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CHALLAN MTR Form Number-6

GRN MH00 2885187 201718M BARCODE		Da	ate 29/06/2017-12:24:19 Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Registration Fee		TAX ID (If Any)	
		PAN No.(If Applicable	
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	SIDDESH POKHARKAR
Location MUMBAI			
Year 2017-2018 One Time		Flat/Block No.	1605 16TH FLOOR DEVTAA DESIRE BUILDING
Account Head Details	Amount In Rs.	Premises/Building	See 1811 2001 DEVIAN BESINE BOILDING
0030045501 Stamp Duty	351500.00	Road/Street	BHANDUP VILLAge
0030063301 Registration Fee	30000,00	Area/Locality	BHANDUP MUMBAI
Section of the State of Section Sectio		Town/City/District	S. WINDO! WOWBA!
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The state of the s		Remarks (If Any)	4 0 4 2
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58 201 SALLS		Name-SA	THE DEVIAA REAKTORS
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	- I	Ahara Z	TIME THE DE
Total		Amount in Three Lak	th Eighty One Thousand Five Flundied Rupees
Payment Details STATE BANK OF INDIAN	5,0,000,00		
Cheque-DD Dataits O	9	FO	R USE IN RECEIVING BANK THE
Cheque/DD No.			Stid. CP906648618
Name of Bank		Date	OLEGAN MARK
Name of Branch		Bank-Branch	STATE BANK OF INDIA
	5	Scroll No. , Date	AIUII IOIA

NOTE:-This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No.:

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erer?	4	14
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AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered on the

August, 2017

BETWEEN

SAI LIFE DEVTAA REALTORS, a registered Partnership firm having it's registered address at 304, Swastik Chambers, C. S. T. Road, Chembur (East), Mumbai 400071" represented through its authorized Partner 1) Mr. Hem Tejuja, 2) Mr. Leebin Sreedharan Muthathyan, (hereinafter referred to as "THE DEVELOPER/ PROMOTER") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the FIRST PART.

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AND

MR.Ms. Siddesh Ranganath Pokharkar
ms. Alka Ranganath Pokharkar, Indian Inhabitant/s, residing at
214 Ratna Chaya Willias, Nehry Ngar, Kanjurmang
East, Mumbai- Loooh2
AR./MS.
, Non Resident Indian, residing at
having permanent address at
deemed to be registered in India under the Companies Act, 1956, and having its registered of the companies at the companies Act, 1956, and having its registered of the companies at the companies Act, 1956, and having its registered of the companies at the compa
a partnership firm registered
under the Indian Partnership Act, 1932/Limited Liability Partnership Act 2008, and having its
registered office at
a public charitable trust registered under the Bombay Public Trusts Act, 1950, and having its registered office at
Purchaser/s") (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include in the case of an individual or individuals, his/her or their
respective heirs ecutors, administrators and permitted assigns / in the case of a body corporate its successor and permitted assigns / in the case of a partnership firm, the partners
for the time being and from time to time constituting the firm, and the survivors or survivor
of them, and he heres, executors and administrators of the last survivor of them and their, his
of her permitted assigns on the case of a trust, the trustees for the time being and from time
to time of the trust, and the survivors or survivor of them, and the heirs, executors and
ada the last survivor of them and their, his or her permitted assigns) of the SECOND PART.

WHEREAS:

By virtue of Indenture for Conveyance dated 21st December 1963 duly registered with Sub-Registrar of Assurances, Bandra under Sr. No. BND-3022 of 1963 dated 21st December 1963, Vijay Co-operative Housing Society Ltd., a Society registered under the provision of the Maharashtra Co -operative Societies Act, 1960 under No. Bom/Hsg/484 of 1963 having its registered office at Bhandup Village, Bhandup (East), Mumbai (hereinafter referred to as the "said society") is seized and possessed of and otherwise well and sufficiently entitled to

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3. In October 20 No. KRL-Limited ha as the "said rights of th meters as pe survey no.

District of Corporation for the consid

- 4. Subse SLR Develop Sub-registrar and between Sai Life Realt
- 5. Since partnership wi dated 20/07/20 KRL 1-7239-2 as the Assigne herein referred

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under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the Said RERA Act") and the Rules and Regulations made thereunder.

16. The Purchaser/s has/ have applied to the Property 6.

The Purchaser/s has/ have applied to the Promoter for allotment of the flat being Flat No. 1605 admeasuring 38.385 carpet area on the 16+16 floor (hereinafter referred to as "the said Flat") in the Building The Vijay Co-operative Housing Society Limited promoted as DEVTAA DESIRE (hereinafter referred to as "the said building"), along with allotment of NIL car parking space in stilt/mechanical/stack (hereinafter referred to as "the said Car parking") constructed on the said property at or for a consideration of Rs. 70,20,000/- exclusive of GST and all other taxes, stamp duty, registration charges and other amounties as hereunder. The said Flat is as shown in the typical Floor Plan hereto and the taxes of the said Flat is as shown in the typical Floor Plan hereto

ying point the aforesaid application of the said Purchaser, the Promoter has agreed allowing sell to the Purchaser, the said Flat at the price and on the terms, conditions, covenants, stipped on and provisions hereinafter appearing.

18. On or before the execution of these presents, the Purchaser/s has/have paid to the Promoter a sum of Rs. 13.91, 742/—/- (Rupees Thirden Latths Mine) Die Thousand Seven Hundred for Two only), being part payment of the consideration payable hereunder as, earnest /application Money (the payment and receipt whereof the Promoter hereby admits and acknowledges) and the Purchaser/s has/have agreed and undertaken to pay to the Promoter the balance of the agreed sale price in the manner hereinafter mentioned.

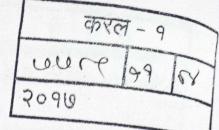
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

- 1. The parties hereby agree and confirm that all the recitals of this Agreement form integral part of this Agreement and shall be read accordingly.
- 2. In this Agreement unless there is anything inconsistent with or repugnant to the subject or context (a) singular shall include plural and vice versa and (b) masculine shall include feminine and vice versa.
- 3. The Promoter proposes to construct on the said land property as more particularly mentioned in the first schedule a building to be known as "Devtaa Desire" consisting of stilt

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and 22 (Twenty Two) upper floors. The Promoter is constructing the said new Building in accordance with the specifications and designs approved/that may be approved by the Municipal Corporation of Greater Mumbai (MCGM). Which have been seen and approved by the Purchaser, with such variations and modifications as the Developer may consider necessary or as may be required by the concerned authorities or government from time to time or become necessary due to architectural and structural reasons.

Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser's in respect of alterations, amendments, variations, modifications and additions which may adversely affect the said Flat of the Purchaser's except any alteration or addition required by any Government Authorities or due to change in law.

The Purchaser(s) hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser the Flat no. 1605 admeasuring about 38.38.sq.mt equivalent to 43.12 sq. ft. carpet area on 16 th floor as shown in the Floor Plan thereof, hereto annexed and marked Annexure "_E_" in the said new building to be named as "DEVTAA DESIRE" alongwith Stilt car parking No. _____, (the aforesaid flat and the car parking (wherever applicable) are hereinafter collectively referred to as "the said Flat") along with NIL car parking space in stilt/mechanical/stack (hereinafter referred to as the said "Flat"), for the consideration (Rupees Seventy Nine Laths Twenty) including the proportionate price of the common areas and facilities appurtenant to the said Flat. The said flat agreed to be sold is more particularly described in the Second Schedule hereunder written.

5. The Promoter shall confirm the final carpet area that has been purchased by the Purchaser/s after the construction of the Building is complete and the Occupancy Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the carpet area, subject to variation cap of 3 %. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by the Purchaser/s within forty five days with annual interest at the rate specified by the 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 (hereinafter called the "said RERA Rules"), from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the Carpet Area purchased by the Purchaser/s, the Promoter shall demand additional amount from the Purchaser/s as per the next milestone of the payment plan

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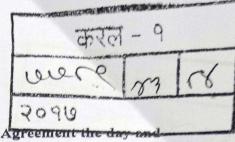
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IN WITNESS WHEREOF the parties hereto have executed this Agreement the year first hereinabove written

FIRST SCHEDULE

All that piece or parcel of land admeasuring 2277.1 sq. meters situated at plot of land bearing CTS No.530, survey no. 6, Hissa No. 7A (Part), Mumbai - 400042 in the Registration District and Sub District of Mumbai Suburban District and within the limits of S ward of Municipal Corporation of Greater Mumbai together with the Building structure consist of A & B wing having Ground Plus Three floors and 59 Approximately flats

SECOND SCHEDULE

Flat no. 1605 admeasuring about 413.12 sq. ft. carpet area on 1649 floor in the building called The Vijay Co-operative Housing Society Limited promoted as "DEVTAA DESIRE" alongwith Stilt car parking No._____, (the aforesaid flat ARPEKPER) and the car parking CTS No.530, survey no. 6, Hissa No. 7A (Part), Mumbai - 400042 in the Registration District and Sub District of Mumbai Suburban District and within the limits of S ward of Municipal Corporation of Greater Mumbai

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05/08/2017

सची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक: 7789/2017

नोदंणी: Regn:63m

गावाचे नाव: 1) आंड्रप

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

7029000

(3) वाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

6248900

- (4) भू-मापन,पोटहिस्सा व घरक्रमांक (अमल्यास)
- 1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदनिका नं: 1605, माळा नं: 16 वा मजला, इमारतीचे नाव: देवर्ता <u>डिझायर वीर्ल्डींग विजय मी</u>एचएस लीमीटेड, ब्लॉक नं: भांडुप गांव भांडुप पूर्व मुंबई 400042, रोड नं: ., इतर माहिती: .((C.T.S. Number : 530 ;))

(5) क्षेत्रफळ

- 1) 46.07 चौ.मीटर
- (6)आकारणी किंवा जुडी देण्यात असेल
- (7) दस्तऐवज करुन देणा-या/लिहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्मनामा र्किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
- ्री: नाव:-मेसर्स साई लाईफ देवता रीयल्टर्स तर्फे भागिदार हेम राज तेजुजा वय:-39; पना:-304, 3, स्वस्तिक चेंबर्स, चेंबूर पूर्व मुंबई, सी एस टी रोड, चेंस्वर, MAHARASHTRA. MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-ADBFS5025M 2): नाव:-मेसर्स साई लाईफ देवता रीयल्टर्स तर्फे भागिदार लीबीन श्रीधरन म्थथ्यन वय:-33: पना:-304, 3, स्वस्तिक चेंबर्स, चेंबूर ईस्ट मुंबई, सी एस टी रोड, चेंम्बुर,

MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन न:-ADBFS5025M

(8)दस्तऐवज करुन घेणा-या

पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

- 1): नाव:-सिद्धेश रंगनाथ पोखरकर वय:-26; पत्ता:-फ्लॅट नं 214, ., रत्न छाया निवास, नेहरू नगर, क्रांजूर मार्ग पूर्व मुंबर्छ , ., भाडूंप पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400042 पॅन नं:-BPDPP8454C
- 2): नावु:-अलका रंगनाथ पोखरकर वय:-54; पत्ता:-फ्लॅट नं 214, ., रत्न छाया निवास, नेहरू नगर, कांजूर मार्ग पूर्व, मुंबई, ., भाडूंप पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400042 पॅन नं:-AZRPP7162Q

Rs.10

INDIA

(9) दस्तऐवज करुन दिल्याचा दिनांक

04/08/2017

(10)दस्त नोंदणी केल्याचा दिनांक

04/08/2017

(11)अनुक्रमांक,खंड व पृष्ठ

7789/2017

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

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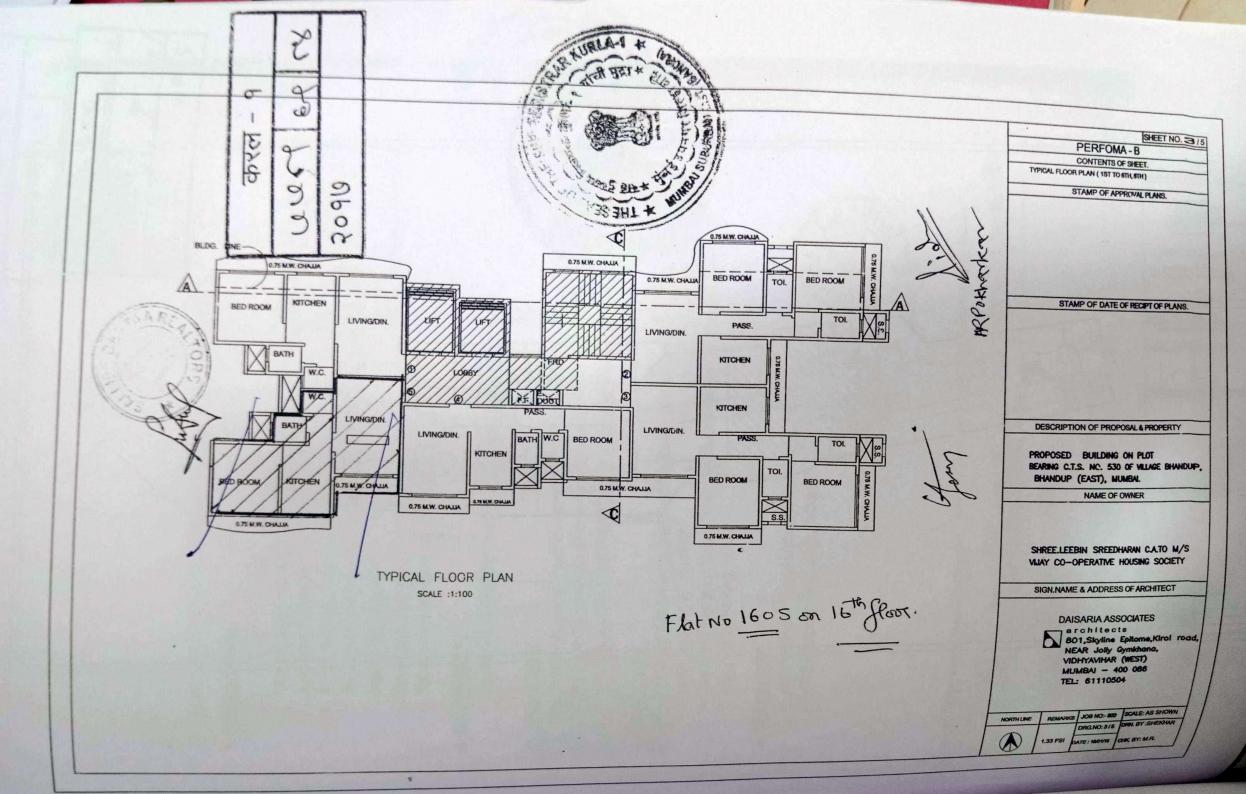
(13)बाजारभावाप्रमाणे नोंदणी शुल्क

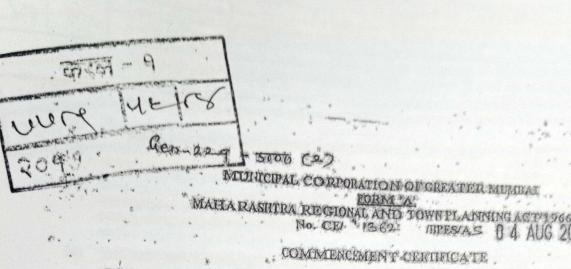
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मुल्यांकनासाठी विक्रमस्ति

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





COMMENCEMENT CERTIFICATE

MPES/AS 0 4 AUG 2016

Realth's CA to owner CNH-S. Ud.

Will reference to your application No. 2 54

for Development Permission and grants of Commencement Certificate under Section 45 and 69 of the Maharashbra Regional and Town Planning Act 1966, to come out development and building permission under Section 346 of the Mumbel Municipal Corporation Act 1888 to cred a building in Building No.

or plot No CIS No. 530 Divit Village / Town Planting Schome Northeinelup (E) situated at Road / Street

- the Commencement Certificate Building permit is granted on the following conditions The last source on consequence of the endorsement of the set back line I road widening line shall form that of the public street
- That of hew building or part of ercof shalf be occupied or allowed to be occupied or used or permitted by he used typing per an unit occupation permission has been granted.
- The commencement continuous development permission shall remain ratid for one year commencing from the date of its issue.
- Fills permission does not entitle you to develop land which does not rest in you
 - This confinentectional Conficate is recewable covery year but such extended periodshall be in no care exceed three years provided futher that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashira Regional & Town Planning Act 1966.
- This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbal if The Development work in respect of which permission is granted under this entiticate is
 - not carried out or the use thereof is not in accordance with the senetioned plans
 - Any of the conditions public to which the same is granted or any of the restrictions " - " imposed by the Municipal Commissioner for Greater Munbal is contravened or not
 - . O . The F-Bundopal Commissioner for Greater Mumber is solished the same is obtained by the applicant through thand or an expresentation and the applicant and every posses defining illightrough strunder him in such an even shall be deemed to have carried out the development work in contravention of Section 33 or 45 of the Mahasashia Regional and Town Planting Ask 1966.



400-229

The conditions of this certificate shall be hinding not only on the applicant but on his hairs, executors, assignees, administrators and successors and every perison deriving title through or under him.

The Municipal Commissioner has appointed Shri A.G. Town bewas be Executive Engineer to exercise his powers and functions of the planning Authority, under section 43 of the said Act.

C.C. upto pirnth as per approved plan dt.

For and on behalf of Lecal Authority.
The Municipal Corporation of Greater Municipal

A 16

Fixecutive Engineer (Building Proposal)

Eastern Suburbs . III FOR

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BRIHANMUMBAI MUNICIPAL CORPORATION ANNEXURE 20 & 22

ATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION
UNDER REG. 11(7) /11(8) OF DCPR 2034

[CHE/ES/1267/S/337(NEW)/OCC/1/New of 31 May 2023]

s Sai life devtaa realtors C.A. to Owner 04, Swastik chambers, S. T. road, Chembur east, Mumbai-71.

Dear Applicant,

The Full development work of Residential building comprising of Still + 1st to 22nd floor on plot bearing CTS No. 530 of village BHANDUP-E at NAHUR EAST STATION is completed under the supervision of Shri. MANOJ VALJIBHAI DAISARIA, Architect, Lic. No. CA/82/7254, Shri. Kirtikumar H. SHAH, Structural Engineer, Lic. No. STR/S/33 and Shri. B.S.Sureshkumar, Site supervisor, Lic.No. S/730/SS-I and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1267/S/337(NEW)CFO dated 13 September 2022. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To:

- 1. Asstt. Commissioner, S Ward
- 2. A.A. & C., S Ward
- 3. EE (V), Eastern Suburb
- 4. M.I., S Ward
- 5. A.E.W.W., S Ward
- 6. Architect, MANOJ VALJIBHAI DAISARIA, 801 Skyline Epitome, Kirol Road, Near Jolly Gymkhana, Vidyavihar West, Mumbai 400086

mbai M

For information please

Digitally signed by SUHAS VASANT NEMANE Date: 31 May 2023 19:04:50 Organization :Britanmumbai Municipal Corpo Designation :Executive Engineer

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation
S Ward



SAI LIFE DEVTAA REALTORS

Address: 401, SHUBHAM ATLANTA, OPP. BASANT PARK, CHEMBUR NAKA CHEMBUR. Tel: +91 22 40595990 Email;account@grouphomebuyers.com



POSSESSION LETTER

Date: 07th August 2023

To Mr. Siddesh Ranganath Pokharkar Mrs. Alka R. Pokharkar Flat No. 1605, 16Th, Floor. of the building Known as 'Vijay CHSL', Bhandup Village, Bhandup (East), Mumbai - 400 042.

Re (1): Registered Agreement for Sale dated 4Th August 2017.

BETWEEN

M/s. Sai Life Devtaa Realtors

... Promoters/Developers

AND

Mr. Siddhesh Ranganath Pokharkar and Mrs. Alka R. Pokharkar ... Purchaser/s/Allottee/s

Re (2): Flat No. 1605 situated on the 16th habitable Floor of the building known as 'Vijay CHSL' Promoted by "Devtaa Desire" ('said Building') admeasuring 413.12 sq. ft. (Rera Carpet Area) ('said Flat') without Car Parking Space bearing No. NA situated at the Ground Floor level the said building ('said car parking') (hereinafter referred (colly.) to as the 'said premises') constructed on all that piece or parcel of land or ground bearing CTS No.530 of Village Bhandup, Taluka Kurla, situated at Bhandup Village, Bhandup (East), Mumbai-400 042 in the registration district and sub-district of Mumbai City and MumbaiSuburban.

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Home loan Top-4P

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To : _____

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