

322/15873

Friday, October 14, 2022

12:06 PM

पावती

Original/Duplicate

P. Adm.

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 17856

दिनांक: 14/10/2022

गावाचे नाव: वांद्रा

दस्तावेजाचा अनुक्रमांक: वदर1-15873-2022

दस्तावेजाचा प्रकार: कन्फर्मेशन डीड

नाम करणाऱ्याचे नाव: जितेंद्र शांतीलाल जैन -----लिहून घेणार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4400.00

पृष्ठांची संख्या: 220

एकूण:

रु. 34400.00

आपणाम मूळ दस्त (अवतल प्रिंट) मूची-२ अंदाजे

12:18 PM ह्या वेळी मिळेल.

S. Samdy
दुय्यम निबंधक, अंधेरी-१

स. सुभाष निबंधक, अंधेरी-१,

मुंबई उपकार जिल्हा

वाजा मूल्य: रु. 4651614 /-

मावदना रु. 6925000/-

भरलेले मुद्रांक शुल्क : रु. 277250/-

1) दयकाचा प्रकार: DHC रक्कम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1310202207334 दिनांक: 14/10/2022

बँकेचे नाव व पत्ता:

2) दयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1310202207158 दिनांक: 14/10/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1310202207242 दिनांक: 14/10/2022

बँकेचे नाव व पत्ता:

4) दयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007367906202223M दिनांक: 14/10/2022

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON

14/10/2022

Sitendra S. Jain



02/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 15873/2022

नोंदणी :

Regn.63m

गावाचे नाव : बांद्रा

| | |
|--|---|
| (1) विलेखाचा प्रकार | कन्फर्मेशन हीट |
| (2) मोबदला | 6925000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 4651614 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1212, माळा नं: 12, इमारतीचे नाव: प्रमात दर्शन, ब्लॉक नं: व्हिलेज बांद्रा पूर्व जवाहर नगर, रोड : गोलिबर रोड खर पूर्व, इतर माहिती: मुळ करारनामा दस्त दि 30/12/2020 रोजी निष्पादीत झाला असुन सदर दस्त अभिनीर्णीत असुन मा मुद्रांक जिल्हाधिकारी अंधेरी यांना अभिनीर्णय क्र IMP/1100900/133/2022 दि 27/04/2022 अभिनीर्णीत करुण मु शू रु 138500/- वमुल केले आहेत .सदर करारनामा दस्ताचे गान्यतापत्र .कमी असलेले मु शू रु 277250/- व नोंदणी फी रु 30000/- वमुल केली आहे(दस्तास जोडण्यात आलेले सहपत्र नोंदवीण्यात आले नाही)((C.T.S. Number : 255 ;)) |
| (5) क्षेत्रफळ | 1) 27.00 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:-गजराज डेव्हलपर्स तर्फे भागीदार रमाकांत रामचंद्र जाधव तर्फे मुखत्यार शैलेश आजगांवकर—लिहून देणार वय:-; पत्ता:-प्लॉट नं: 26, माळा नं: 3, इमारतीचे नाव: ऑनलुकर बिल्डिंग , ब्लॉक नं: फोर्ट मुंबई, रोड नं: सर पी एम रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-AAFFG1081J 2): नाव:-शिवालीक व्हॅचर्स प्रा. व्हेट लिमिटेड तर्फे संचालक प्रकाश व आजगांवकर तर्फे शैलेश आजगांवकर — लिहून देणार वय:-; पत्ता:-प्लॉट नं: 00, माळा नं: तळ, इमारतीचे नाव: जे व्ही हाउस, ब्लॉक नं: प्लॉट नं.746 दादर पश्चिम मुंबई, रोड नं: डी एस बाबारेकर मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AALCS7683R 3): नाव:-जितेंद्र शांतीलाल जैन — लिहून घेणार वय:-33; पत्ता:-प्लॉट नं: 00, माळा नं: तळ, इमारतीचे नाव: माणिक चंद चाळ , ब्लॉक नं: विरुद्ध कृष्णा केमिस्ट जवाहर नगर , रोड नं: गोलिबर रोड खर पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ANXPJ1157B |
| (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 06/09/2022 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 02/01/2023 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 15873/2022 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 277250 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- Affidavit



दस्तासोबत सुची II दिली



DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION made at Mumbai on 05 day of September, 2022.

BETWEEN

MR. JITENDRA SHANTILAL JAIN, (PAN No. - ANXPJ1157B) an adult, Indian Inhabitant, having address at Manikchand Chawl, Opp. Krishna Chemist, Jawahar Nagar, Khar East, Mumbai 400051, hereinafter referred to as "**THE PURCHASER/ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators, and assigns) of the **One Part**;

AND

SHIVALIK VENTURES PVT. LTD. (CIN No. - U45202MH2008PTC180356) (PAN No. - AALCS7683R) a company duly registered under the Companies Act 1956, having its registered office at Ground Floor, J V House, Plot No.746, D. S. Babrekar Marg, Dadarwest, Mumbai - 400 028, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) and **M/S. GAJRAJ DEVELOPERS (PAN No. - AAFFG1081J)** a Partnership Firm duly registered under the Indian Partnership Act 1932, having its registered office at 26, Onlooker, Third Floor, Sir P. M. Road, Fort, Mumbai - 400 001, and hereinafter collectively referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of Partnership Firm it's partners, their respective heirs, executors and administrators) of the **Second Part**;

WHEREAS:=

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Jitendra S. Jain

(a) The parties hereto have executed "**ARTICLES OF AGREEMENT**" dated **31ST DECEMBER, 2020** to purchase from promoter Flat bearing No. **1212** on the **12th** floor of "**B**" wing, admeasuring approximately **291.00 sq. feet carpet area** equivalent to **27.00 sq. meters of carpet area** in the newly constructed building known as "**PRABHAT DARSHAN**", situated at land bearing CTS. No.255, 255/1 to 255/36 of Village Bandra (East), Taluka Andheri, Mumbai suburban District, and more particularly described in the Schedules annexed hereto and marked as ANNEXURES "A" hereunder written and the same is more particularly stated in the first and second schedule there under written and for the consideration and on the terms and condition set out therein.

(b) Due to paucity of the time, the said "**ARTICLES OF AGREEMENT**" dated **31ST DECEMBER, 2020** remained lodged for registered which the parties hereto are now desirous of registering and thus the parties hereto have also agreed to execution this Deed of Confirmation as appearing hereinafter.

NOW THIS DEED OF CONFIRMATION WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The parties hereto confirm the execution of the "**ARTICLES OF AGREEMENT**" dated **31ST DECEMBER, 2020** to purchase from promoter Flat bearing No. **1212** on the **12th** floor of "**B**" wing, admeasuring approximately **291.00 sq. feet carpet area** equivalent to **27.00 sq. meters of carpet area** in the newly constructed building known as "**PRABHAT DARSHAN**", situated at land bearing CTS. No.255, 255/1 to 255/36 of Village Bandra (East), Taluka Andheri, Mumbai suburban District, more particularly described in the Schedule hereunder written and the original whereof hereto is annexed and marked "A".

2. The parties hereto confirm that the said "**ARTICLES OF AGREEMENT**" dated **31ST DECEMBER, 2020** is valid, binding and subsisting and confirm all terms and conditions of the "**ARTICLES OF AGREEMENT**" dated 31ST DECEMBER, 2020.

DECEMBER, 2020. 220
94503 6

IN WITNESS WHEREOF the parties hereto set their hand and seal on the **_____** day of **_____** month of **_____** year hereinabove mentioned.

A

IX

Hendya S. Jais

SCHEDULE ABOVE REFERRED TO

Description of the Property

Firstly:

All that piece and parcel of land bearing CTS. Nos. 255, 255/1 to 255/36 admeasuring 1316.10 sq.mtrs of village Bandra (East), Taluka Andheri, Mumbai Sub-urban District, within the limit of Mumbai Municipal Corporation and falling in "H" East ward situated at Jawahar Nagar, opp. Railway Bridge, Khar (East), Mumbai . The said Property is bounded as follows:

North : By CTS No.207

South: By CTS No.254

East: By CTS No.253

West: By CTS No.256

Secondly:

All that piece and parcel of land bearing City Survey Number 256, 256/1 to 24, and City Survey Number 257 and 257/1 to 7 in aggregate admeasuring 571.00 square meters as per property card and admeasuring 582.10 sq.mtrs as per Agreement for Development dated 15 January 2006 of village Bandra East, Taluka Andheri, Mumbai Suburban District within the limit of Mumbai Municipal Corporation and falling in "H" East ward situated at Jawahar Nagar, opp. Railway Bridge, Khar (East), Mumbai The said Property is bounded as follows:

North: By CTS No.207

South: By CTS No.255

East: By CTS No.255

West: By 13.40 DP Road



Handwritten signature and initials, possibly 'XG' and 'A', with a large 'X' mark.

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Handwritten signature: Jitendra J. Jain



SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/3009/HE/PL/AP

Date: - 2 AUG 2022

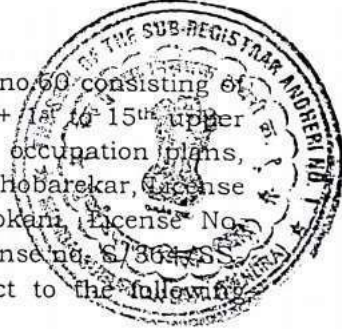
To,
Shri. P. P. Khobarekar,
M/s. Paarshad & Associates,
Room no 7, 2nd Floor Mangesh Bahavan,
D.L. Vaidya Road Dadar (West),
Mumbai- 400 028.

Sub. : Grant of part Occupation Certificate to Composite Building No. 60 in the S. R. Scheme on land bearing C.T.S. Nos. 255, 256 & 257 of Village Bandra (E), at Golibar, Santacruz (E) in H/East Ward, Mumbai - 400 055 for "Pragati Mandal CHS Ltd. and 50 other societies.

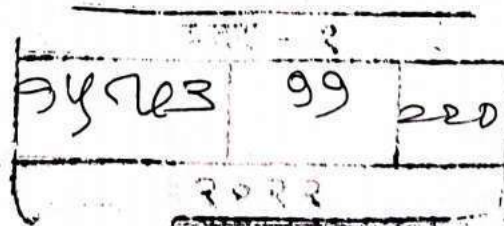
Ref. : Application submitted by Architect dated 17/06/2022.

Sir,

The part development work of Composite building no. 60 consisting of wing 'A' and 'B' comprising of Ground (Pt.) + Stilt (Pt.) + 1st to 15th upper floors on above referred land, & hatched lines on the occupation plans, completed under the supervision of Architect Shri. P.P. Khobarekar, License No. CA/85/8933, Structural Engineer Shri. Vatsal Gokani, License No. STR/G/105 and Site Supervisor Shri. Dilip Sharma, License no. S/364755 I) as shown in hatched lines may be occupied subject to the following conditions.



1. That this part occupation permission is granted to the completed wing 'A' & 'B' comprising of Ground (Pt.) + Stilt (Pt.) + Entrance lobby + staircase lobby + lift lobby + 1st to 15th upper floor of Composite building No. 60 i.e. 71 nos. rehab tenements, along with 01 Balwadi, 01 Welfare Center, 02 Society Offices & 59 Sale Residential as shown in the plans.
2. That all remaining conditions of LOI & Layout conditions shall be complied with before requesting for full occupation to the last Sale
3. That the changes proposed shall be shown on canvas plan at the time of submitting BCC.

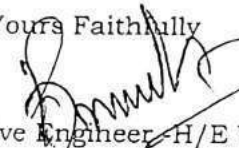


944

4. That the balance work of construction of compound wall shall be completed before requesting for occupation permission to the last Sale building in the layout.
5. That you shall pay all dues under infrastructural development charges and any other payment, deposit etc. at respective stages.
6. That the certificate under Section 270A of MMC, Act shall be obtained from A.E.(WW)-H/East ward and a certified copy of the same shall be submitted to this office.
7. That the possession of Rehabilitation tenements shall be given to the eligible slum dwellers as per allotment done by Assistant Register (SRA).
8. That you shall handover the balwadis to women and child-welfare department, Government of Maharashtra.

A set of certified completion plans is returned herewith as a token of approval.

Yours Faithfully


Executive Engineer - H/E Ward
Slum Rehabilitation Authority



REG - ?

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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 : **P51800002608**

Project: **PRABHAT DARSHAN** Plot Bearing / CTS / Survey / Final Plot No.: 255, 255 1 to 36, 256, 256 1 to 24, 257, 257 1 to 7 at Andheri, Andheri, Mumbai Suburban, 400055;

1. **Shivalik Ventures Private Limited** having its registered office / principal place of business at Tehsil. **Ward GNorth** District: **Mumbai City, Pin: 400028.**

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 for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 6.

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 receipts of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **02/08/2017** and ending with **30/12/2022** 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 V. Pramanand Prabhu
(Secretary, MahaRERA)
Date: 11-06-2020 10:46:18

Dated: 18/05/2020
Place: Mumbai

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

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सहपत्र नोंदण्यात आले नाही

"This certificate is issued as per provisions of Bombay Stamp Act 1958. Provided that if this adjudicated instrument is presented before the assessing authority for stamping authority will not take any action."

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made and entered into at Mumbai this 30th day of December in the Christian year Two Thousand Twenty

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| २०२२ | | |

SHIVALIK VENTURES PVT. LTD. (CIN No.U45202MH2008PTC180355) (PAN AALCS7683R) a Company duly registered under the Companies Act, 1956 having its registered office at Ground Floor, JV House, Plot No. 746, D. S. Babrekar Marg, Dadar (W), Mumbai-400028 (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include its successors and assigns) and **M/S. GAJRAJ DEVELOPERS** (PAN AAFFG1081J) a Partnership Firm duly registered under the Indian Partnership Act, 1932 registered office at 26 Onlooker Building, 3rd floor, Sir P.M.Road, Fort, Mumbai-400001 and hereinafter collectively called "PROMOTER" (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include in case of Partnership firm it's Partners, their respective heirs, administrators) of the One Part;



Area = 27 sq.mt Rove Carpet
 PV = Rs. 69,25,000/-

AND

MR. JITENDRA SHANTILAL JAIN (PAN - ANXPJ1157B), having address at Manikchand Chawl, Opp. Krishna Chemist, Jawahar Nagar, Khar East, Mumbai 400051, hereinafter referred to as the "PURCHASERS/ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the Second Part;

Case No. Cert.
 No. IMP/110090/133/2022
 Date 27-12-2022
(1385951)
 with which this instrument is chargeable under article 25(b) of Schedule I already paid. Therefore certified under section 41 of Bombay Stamp Act, 1958 that instrument is duly stamped.

१) मु.शु.क. 1,38,500/- चा भरणा स.दु.नि. अधीने कु. 22व्या कालिदास मि.र. एलक.क. 114009346007 202021 ए. द. 30-12-2020 अवघे नोंदण्यात आला.

This certificate is subject to the provisions of sec. 52-A of Bombay Stamp Act, 1958.
 Place Mumbai
 Date

Jitendra S. Jain
 Collector of Stamps
 Auditor

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Property)

Firstly:

All that piece and parcel of land bearing CTS. Nos. 255, 255/1 to 255/36 admeasuring 1316.10 sq.mtrs of village Bandra (East), Taluka Andheri, Mumbai Sub-urban District, within the limit of Mumbai Municipal Corporation and falling in "H1 East ward situated at Jawahar Nagar, opp. Railway Bridge, Khar (East), Mumbai . The said Property is bounded as follows:

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Secondly:

All that piece and parcel of land bearing City Survey Number 256, 256/1 to 24, and City Survey Number 257 and 257/1 to 7 in aggregate admeasuring 571.00 square meters as per property card and admeasuring 582.10 sq.mtrs Agreement for Development dated 15 January 2006 of village Bandra East, Taluka Andheri, Mumbai Suburban District within the limit of Mumbai Municipal Corporation and falling in "H1 East ward situated at Jawahar Nagar opp. Railway Bridge, Khar (East), Mumbai The said Property is bounded as follows:

North: By CTS No.207


South: By CTS No.255

East: By CTS No.255

West: By 13.40 DP Road



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| बंदर - १ | | |
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Jitendra S. Jain 



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THE SECOND SCHEDULE ABOVE REFERRED TO

Description of the Common/Limited common areas and facilities;

- 1) 3 nos of automatic passenger elevator
- 2) Backup generator for lift, staircase and lobby
- 3) Two Society offices
- 4) Fire fighting system
- 5) Earthquake resistant RCC design
- 6) Rainwater Harvesting
- 7) Land scaping
- 8) Balwadi
- 9) Welfare Center
- 10) Common areas like entrance lobby lifts, staircase, common passage le
Apartment, top terrace, water tanks, 8% amenity space in layout, periphe
space etc.



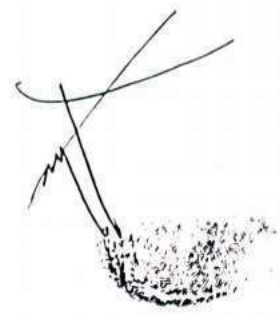
Jitendra S. Jan

बंदर - १

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| 9403 | 929 | 220 |
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SIGNED AND DELIVERED)
 By the within named Promoter)
SHIVALIK VENTURES PVT. LTD.)
 Through its Authorized Signatory)
Mr. PRAKASH VASANT AJGAONKAR)
 duly authorised vide its Board Resolution)
 dated _____)

[Signature]
 Bhavana S Jain



M/S. GAJRAJ DEVELOPERS through)
 Its Partner)
MR. RAMAKANT RAMCHANDRA JADHAV)

[Signature]



In the presence of...)

1. *[Signature]*
 Bhavana S Jain
 2.



SIGNED AND DELIVERED by the)
 Within named Purchaser)
MR. JITENDRA SHANTILAL JAIN)

[Signature] x Jitendra S. Jain

In the presence of...)

1. *[Signature]*
 Bhavana S Jain
 2.

| | | |
|---------|-----|-----|
| बदर - ९ | | |
| 94403 | 922 | 220 |
| २०२२ | | |

