

450/3565

Tuesday, February 21, 2023

6:50 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3966 दिनांक: 21/02/2023

गावाचे नाव: मांदुंगा

दस्तऐवजाचा अनुक्रमांक: बबई3 -3565-2023

दस्तऐवजाचा प्रकार: ऑग्रीमेंट टू सेल

मादर करणाऱ्याचे नाव: संतोष वसंत शिंदे . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1860.00

पृष्ठांची संख्या: 93

एकूण:

रु. 31860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
7:07 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु.60085308.25 /-

मोबदला रु.180000000/-

भरलेले मुद्रांक शुल्क : रु. 10800000/-

1) देयकाचा प्रकार: DHC रकम: रु.1860/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2102202314159 दिनांक: 21/02/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015650581202223M दिनांक: 21/02/2023

वँकेचे नाव व पत्ता:

**DELIVERED**सह दुय्यम निबंधक,  
मुंबई शहर क्र.-३

खरी प्रत

  
सह दुय्यम निबंधक मुंबई  
शहर क्र. ३,

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

02/2023

दस्त क्रमांक : 3565/2023

नोंदणी :

Regn:63m

गावाचे नाव : माटुंगा

विलेखाचा प्रकार अंग्रीमेंट दू मेल  
 मोबदला 180000000  
 वाजारभाव(भाडेपट्ट्याच्या 60085308.25  
 वनिनपट्टाकार आकारणी देतो की पट्टेदार ते  
 रूद करावे)

भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 901, माळा नं: 9 वा मजला, इमारतीचे नाव: पार्क व्ह्यू, ब्लॉक नं: प्लॉट नं 285,माटुंगा(सी आर), रोड : भावानजी अर्जनखिमजी रोड,मुंबई-400019, इतर माहिती: गावन दोन कार पार्किंग,तसेच दस्तान नमुद केल्याप्रमाणे( ( C.T.S. Number : 225/10, Plot no 285 ; ) )

क्षेत्रफळ

1) 251.71 चौ.मीटर

आकारणी किंवा जुडी देण्यात अमेल तेव्हा.

दस्तावेज करून देणा-या/लिहून ठेवणा-या  
 काराचे नाव किंवा दिवाणी न्यायालयाचा  
 हप्तानामा किंवा आदेश अमल्याम,प्रतिवादिचे  
 व व पना.

1): नाव:-मेमर्स सहज इन्फ्रा अँड प्रोजेक्ट एल एल पी चे भागिदार विपुल शांतीलाल नागडा नफे कु मु मिट्रेश मुर्यकांत  
 लाड . - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: 6 वा मजला, इमारतीचे नाव: ऑफिस ए-६१, राजकमल अपार्टमेंट ,  
 ब्लॉक नं: परेल, मुंबई , रोड नं: राजकमल लेन , महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-  
 ADGFS1987F

दस्तावेज करून घेणा-या पक्षकाराचे व किंवा  
 राष्ट्री न्यायालयाचा हक्कनामा किंवा आदेश  
 अमल्याम,प्रतिवादिचे नाव व पना

1): नाव:-संतोष वसंत शिंदे . . वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ३५७७, न्यु पाटील वमाहत ,  
 ब्लॉक नं: साधना हाय स्कुल, गडहिंग्लज, कोल्हापूर , रोड नं: -, महाराष्ट्र, . पिन कोड:-416502 पॅन नं:-  
 BADPS7641P  
 2): नाव:-तेजस्विनि संतोष शिंदे . - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ३५७७, न्यु पाटील  
 वमाहत , ब्लॉक नं: साधना हाय स्कुल, गडहिंग्लज, कोल्हापूर , रोड नं: -, महाराष्ट्र, . पिन कोड:-416502 पॅन नं:-  
 GIFPS2090H

दस्तावेज करून दिल्याचा दिनांक

21/02/2023

दस्त नोंदणी केल्याचा दिनांक

22/02/2023

1)अनुक्रमांक,खंड व पृष्ठ

3565/2023

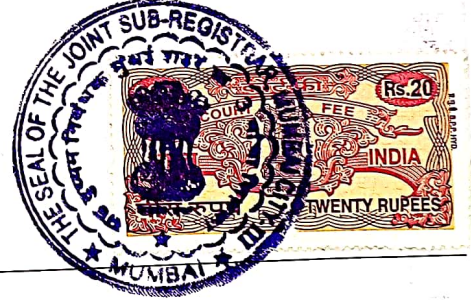
2)वाजारभावाप्रमाणं मुद्रांक शुल्क

10800000

3)वाजारभावाप्रमाणं नोंदणी शुल्क

30000

4)शेरा



यांकनामाठी विचारात घेतलेला तपशील:-

क शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

*B. B. B.*  
 सह दुय्यम निबंधक मुंबई  
 शहर क्र. ३,

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plot  
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per

6144202223

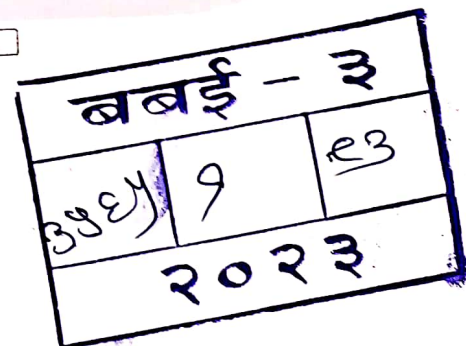
2314159D

6144202223

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		21 February 2023, 04:07:34 PM	
Valuation ID	202302216685		
मूल्यांकनाचे वर्ष	2022		
जिल्हा	म्हैबई(मेन)		
मूल्य विभाग	16-मार्टगा डिव्हिजन		
उप मूल्य विभाग	शुभाग - पश्चिमेस मध्य रेल्वे लाईन, उत्तरेस हांबर रेल्वे लाईन, पुर्वला बाबासाहेब आंबेडकर रस्ता, दक्षिणेस देवधर मार्ग.		
सर्व्हे नंबर / न भू क्रमांक	सि.टी.एस नंबर#225		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कायोलय	दुकाने	औद्योगिक
खुली जमीन	निवासी सदनिका		मोजमापनाचे एकक
89320	221500	252870	221500
चौरस मीटर		278600	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>			
बांधकाम क्षेत्र(Built Up)-	251.71चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष
उदववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor
रस्ता सन्मुख -			
Sale Type -			
First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
नजला निहाय घट/वाढ		= 105% apply to rate= Rs.232575/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = (( 232575-89320 ) * ( 100 / 100 )) + 89320 ) = Rs.232575/-	
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 232575 * 251.71 = Rs.58541453.25/-		
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	= 27.88चौरस मीटर = 27.88 * ( 221500 * 25/100 ) = Rs.1543855/-		
Applicable Rules	= ,10,4,16		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅंगेज्मेंट मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 58541453.25 + 0 + 0 + 0 + 1543855 + 0 + 0 + 0 + 0 + 0 = Rs.60085308.25/-		

Home

Print



<b>Department of Stamp &amp; Registration, Maharashtra</b>	
Receipt of Document Handling Charges	
PRN                    2102202314159	Date                    21/02/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.1860/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.	
Payment Details	
Bank Name    IBKL	Date                    21/02/2023
Bank CIN        10004152023022113095	REF No.            2818062926
This is computer generated receipt, hence no signature is required.	



बबई - ३		
By	२	३
२०२३		

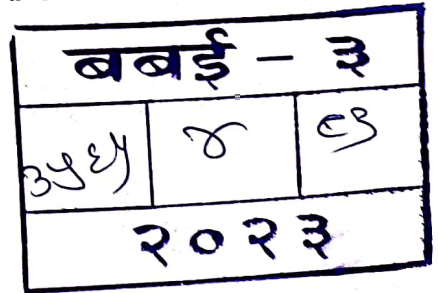


CHALLAN  
MTR Form Number-6



MH015650581202223M	BARCODE	Date	21/02/2023-13:26:02	Form ID	25.2
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable)	ADGFS1987F		
Case Name BOM2_JT SUB REGISTRAR MUMBAI CITY 2		Full Name	SAHAJ INFRA AND PROJECT LLP		
Location MUMBAI		Flat/Block No.	FLAT ON 901 9 th FLOOR OF PARK VIEW,		
2022-2023 One Time		Premises/Building	PLOT NO. 285, BHAVANJI ARJANKHIMJI ROAD,		
Account Head Details		Amount In Rs.	Road/Street		
045501 Stamp Duty		10800000.00	MATUNGA (C.R).		
063301 Registration Fee		30000.00	Area/Locality	MUMBAI	
			Town/City/District		
			PIN	4	0 0 0 1 9
		Remarks (If Any)			
		PAN2=BADPS7641P--SecondPartyName=MR SANTOSH VASANT			
		SHINDE AND OTHERS-			
		Amount In	One Crore Eight Lakh Thirty Thousand Rupees Only		
		Words	1,08,30,000.00		
Account Details		FOR USE IN RECEIVING BANK			
IDBI BANK		Bank CIN	Ref. No.	69103332023022114791	723185891
Cheque-DD Details		Bank Date	RBI Date	21/02/2023-17:34:56	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 : Mobile No. : 0000000000  
 E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



## FLAT SALE AGREEMENT

FLAT ON 9<sup>th</sup> FLOOR OF  
**PARK VIEW**, PLOT NO. 285, BHAVANJI ARJANKHIMJI ROAD, MATUNGA (C.R), MUMBAI-400019

THIS AGREEMENT made and entered into at Mumbai this 21<sup>st</sup> day of Feb. 2023 V.S.N

BETWEEN

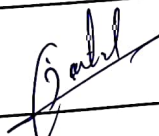

M/s. SAHAJ INFRA & PROJECT LLP, (PAN: ADGFS1987F) by and through its partner, Mr. VIPUL SHANTILAL NAGDA, having his registered office address at A-61, 6<sup>th</sup> Floor, Rajkamal Apartments, Rajkamal Lane, Parel, Mumbai 400012, hereinafter referred to as "the Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part

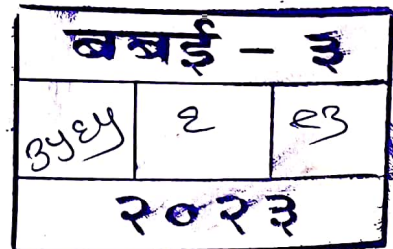
AND

(1) Mr. SANTOSH VASANT SHINDE (PAN: BADPS7641P) aged 42 years & (2) Mrs. TEJASWINI SANTOSH SHINDE (PAN: GIFPS2090H) aged 34 years, both of Kolhapur, Indian Inhabitants, residing at 3577, New Patil Vasahat, Sadhana High School, Gadhinglag, Kolhapur-416502, hereinafter referred to as the "FLAT PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof, mean include their heirs, executors, administrators and assigns) of the Other Part

### WHEREAS

A. the Municipal Corporation of Greater Mumbai ("MCGM") is the Lessor of all that piece or parcel of land admeasuring 571.07 sq. mtrs. equivalent to 683 sq. yards or thereabouts being Plot No. 285 of the Dadar Matunga Estate bearing C.S. No.

V.S.N		
SAHAJ INFRA & PROJECT LLP By and through its partner VIPUL SHANTILAL NAGDA	Mr. SANTOSH V SHINDE	Mrs. TEJASWINI S SHINDE



2022

n plot  
Dadar  
(C.R),

as per

Division In the  
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42, the MCGM  
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notice in writing to  
interest thereon at  
original rent for the  
the MCGM by one  
made between the  
rina Ardeshir Bhoite,  
s of Bombay under  
nted lease of the  
1 of ground and 2  
the Building") for a  
indal rent of Re. 1/-  
ained therein;

SWINI S SHINDE

D. the Improvements Committee at its Meeting held on 08-08-1950 vide its Resolution No. 211 sanctioned and granted No Objection to the Lessee for change of user on the ground and first floors by allowing it to be used as a school under a license;

E. by and under an Indenture of Assignment dated 30<sup>th</sup> July, 1962 and registered with the Sub Registrar of Assurances at Bombay under Serial No. 2989 of 1962 on 17<sup>th</sup> July, 1963 made between the said Tehmina Ardeshir Bhoite as the Vendor of the First Part, (1) Sri Janardhan Krishna Parkar, (2) Smt. Jaywanthi Janardhan Parkar, (3) Sri Krishnaji Vithoba Parkar and (4) Smt. Suniltibai Krishnaji Parkar as the Purchasers of the Second Part and Sri Krishnaji Vithoba Parkar as the Confirming Party of the Third Part, the said Vendor sold, assigned and/or transferred and the Confirming Party confirmed the sale, assignment and/or transfer of all her right, title and interest in respect of the said Property to the said Purchasers;

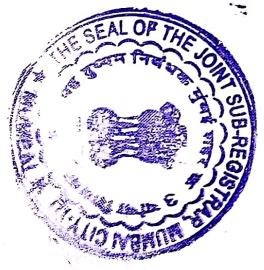
F. the said Krishnaji Vithoba Parkar, one of the aforesaid Assignees died intestate leaving behind him surviving (1) Sri Janardhan Krishna Parkar, his son, (2) Smt. Suniltibai Krishna Parkar, his widow, (3) Smt. Vijayabai Ankush Redkar, his daughter and (4) Smt. Surandabai Babaji Pendurkar, his daughter and by and under a Deed of Release dated 21<sup>st</sup> December, 1963 and registered with the Sub Registrar of Assurances at Bombay under Serial No. 4446 of 1963 on 19<sup>th</sup> August, 1964, the said Smt. Vijayabai Ankush Narsinha Redkar and Smt. Surandabai Babaji Pendurkar released and relinquished their shares in the said Property unto Janardhan Parkar and (3) Smt. Suniltibai Krishnaji Parkar and in favor of the said (1) Sri Janardhan Krishna Parkar and they became seized and possessed of the said Property as the Lessees;

G.


by and under a License dated 3<sup>rd</sup> January, 1973 made between the MCGM and Madhukar Wamanrao Desai, the Commissioner and the said (1) Sri Janardhan Krishna Parkar, (2) Smt. Jaywanthi Janardhan Parkar and (3) Smt. Suniltibai Krishnaji

वसुधैव कुटुम्बकम्	३
जयवर्मा	३
१९७३	३

V.S.H	<i>[Signature]</i>	<i>[Signature]</i>
SAHAJ INFRA & PROJECT LLP By and through its partner VPUL SHANTILAL NAGDA	MR. SANTOSH V SHINDE	Mrs. TEJASWINI S SHINDE



Motor Garages  
portion of the  
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5th November,  
Smt. Jaywanti  
Assignors of the  
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Survey and Land  
d (2) Hemant Narsi  
categorized as "A"  
or and Collector of  
et No. (980), F Ward  
C. Regulations 33(7),  
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and other applicable  
d Area Development  
Building are hereinafter  
particularly described in  
  
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on, approached the  
parties negotiated the

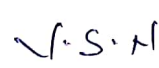


  
TEJASWINI S SHINDE

terms and conditions of the proposed redevelopment and the Lessees granted development rights for the said Property to the Developers, SAHAJ INFRA AND PROJECT LLP under a Development Agreement dated 09 October 2018 registered under Serial No. BBE-1/4688/2018 along with an Irrevocable Power of Attorney also registered under Serial No. BBE-1/4689/2018;

K. Regulation 33 (7) read with Appendix III of the Development Control Regulations, 1991 applicable to the City of Mumbai provides for grant of Floor Space Index ("FSI") of 1:3 in case of buildings constructed prior to the year 1940 and assessed to Repair Cess under "A" Category and the said D.C. Regulations also provides for several other concessions and incentives to take up demolition and reconstruction of such buildings;

K. the said Building "PARK VIEW" standing on the said Property was constructed prior to 1940 and assessed to Repair Cess under "A" Category specified in Section 84 of the Maharashtra Housing & Area Development Act, 1976 (MHADA) and was fully occupied by tenants/occupants and as such it is eligible to avail of the concessions and incentives offered by the D C Regulations, **ANNEXURE - "1"** is a copy of the Property Card of the said Property;

M. the Developers being entitled to redevelop the said Property under the aforesaid Regulations framed a Scheme whereby the said building which is in a dilapidated condition and in urgent need of complete demolition and reconstruction will be redeveloped at their own costs and expenses under the provisions and the Scheme stipulated under the MHADA by consuming the available FSI under the DC Regulations presently in force and re house/rehabilitate the various tenants in the new building to be constructed thereon and pursuant to the application made by them, the Mumbai Building Repairs and Reconstruction Board (MBRRB), the Authority under the MHADA vide its letter No. R/NOC/F:2674/4511/MBR&RB-19 dated 28 May 2019 has granted the NOC for the redevelopment of the said



		
<b>SAHAJ INFRA &amp; PROJECT LLP</b> By and through its partner VIPUL SHANTILAL NAGDA	<b>Mr. SANTOSH V SHINDE</b>	<b>Mrs. TEJASWINI S SHINDE</b>

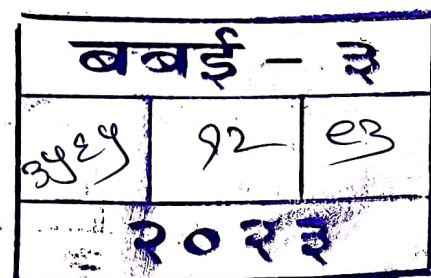


<b>बबई - ३</b>		
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4. The Developers have sole and exclusive right to sell various residential flats & shops in the said Building and to enter into Agreement/s with the purchasers thereof and to receive the sale consideration in respect thereof save and except the Rehab flats;
5. The Developers have given to the Flat Purchasers, inspection of all documents of title relating to the said Property, the plans, designs and specifications prepared by the Developer's Architects and of the various NOCs and approvals;
6. Except for the Developers, tenants/occupants of old building, no other person/s has any beneficial right, title or interest in or to the said Property described in the **FIRST SCHEDULE** hereunder written and the Developer declare that the said Property is free from encumbrances, charges and/or claims and free from any litigation and is in possession of the Developer;
7. The Flat Purchasers have applied to the Developers for purchase of a "**Fully Furnished**" flat which includes **Italian Marble Flooring, Nexion Tiles, Vitra CP & Sanitary Fittings, Mitsubishi VRF System, Norisys Switches, Imported German Aluminium Window System, Quartz kitchen platform, Veneer Flushed Internal Doors, R.R Kabel Low Smoke Halogen Wires & Cables, Hi-End Electrical Fittings, Geysers, Asian Paints Royale Aspira, Fine Wordrobe, Beds etc.** admeasuring **2257 sq. ft. RERA Carpet Area** [with amenities as set out in **Annexure - "6"**] and **09<sup>th</sup> Floor** of the Building, "**PARK VIEW**" being constructed on the said Property **TOGETHER WITH** and appurtenant thereto **2 (TWO)** Car Parking Space/s (the Flat and the Car Parking Space/s are together collectively are hereinafter referred to as the "**said Flat**") for a total sale consideration of **Rs. 18,00,00,000/- (Rupees Eighteen Crore Only Only) excluding GST. STAMP DUTY and REGISTRATION CHARGES to be paid by the Flat Purchasers.**

V.S.N		
SAHAJ INFRA & PROJECT LLP By and through its partner VIPUL SHANTILAL NAGDA	Mr. SANTOSH V SHINDE	Mrs. TEJASWINI S SHINDE

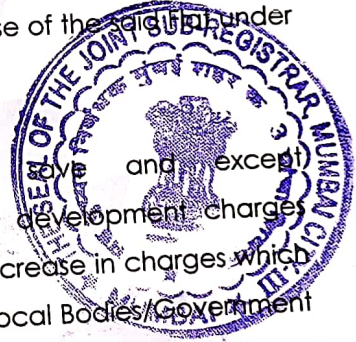


which includes Italian Marble Flooring, Nexlon Tiles, Vitra CP & Sanitary Fittings, Mitsubishi VRF System, Norisys Switches, Imported German Aluminium Window System, Quartz kitchen platform, Veneer Flushed Internal Doors, R.R Kabel Low Smoke Halogen Wires & Cables, HI-End Electrical Fittings, Geysers, Aslan Paints Royale Aspira, Fine Wordrobe, Beds etc. admeasuring 2257 sq. ft. RERA Carpet Area [with amenities as set out in Annexure - "6"] on 09<sup>th</sup> Floor of the Building, "PARK VIEW" being constructed TOGETHER WITH and appurtenant thereto 2 (TWO) Car Parking Space/s (the Flat and the Car Parking Space/s are together collectively referred to as the "said Flat"), more particularly described in the SECOND SCHEDULE hereunder written at or for a total consideration of Rs. 18,00,00,000/- (Rupees Eighteen Crore Only) excluding GST. (STAMP DUTY and REGISTRATION CHARGES will be paid by flat purchaser.) GST that is Rs. 90,00,000/- (Rupees Ninety Lakhs Only) will be paid by the developer. A copy of proposed Flat Plan is annexed hereto as Annexure - "5".

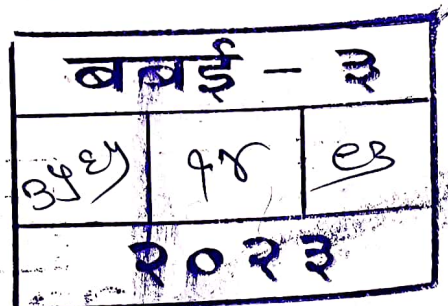
The carpet area set out hereinabove will be subject to a variation cap of ± 5%.

b. The Flat Purchasers shall also pay the GST and all other applicable taxes, if any in addition to the above consideration in respect of purchase of the said Flat under this Agreement.

c. The total consideration/price is escalation-free, (and except) escalations/increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Developers undertake and agree that while raising a demand on the Flat Purchasers for increase in development charges, cost, or levies imposed by the competent authorities etc., the Developers shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Flat Purchasers, which



V.S.M	<i>[Signature]</i>	<i>[Signature]</i>
SAHAJ INFRA & PROJECT LLP By and through its partner VIPUL SHANTILAL NAGDA	Mr. SANTOSH V SHINDE	Mrs. TEJASWINI S SHINDE



15. COST SHEET & PAYMENT SCHEDULE

Particulars	Sq. Ft.	Flat No.
		9th Floor
RERA Carpet Area		2257
Cost of Flat @ Rs. 79,751.883/- per Sq. Ft.	Rs.	180,000
Society Charges @ Rs. 650/- per Sq. Ft.	Rs.	1,467
One Year Maintenance & Society Entrance Fees	Rs.	400
Parking Charges for 2 Car Parks	Rs.	4,000
Documentation & Legal Charges	Rs.	35
Additional Civil Work and Amenities, etc.	Rs.	24,000
Grand Total	Rs.	210,000
Stamp Duty @ 6%	Rs.	10,800
Registration and Other Charges	Rs.	300
GST @ 5%	Rs.	To be paid by Developer
<b>Total</b>	<b>Rs.</b>	<b>220,830</b>

**Total**  
~~220,830~~  
 By 23/03/23

SP No.	Particulars	Percent	Amount
1	Call Money	10.00%	18,000
2	Allotment Letter	15.00%	27,000
3	Piling	10.00%	18,000
4	Plinth	15.00%	27,000
5	On Completion of 3rd Slab	4.00%	7,200
6	On Completion of 6th Slab	4.00%	7,200
7	On Completion of 9th Slab	4.00%	7,200
8	On Completion of 12th Slab	4.00%	7,200

-I.S.H		
<b>SAHAJ INFRA &amp; PROJECT LLP</b> By and through its partner VIPUL SHANTILAL NAGDA	<b>Mr. SANTOSH V SHINDE</b>	<b>Mrs. TEJASWINI S SHINDE</b>

9	On Completion of 15th Slab
10	On Completion of 20th Slab
11	Internal Masonry
12	External Masonry
13	Internal Plaster
14	External Plaster
15	Possession
16	Stamp Duty & Registration
17	Documentation Charges
18	Additional Civil Work and Amenities, etc.
19	Parking Charges, Society Charges, Maintenance and Entrance Fees
<b>Total</b>	

16. **FLAT PURCHASERS' SHARE OF LEASE/ASSIGNMENT/CONVEYANCE**  
 At the time of registration of building, the Flat Purchasers of stamp duty and registration such assignment, conveyance transfer/assignment in respect of
17. **REPRESENTATIONS AND WARRANTIES**  
 The Developers hereby represent and warrant that they have
- 18.1 The Developers have clearly declared in the title reports the requisite rights to carry out the redevelopment project and have actual and physical possession of the land.

-I.S.H

**SAHAJ INFRA & PROJECT LLP**  
By and through its partner  
VIPUL SHANTILAL NAGDA



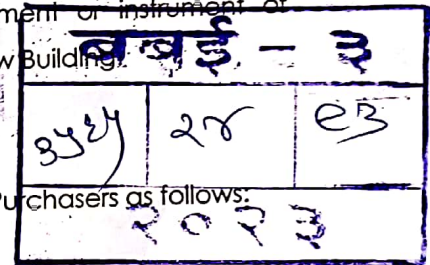
9	On Completion of 15th Slab	4.00%	7,200,000
10	On Completion of 20th Slab	5.00%	9,000,000
11	Internal Masonry	5.00%	9,000,000
12	External Masonry	5.00%	9,000,000
13	Internal Plaster	5.00%	9,000,000
14	External Plaster	5.00%	9,000,000
15	Possession	5.00%	9,000,000
16	Stamp Duty & Registration Charges	On Registration	10,830,000
17	Documentation Charges		35,000
18	Additional Civil Work and Amenities	On Registration	24,091,690
19	Parking Charges, Society Charges & 1-year Maintenance and Entrance Fees		5,873,310
Total		100.00%	220,830,000

16. **FLAT PURCHASERS' SHARE OF STAMP DUTY & REGISTRATION CHARGES FOR DEED OF LEASE/ASSIGNMENT/CONVEYANCE**

At the time of registration of the assignment of lease/conveyance of the new building, the Flat Purchasers shall pay to the Developers, the Flat Purchasers' share of stamp duty and registration charges payable, by the common organization on such assignment, conveyance or lease or any document or instrument of transfer/assignment in respect of the land and the said new Building.

17. **REPRESENTATIONS AND WARRANTIES OF THE DEVELOPERS**

The Developers hereby represent and warrant to the Flat Purchasers as follows:



18.1 The Developers have clear and marketable title to their respective properties as declared in the title reports annexed to this Agreement and the Developers have the requisite rights to carry out redevelopment upon the project land and also have actual and physical possession of the project land for the implementation of the redevelopment project.

<b>SAHAJ INFRA &amp; PROJECT LLP</b> By and through its partner VIPUL SHANTILAL NAGDA	<b>Mr. SANTOSH V SHINDE</b>	<b>Mrs. TEJASWINI S SHINDE</b>



entitled to the rights of the deceased "FLAT PURCHASERS" under this Agreement in respect of the Sale Agreement and to receive possession of the said Flat and all compensation of any nature whatsoever as agreed to be provided to "FLAT PURCHASERS" under this Sale Agreement.

**34. STAMP DUTY AND REGISTRATION**

The charges towards Stamp Duty, Registration charges and out of pocket expenses for this Agreement shall be fully borne and paid by the Flat Purchasers.

**35. DISPUTE RESOLUTION**

Any dispute between Parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the MAHARERA as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations thereunder.

**36. GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and Courts in Mumbai will have the exclusive jurisdiction for disputes under this Agreement.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set their respective hand the day and year first hereinabove written.



**THE FIRST SCHEDULE ABOVE REFERRED TO**

(Description of the PARK VIEW Property)

That piece or parcel of leasehold Municipal land or ground admeasuring 683 sq. mtrs. or thereabouts together with the building, "Park View" and other structures standing on Plot No. 285 of Dadar /Matunga Estate of the

V.S.N	<i>[Signature]</i>	<i>[Signature]</i>
SAHAJ INFRA & PROJECT LLP By and through its partner VIPUL SHANTILAL NAGDA	Mr. SANTOSH V SHINDE	Mrs. TEJASWINI S SHINDE

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Municipal Corporation of Greater Mumbai be in the island city and sub-registration district Street No. 5 and bounded as follows:

- On or towards South East by
- On or towards North East by
- On or towards South West by
- On or towards North West by

**THE SECOND SCHEDULE**

(Description

A "FULLY FURNISHED FLAT" admeasuring 2 the Building named as "PARK VIEW" appurtenant thereto 2 (TWO) Car Parking

**SIGNED AND DELIVERED BY WITHIN NAMED**

Name and Signature
<i>V.S. Nagda</i> M/s. SAHAJ INFRA & PROJECT By and through its Partner Mr. VIPUL S NAGDA

<i>V.S.N</i>
SAHAJ INFRA & PROJECT LLP By and through its partner VIPUL SHANTILAL NAGDA

Municipal Corporation of Greater Mumbai bearing C.S. No. 225/10 of Matunga Division in the island city and sub-registration district of Mumbai under F Ward No. 7883 and Street No. 5 and bounded as follows:

- On or towards South East by : Plot No. 286
- On or towards North East by : 20 ft. Road
- On or towards South West by : Plot No. 274
- On or towards North West by : Plot No. 284



**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Description of the said Flat)

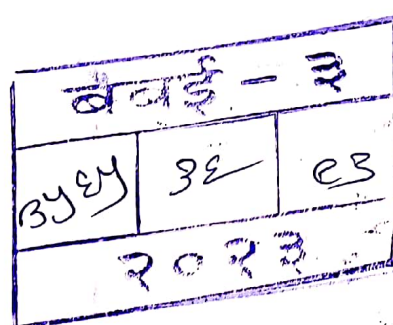
A "FULLY FURNISHED FLAT" admeasuring **2257 sq. ft. RERA Carpet Area**, on the **9<sup>th</sup> Floor** of the Building named as "**PARK VIEW**" being constructed TOGETHER WITH and appurtenant thereto **2 (TWO)** Car Parking Spaces.



**SIGNED AND DELIVERED BY WITHIN NAMED DEVELOPERS**

Name and Signature	Photograph	L.H.T.I.
<p><i>V. S. Nagda</i>  <b>M/s. SAHAJ INFRA &amp; PROJECT LLP</b>                      By and through its Partner  <b>Mr. VIPUL S NAGDA</b></p>		

<p><i>V.S.H</i></p>	<p><i>Santosh</i></p>	<p><i>Tejaswini</i></p>
<p><b>SAHAJ INFRA &amp; PROJECT LLP</b>                      By and through its partner  <b>VIPUL SHANTILAL NAGDA</b></p>	<p><b>Mr. SANTOSH V SHINDE</b></p>	<p><b>Mrs. TEJASWINI S SHINDE</b></p>



मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ  
(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND  
RECONSTRUCTION BOARD  
(A MHADA UNIT)

म्हाडा  
MHADA

**NO OBJECTION CERTIFICATE**

No.R/NOC/F-2674/ 4511 /M.B.R.& R. Board  
Dated:-  
**28 MAY 2019**

To,  
M/s. Sahaj Infra and Projects LLP (CA or PA Holder),  
A-61, Rajkamal Apartment,  
6<sup>th</sup> Floor, Rajkamal Lane,  
Parel, Mumbai - 400 012

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Sub :- Redevelopment of Property situated at C.S.No.225/10  
Matunga Divn., Plot No.285 of Dadar Matunga Estate  
Building No.5, bearing Cess No.FN/7383, situated at  
Bhavanji Arjankhimji Road, Matunga, Mumbai - 400 012  
known as "Park View".

Ref :- Your application dated 06.03.2019

With reference to the above subject matter and letter under reference  
"No Objection Certificate" is hereby granted for redevelopment of captioned  
property with FSI 3.00 or the FSI required for rehabilitation of existing  
occupiers plus 50% incentive FSI, whichever is higher, in accordance with the  
modified D.C. Regulation 33(7) and Appendix - III of this Regulation  
sanctioned by the Govt. in Urban Development Department Mantralaya vide  
Notification published in Govt. Gazette dated 25<sup>th</sup> January 1999, Notification  
No.TPB 4308/ 3224/ CR-268 /08/UD-11 dated 02<sup>nd</sup> March 2009 Notification  
No.TPB 4308/ 3224/CR-268 / 2008/A/UD-11 dated 21 May 2011, No. TPB  
4312/CR-5/2012/UD-11, dated 14.08.2013 and Notification No.TPB 4317/  
629/CR-118(III)/2017/ EP(DCPR) /UD-11 dated 21 September 2018 &  
Notification No.TPB 4317/ 629/CR-118(III) / UD-11, dated 12 November  
2018 on the following terms and conditions :

- 1) All the occupants of the old cess building and non-cess building  
structure (prior to 30.09.1969) as certified by M.B.R.& R. Board shall be  
re-accommodated in the redeveloped building on ownership basis free of  
cost. Each occupant shall be rehabilitated and given the equivalent carpet  
area as occupied by him for residential purpose in the old building subject  
to the minimum carpet area of 27.88 sq.mt. (300 sq.ft. fixed exclusive of  
free of FSI and fungible area) and/or maximum carpet area 120 sq.mt.  
(1292 sq.ft.). In case of non-residential occupier, the area to be given in  
the reconstructed building will be equivalent to the area occupied in the  
old building. Provided that if carpet area for residential purpose exceeds  
120.00 sq.mt. (1292 sq.ft.) the cost of construction shall be paid by  
occupant to the developer. The cost of construction shall be as per



Griha Nirman Bhavan Kalanagar, Bandra (E), Mumbai-400005  
Phone : 66045387, 66405318, 26590472  
Fax : (022) 26591397 / 0472 / 2058, Post Box No.8135

Ready Reckoner rate of that year. How  
sq.mt. (1292 sq.ft.) shall be considered  
considered for incentive FSI. In addition  
eligible for additional rehab carpet area  
modified DCR 33(7) dated 21.09.2018  
each eligible Residential cum Commercial  
tenement of minimum carpet area of  
the plans be got approved from M.B.R.&  
Notification dated 21.09.2018 & 12.1

- 2) The tenements in the reconstructed  
landlords / occupants' co-operative housing  
the list certified by the Mumbai Building  
In respect of any additional carpet area  
any provided to rehab tenants / occupants  
Duty, registration fees & all other taxes at  
prevailing rates of the Govt. by the competent  
4) The Transfer of Tenancy shall be governed  
DCR 33(7) which is also confirmed by  
07.07.2015 in Writ Petition No.14/2014  
2014 and also confirmed by Government  
dated 02.03.2017.

- 5) The NOC holder will have to pay towards  
towards structural repairs/proposed  
reconstruction scheme/land acquisition  
Accounts Officer (Zone-IV) /M.B.R.& R. Board  
copy of receipt of payment to this office  
of M.B.R.& R. Board for obtaining  
6) The plans of the proposed building  
six months from the date of issue of  
failing which right is reserved by the  
area certified by M.B.R.& R. Board  
occupant shall be clearly shown on  
Corporation.

- 7) The NOC holder will have to  
commencement of work and  
redevelopment scheme every 3 months  
Executive Engineer, "F/North" Division  
to this office. The Executive Engineer  
shall supervise the construction of  
tenants & surplus tenement in  
norms of building by laws & DCR  
condition No.6 should be strictly  
8) Recovery of cess shall be done  
Commencement Certificate by  
furnish the certificate from the

that the repair cess is paid upto that date, before demanding occupation certificate to the newly constructed building.

- 9) During the period of reconstruction, (i.e. till physically rehabilitation of tenants / occupants), it is obligatory and binding on the part of the NOC holder to provide temporary transit accommodation to the occupants of old building. Such Transit Camps if constructed with permission of MCGM on the same plot should be demolished within one month from the date of Occupation Certificate granted by M.C.G.M. for the reconstructed building.
- 10) If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right to cancel the NOC is reserved by M.B.R.& R. Board. However, M.B.R.& R. Board may grant extension on merit provided that NOC holder applies to M.B.R.& R. Board with reasoned justification.

- 11) (a) As per the prescribed percentage of the tentative surplus Built up Area as provided in the Table 3 & 4 of Schedule- III of the MHAD Act, 1976, an area admeasuring **Nil**, if the new building for sale is reconstructed for residential use only or **82.51m2** if the new building for sale is reconstructed for mixed use i.e. residential and commercial use (excluding rehab commercial), as per Table 1 & 2 of Schedule- III shall be made available to the M.B.R.& R. Board for accommodating the occupants in transit camps of cessed buildings which cannot be reconstructed, on payment of an amount as may be prescribed under MHAD Act, 1976. Provided that the area equivalent to the market value (as per ASR of that year) of area admissible as per the prescribed percentage of BUA to MHADA can be made available within the same or adjoining municipal ward of MCGM.

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- (b) As far as possible provision of tenements of 300.00sq.ft. to 350.00sq.ft. carpet area shall be made in the proposed building plans for handing over to this office on account of surplus Built Up Area if any to be surrendered to the Board.
- (c) The exact surplus built up area if any as prescribed in the III<sup>rd</sup> Schedule of MHAD Act-1976, shall be communicated to you after receipt of the plans duly approved by MCGM and the said surplus area shall be surrendered to M.B.R.& R. Board as per provisions of DCR 33(7) as amended from time to time.
- (d) The M.B.R.& R. Board reserves the right to modify the exact Surplus area as communicated above if the NOC holder amends the plans afterwards.
- (e) After communicating the exact surplus area to be surrendered to M.B.R.& R. Board as mentioned above 11(c), the NOC holder shall execute & register the agreement for surrendering the said surplus area to M.B.R.& R. Board within 30 days from the receipt of letter communicating the same and prior to issue of M.B.R.& R. Board's NOC for grant of obtaining Commencement Certificate above plan from MCGM.



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in replying please quote No. and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, 1925 as amended up to date.

No. P-2558/2019/ (225/10)/F/North/MATUNGA/IOD/1/New

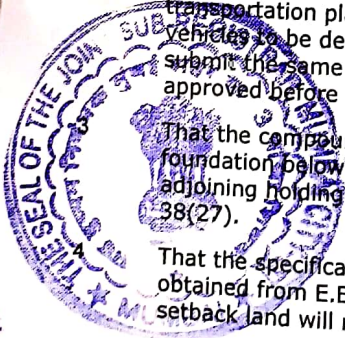
MEMORANDUM

To, SAHAJ INFRA AND PROJECT LLP A-61, 6th Floor, Rajkamal Apartment, Rajkamal Lane, Parel, Mumbai-400012

With reference to your Notice 337 (New), letter No. dated. 21/6/2019 the plans, Sections Specifications and description and further particulars and details of your Proposed redevelopment of property bearing C.S. No. 225/10 of Matunga division, Plot No. 225/10 - Matunga Estate, situated at Bhawanji Arjan Khimti Marg/ Matunga Station Road, Matunga, Mumbai-400 019.225/10 furnished to me under your letter, dated 21/6/2019. I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be issued before starting the proposed work.
2 That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, a transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them. They shall submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be approved before demolition of existing building or commencing any construction activity.
That the compound wall is not constructed on all sides of the plot clear of the road widening line and foundation below level of bottom of road side drain without obstructing the flow of rain water from adjoining holding to prove possession of holding before starting the work as per D.C. Regulation 38(27).



That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access to setback land will not be developed accordingly including providing street lights and S.W.D., the

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Vertical text on the right edge of the page, partially cut off, containing various conditions and clauses.



MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
No P-2558/2019/(225/10)/F/North/MATUNGA/FCC/1/Amend  
COMMENCEMENT CERTIFICATE

To,  
SAHAJ INFRA AND PROJECT LLP  
A-61, 6th Floor, Rajkamal Apartment, Rajkamal  
Lane, Parel, Mumbai-400012

Sir,

With reference to your application No. P-2558/2019/(225/10)/F/North/MATUNGA/FCC/1/Amend Dated 21 Jun 2019 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 21 Jun 2019 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 285 C.T.S. No. 225/10 Division / Village / Town Planning Scheme No. 2038 situated at Bhawanji Arjan Khimti Marg (Matunga Station Road) Road / Street in F/North Ward.

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1.	The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2.	That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3.	The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

- The Commencement Certificate / Building Permit is granted on the following conditions:-
- The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
  - That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
  - The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
  - This permission does not entitle you to develop land which does not vest in you.
  - This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
  - This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
    - The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
    - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
    - The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
  - The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Asst.Eng.(BP)City I A,F/N Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 29/9/2021



OF GREATER MUMBAI  
PLANNING ACT, 1966  
GA/FCC/1/Amend  
CATE

North/MATUNGA/FCC/1/Amend  
t Certificate under Section 44 & 45  
velopment and building permission  
Corporation Act 1888 to erect a building  
vision / Village / Town Planning Scheme  
Road) Road / Street in F/North West  
e following conditions:-

ack line/ road widening line shall be  
to be occupied or used or permitted  
ed.  
ain valid for one year commencing  
t vest in you.

extended period shall be in no case  
y subsequent application for fresh  
n Planning Act, 1966.  
er for Greater Mumbai if :-  
ted under this certificate is not  
oned plans.

any of the restrictions imposed by  
or not complied with.  
at the same is obtained by the  
d every person deriving title through  
t the development work in  
d Town Planning Act, 1966.  
cant but on his heirs, executors,  
title through or under him.  
F/N Ward Assistant Engineer  
s of the said Act.

Issue On : 30 Sep 2020

Valid Upto : 29 Sep 2021

Application Number :

P-2558/2019/  
(225/10)/F/North/MATUNGA/CC/1/New

Remark :

This C.C. is issued up to plinth level as per IOD dated 26.04.2020.

Approved By

Dinesh Naik

Executive Engineer

Issue On : 09 Apr 2021

Valid Upto : 08 Apr 2022

Application Number :

P-2558/2019/  
(225/10)/F/North/MATUNGA/FCC/1/New

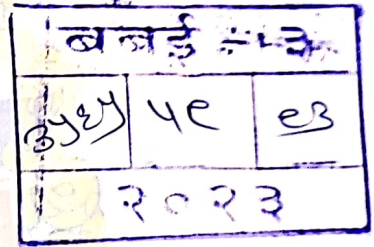
Remark :

This CC is extended further up to top of parking floor as per approved plan.

Approved By

Shri Sanjay R Nirmal A.E. (BP) City- V

Assistant Engineer (BP)



Issue On : 06 Dec 2021

Valid Upto : 29 Sep 2022

Application Number :

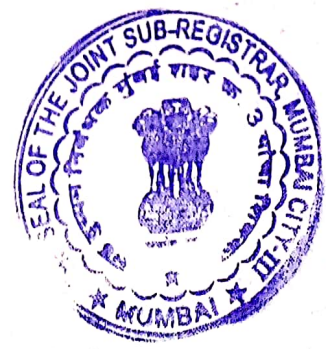
P-2558/2019/  
(225/10)/F/North/MATUNGA/FCC/1/Amend

Remark :

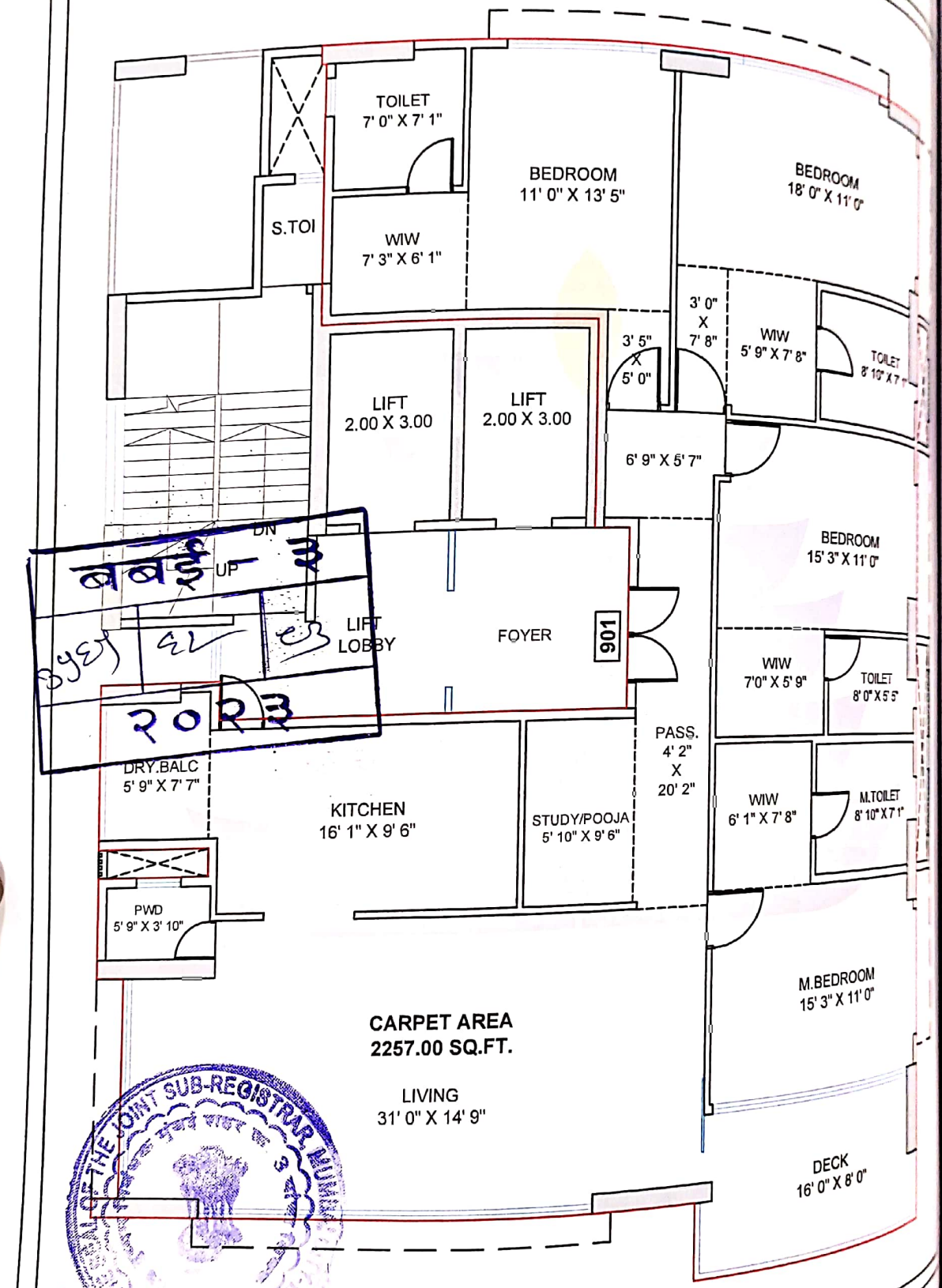
THIS CC IS ENDORSED AND EXTENDED UPTO TOP OF 17th FLOOR AS PER LAST AMMENDED PLAN DT.11.08.2021.

Page 2 of 3 On 06-Dec-2021

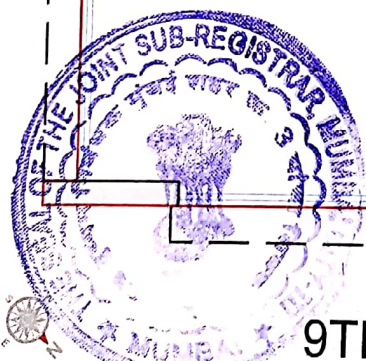
P-2558/2019/(225/10)/F/North/MATUNGA/FCC/1/Amend



# PARK VIEW



बवई - ३  
UP  
398/42  
2023



## 9TH FLOOR PLAN

*Handwritten signature/initials*

*Handwritten signature/initials*

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**SAHAJ**  
INFRA & PROJECT LLP

**LETTER OF ALLOTMENT**

Date: 11<sup>th</sup> August 2022

To,

Mr. SANTOSH VASANT SHINDE  
Mrs. TEJASWINI SANTOSH SHINDE  
3577, New Patil Vasahat  
Sadhana High School,  
Gadhinglaj, Kolhapur- 416502

**Sub: Allotment of flat no. 901 on 09<sup>th</sup> Floor of building "PARK VIEW"**

Dear Sir/Ma'am,

With respect to above mentioned subject we, M/s. SAHAJ INFRA & PROJECT LLP allot you flat no. 901 on 09<sup>th</sup> floor in our building Park View located on plot no. 285, Bhavanji Arjankhimji Road, Matunga (C.R), Mumbai- 400019 along with 2 (Two) Closed Car Parking Space.

Thanking you,

For SAHAJ INFRA & PROJECT LLP

V. S. Hajde

Partner

SAHAJ  
INFRA & PROJECT LLP

To:  
The Assistant General Manager  
State Bank of India  
RACPC, Mumbai

Dear Sir,

We, M/s. SAHAJ INFRA & PROJECT LLP (name of the builder), and here by certify that:

1. We have transferable rights to the property described below, which has been allotted by me/us to Shri. SANTOSH VASANT SHINDE & Smt. TEJASWINI SANTOSH SHINDE (name of the borrowers) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Sale Agreement dated \_\_\_\_\_ (herein after referred to as the "Sale document")

Description of the property	
Flat No./ House No.	901, 9 <sup>th</sup> Floor
Building No./Name	Park View
Plot No	285
Street No./Name	Bhavanji Arjankhimji Road
Locality Name	Matunga (C.R)
Area Name	Matunga (C.R)
City Name	Mumbai
Pin Code	400019

2. That the total consideration for this transaction is Rs. 18,00,00,000/- (Rupees Eighteen Crore Only) towards sale document and Rs.4,08,30,000/- (Rupees Four Crore Eight Lakhs & Thirty Thousand Only) towards Society Charges, One Year Maintenance & Society Entrance Fee, Parking Charges, Documentation & Legal Charges, Additional Civil Work and Amenities etc, Stamp Duty and other charges.



Registered office : A-61, 6th Floor, Rajkamal Apartment, Rajkamal Lane, Parel, Mumbai - 400012

Corporate office : 2/361 A, Gr. Floor, Tambe Building, Dr. B. A. Road, Kings Circle, Matunga, Mumbai - 400 019  
Tel.: 2418 5355 / 2418 5356 • E-mail: sahajdevelopers@gmail.com