dated 28.12.2020.

10. Access road NOC issue by GM(Tech) & Project Director of National Highways Authority of India vide ŋo. NHAI/PIU/Panvel/PI/Access/2019/420 dated 17.06.2019 along with the certified drawing

(I)/Tech./1670 dated 08.08.2014, regarding NOC for giving power supply.- Registered Lease Agreement regarding final access. vide no. PVL3-5177-2022 dated 25.03.2022. Executive Engineer, M.S.E.D. Co. Ltd, Panvel (II) Sub Division, vide No E.E./PLN

12. - Attested copy of Letter of Executive Engineer (M.J.P.) water management division vide no. 3281/2013

Name: ABHIJEE Designation: A Organization: Cli Certificate: 15BA ESH PAWAR e Planner

NAINA OFFICE: Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai 400614, Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345 Page 1