



24/01/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

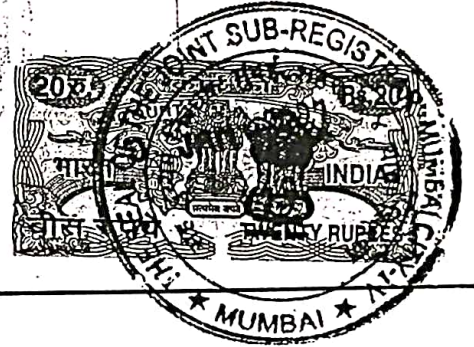
दस्त क्रमांक : 1084/2022

नोंदणी :

Regn.63m

गावाचे नाव : सायन

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7700000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6558523.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं. 2001,20वा मजला,टॉवर नं.1ए,फेज 1,सिध्दा स्काय,शुक्ला हॉटेल समोर. राऊळी कॅम्प खोकरी आगर न्यु 90 फीट रोड,हेमंत मांजरेकर रोड,सरदार नगर नं.4,सायन कोळीवाडा मुंबई 400037,सदनिकेचे क्षेत्रफळ 404 चौ.फुट कार्पेट तसेच एक कारपार्किंग स्पेस सहित( ( Survey Number : सिटी सर्वे नं. 6 (पार्ट), सिटी सर्वे नं. 12(पार्ट), सिटी सर्वे नं. 16(पार्ट), सिटी सर्वे नं. 17(पार्ट), सिटी सर्वे नं. 18(पार्ट), सिटी सर्वे नं. 19(पार्ट), सिटी सर्वे नं. 20(पार्ट), सिटी सर्वे नं. 21(पार्ट), ;))
(5) क्षेत्रफळ	1) 41.30 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 सेजल शक्ती रियल्टर्स एल.एल.पी. चे भागीदार सम्यक सी. जैन यांचे तर्फे कु.मु. म्हणून कबुलीजबाबासाठी इरितयाक अहमद अब्दुल वहीद अन्सारी . वय:-40; पत्ता:-प्लॉट नं: ऑफीस नं. 173/174, माळा नं. , इमारतीचे नाव: सेजल एंकास , ब्लॉक नं: एस.व्ही.रोड, , रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ADAFS1705P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-समता वोहरा , वय:-44; पत्ता:-प्लॉट नं: , माळा नं: -, इमारतीचे नाव: आरबी2/256/2 सेंट्रल रेल्वे कॉलनी, ब्लॉक नं: डी.बी.ए. रोड मारु जवळ, रोड नं: परेल मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400012 पॅन नं:-AODPV5169E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2022
(10)दस्त नोंदणी केल्याचा दिनांक	24/01/2022
(11)अनुक्रमांक,खंड व पृष्ठ	1084/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	385000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सह. दुय्यम निबंधक वर्म - २  
मुंबई शहर क्र. ४



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51900021044**

**Project: Siddha Sky Phase 3 Plot Bearing / CTS / Survey / Final Plot No.: 6 pt, 16 pt to 21 pt of salt pan division and 12pt of sion division at Mumbai City, Mumbai City, Mumbai City, 400037;**

1. M/S. Sejal Shakti Realtors LLP having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, 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 (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from 31/05/2019 and ending with 31/05/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- 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.

3. 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.

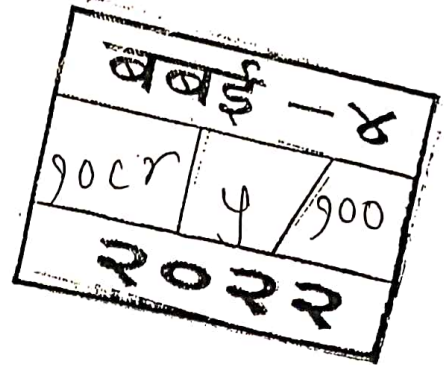


Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 5/31/2019 3:07:16 PM

Dated: 31/05/2019  
Place: Mumbai

ब.स.स. - ४	
१०८१	१००
२०२२	

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



THIS AGREEMENT FOR SALE is made at Mumbai this 24<sup>th</sup> day of Jan in the Christian Year Two Thousand TWENTY TWO (2022) BETWEEN SEJAL SHAKTI REALTORS LLP, a Limited Liability Partnership Firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at 173/174, Sejal Encasa, S. V. Road, Kandivali (West), Mumbai 400 067, hereinafter referred to as "the Promoters" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART;

AND

Mrs. Mamta Vohra residing/having address at RB2/256/2, Central Railway Colony, Dr. B.A Road, Near Maru Hospital, Parel, Mumbai, Maharashtra - 400012 hereinafter referred to as "the Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in case of Individual/s, his/her/their respective heirs, executors, administrators, permitted assigns; in case of a Partnership Firm, the partners for the time being constituting such Firm and the survivors of them and the heirs, executors, administrators of the last surviving partner; and in case of a Company, the successors and permitted assigns) of the OTHER PART:

WHEREAS:

- (a) As recorded in the Property Card the Government of Maharashtra is the Owner of all that forest land being piece and parcel of land situated at Opp: Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 6 (part) admeasuring 1230.35 sq, meters of Salt Pan Division (hereinafter for brevity's sake referred to as the "First Plot").

Slr

Mamta Vohra

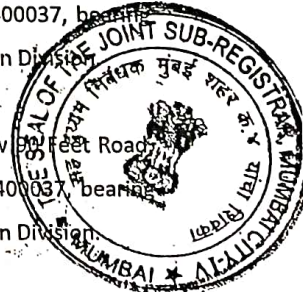
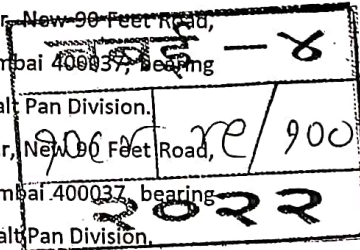
Permanent Account Nos. of the parties hereto is as under:-

NAME	PAN NO.
Jejal Shakti Realtors LLP	ADAFS1705P
Amata Vohra	AODPV5169E

AS WHEREOF the parties hereto have respectively set and subscribed their hands the day and year first hereinabove written.

**THE SCHEDULE ABOVE REFERRED TO:**

- All that being piece and parcel of land situate at Opp. Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 6 (part) admeasuring 1230.35 sq. meters of Salt Pan Division.
- y: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 12 (part) admeasuring 5476.65 sq. meters of Sion Division.
- : All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 16 (part) admeasuring 894.63sq. meters of Salt Pan Division.
- ly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 17 (part) admeasuring 871.82 sq. meters of Salt Pan Division.
- : All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 18 (part) admeasuring 753.72 sq. meters of Salt Pan Division.
- y: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 19 (part) admeasuring 2387.58 sq. meters of Salt Pan Division.
- nthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 20(part) admeasuring 7102.69 sq. meters of Salt Pan Division.
- thly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 21(part) admeasuring 7658.94 sq. meters of Salt Pan Division.



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*Mamta Vohra*  
MAMTA SUNILKUMAR VOHRA  
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PERSONAL BANKING : SAVINGS ACCOUNT  
Payable at par at all branches of ICICI Bank Limited in India.



*Mamta Vohra*  
MAMTA SUNILKUMAR VOHRA  
Please sign above

⑈000175⑈ 400229151⑈ 506217⑈ 31