



08/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्त क्रमांक : 11158/2023

नोदणी :

Regn 63m

गावाचे नाव : कादिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	26713600
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18243585.5
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र.5102.51 वा मजला, सिध्दा - सीबुक बिल्डींग, शंकरपाडा डहाणूकरवाडी, लिफ्टिंग रोड, कादिवली पश्चिम मुंबई येथील सदनिकेचे क्षेत्रफळ 1008 चौ.फुट कार्पेट मोबत एक कार पार्किंग स्पेस अंडर ऑटोमेटेड मल्टीलेव्हल कार पार्किंग सिस्टम इन पोटियम लेव्हल (Survey Number : सर्वे नं. 34 हिस्सा नं. 6, संबंधित सि.टी.एस. नं. 819/ए आणि 819/बी, सर्वे नं. 47 हिस्सा नं. 8 संबंधित सि.टी.एस. नं. 817(पार्ट), सर्वे नं. 47 हिस्सा नं. 9 संबंधित सि.टी.एस. नं. 818(पार्ट), सर्वे नं. 33 हिस्सा नं. 12 संबंधित सि.टी.एस. नं. 850(बी), सर्वे नं. 33 हिस्सा नं. 15 संबंधित सि.टी.एस. नं. 855, सर्वे नं. 34 हिस्सा नं. 10 संबंधित सि.टी.एस. नं. 859 (पार्ट) :)
(5) क्षेत्रफळ	1) 103.04 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करत देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मे. ब्रिजेश रियल्टर्स अँड डेव्हलपर्स एल.एल.पी. वॉके भागीदार म्हुणुत सम्यक सी. जैन यांचे वॉके हू मू म्हुणुत कडुलीजवाबासाठी इशियाक अहमद अब्दुल बहीद अन्सारी . वय:-40, पत्ता:-प्लॉट नं. ऑफीस नं. 173/174, माळा नं. , इमारतीचे नाव: सेजल एंकास, ब्लॉक नं. एस.व्ही रोड, रोड नं: कादिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AAQFB1513R
(8) दस्तावेज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- जितेश भगवानदास मकवाना - - वय:-35; पत्ता:-प्लॉट नं: सदनिका क्र. 101, माळा नं. -, इमारतीचे नाव: श्री पारस दर्शन को. ऑप. हौ. सो. लि. , ब्लॉक नं: संभव मोटर्स समोर, रोड नं: कादिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AQZPM1035G 2) नाव:- भगवानदास जेठालाल मकवाना - - वय:-70; पत्ता:-प्लॉट नं: सदनिका क्र. 101, माळा नं. -, इमारतीचे नाव: श्री पारस दर्शन को. ऑप. हौ. सो. लि. , ब्लॉक नं: संभव मोटर्स समोर, रोड नं: कादिवली प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AABPM1801C 3) नाव:- बीजल जितेश मकवाना - - वय:-34; पत्ता:-प्लॉट नं: सदनिका क्र. 101, माळा नं. -, इमारतीचे नाव: श्री पारस दर्शन को. ऑप. हौ. सो. लि. , ब्लॉक नं: संभव मोटर्स समोर, रोड नं: कादिवली प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-CFPCPS4936L
(9) दस्तावेज करत दिल्याचा दिनांक	08/09/2023
(10) दस्त नोदणी केल्याचा दिनांक	08/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	11158/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1602900
(13) बाजारभावाप्रमाणे नोदणी 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.



दस्तासोबत सुची क्र. II

खरी प्रत

सह. दुय्यम निबंधक बोरीवली क्र. 9,
मुंबई उपनगर जिल्हा.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202309068655	06 September 2023 07:13:07 PM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	70-कादीवली बोरीवली				
उप मूल्य विभाग	भूभाग उत्तरेस 90 फुट वि यो रस्ता पूर्वे व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड				
सर्व्हे नंबर /न भू क्रमांक	सि टी एस नंबर#859				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
67730	143500	165024	186400	143500	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	13.04 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	-आर सी सी	मिळकतीचे वय-	0 TO 2/9	बांधकामाचा दर -	Rs. 30250/-
उद्दवाहन सुविधा-	आहे	मजला -	3rd floor And Above		
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 120% apply to rate= Rs.172200/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((172200-67730) * (100 / 100)) + 67730) = Rs.172200/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 172200 * 103.04 = Rs.17743488/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (143500 * 25/100) = Rs.500097.5/-				
Applicable Rules	- 10,4.1G				
एकत्रित अंतिम मूल्य					
मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेजनाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ					
= A + B + C + D + E + F + G + H + I + J = 17743488 + 0 + 0 + 0 + 500097.5 + 0 + 0 + 0 + 0 + 0 = Rs.18243585.5/-					

Handwritten signature and date: 06/9/2023



बंरल - ९/		
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२०२३		



CHALLAN
MTR Form Number-6



GRN	MH007754944202324E	BARCODE			Date	06/09/2023-15:31:43	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9			Full Name	JITESH BHAGWANDAS MAKWANA			
Location	MUMBAI			Flat/Block No.	5102			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	SIDDHA SEABROOK			
0030045501	Stamp Duty	1602900.00		Area/Locality	KANDIVALI MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 6 7			
				Remarks (If Any)	SecondPartyName=BRIZEAL REALTORS AND DEVELOPERS LLP-			
				Amount In	Sixteen Lakh Thirty Two Thousand Nine Hundred Rupees Only			
Total			16,32,900.00	Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	69103332023090617590	2827174342		
Cheque/DD No.			Bank Date	RBI Date	06/09/2023-15:32:15	Not Verified with RBI		
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9898989898

बरल - ९/		
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बरल - ९/		
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THIS AGREEMENT FOR SALE made at Mumbai this 8th day of Sept in the Christian Year Two Thousand Twenty Three (2023) BETWEEN BRIZEAL REALTORS & DEVELOPERS 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;

[Handwritten Signature]

AND

[Handwritten Signature]

[Handwritten Signature]

Bejal

MR. JITESH BHAGWANDAS MAKWANA AND MR. BHAGWANDAS JETHALAL MAKWANA AND MRS. BIJAL JITESH MAKWANA residing/ having address at 101, Shri Paras Darshan CHS. Ltd., Opp. Sambhav Motor, Kandivali West, Mumbai - 400067, 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:

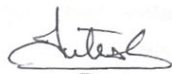
a. (i) One Raghunath Sadashiv Patil was the Original Owner of an agricultural land bearing Survey No.47, Hissa No.8, admeasuring 4 ¼ Gunthas and as per the Kami Jast Patrak, the said Survey No. 47, Hissa No.8, is given the corresponding C.T.S.No.817 of Village Kandivali, Taluka Borivali Mumbai Suburban District Mumbai and having an area admeasuring 413.1 sq. meters, as per property card (hereinafter referred to as the said **First Land**).

(ii) As recorded in the Mutation Entry No. 342, the said Raghunath Sadashiv Patil died on 23rd November, 1939 and the name of his son namely, Atmaram Raghunath Patil was entered in the Record of Rights of the said First Land.

(iii) As recorded in the Mutation Entry No.1157, the said Atmaram Raghunath Patil died on 28th October, 1961 leaving behind him his wife namely, Annapurnabai Raghunath Patil and two sisters namely, Gulab Raghunath Patil and Kesar Krushnarao Kadwe as his only legal heiresses and accordingly their names were entered in the Record of Rights of the said First Land.

वरल - १/	
१११५	(iv) As recorded in the Mutation Entry No.1159, the said First Land was acquired by the Mumbai Municipality Industrial Estate vide an Award bearing No.85/30 /३१९६२ in Case No.LAQ/102/53 and accordingly name of Mumbai Municipality Industrial Estate was entered in the Record of Rights of the said First Land.

(v) The Property Card in respect of the said First Land also stands in the name of Mumbai Mahanagar Palika.







Bijal

aaa. Under Section 13 of the said Act, the Promoters are required to execute a written agreement for sale in respect of the said Premises (as hereinafter defined) with the Purchaser/s, being in fact these presents and also to register the said agreement under the Indian Registration Act, 1908.

bbb. The Purchaser/s has/have thus requested the Promoters to sell to the Purchaser/s a Flat/ Flat with attached terrace and/or other premises bearing No. 5102 on the 51st Floor admeasuring 1008 sq. ft. carpet area as defined under section 2(k) of the said Act, with the right to use **One Car Parking** space under automated multilevel car parking system in Podium levels in the sale building known as "SIDHA – SEABROOK" and to be constructed on the said Lands and more particularly shown and surrounded by RED colour boundary lines on the floor plan annexed hereto and marked as Annexure-8 (hereinafter the said Flat/ Flat with attached terrace and/or other premises and Parking space under automated multilevel car parking system in Podium levels, are collectively referred to as the "said Premises").

ccc. The Purchaser/s has/have entered into this Agreement with full knowledge of all the terms and conditions contained in the documents, papers, plans and other schemes, etc., recited and referred to above.



ddd. Relying upon the declarations and agreements herein contained, the Promoters have agreed to sell to the Purchaser/s the said Premises at the lump sum price of Rs.2,67,13,600/- (Rupees Two Crore Sixty Seven Lakh Thirteen Thousand Six Hundred Only) after deducting therefrom the TDS @ 1% as per the prevalent provisions of the Income Tax Act, 1961 as amended upto date which comes to Rs. 2,64,46,464/- (Rupees Two Crore Sixty Four Lakh Forty Six Thousand Four Hundred and Sixty Four Only) and on the terms and conditions hereinafter appearing.

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NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The recitals hereinabove shall form an integral part of this Agreement as if the same are incorporated herein verbatim in the operative part hereof and to be interpreted and construed and read accordingly.

Intest
BR

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S/in

B103 R9A e =



SLM REHABILITATION AUTHORITY

Administrative Building, Anant Panakar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/3879/RS/ML & PL/AP

COMMENCEMENT CERTIFICATE

SALE BLDG. NO. 3

16 MAR 2017

TO THE APPLICANTS
M/s. Bhilraj Realtors & Developers LLP,
173/174, Sezal Enclave,
2nd floor, Opp. Bala Showroom,
S.V. Road, Kandivall (West),
Mumbai-400 067.

With reference to your application No. 2026 dated 19/09/2015 for Development Permission and grant of Commencement Certificate under section 44 & 53 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and parking permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. CTS No. 818(pt.) & 819(pt.) with amalgamation of adjoining plot bearing CTS No. 817(pt.), 819B(pt.), 850B(pt.), 855(pt.) & 859(pt.)

of village: Kandivall
ward: R/S Skaters: Kandivall (W), Mumbai.

The Commencement Certificate Building Plans are granted subject to compliance of mentioned in LOI
UR No. SRA/ENG/874/RS/ML/PL/LWI dt. 09/03/2017
IDA UR No. SRA/ENG/3879/RS/ML & PL/AP dt. 10/03/2017
and on following conditions:

- The land vacated in consequence of enforcement of the setback line shall form part of the Public Street.
- That no new building or part thereof shall be erected or allowed to be occupied or used or permitted to be used by any reason until special permission has been granted.
- The Commencement Certificate and permission shall remain valid for one year from the date of its issue. However the construction work should be completed within three months from the date of its issue.
- This permission does not entitle the applicant to use any land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced the 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.
- The Certificate is liable to be revoked by the C.E.O. (SRA) if:
 - The development work is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the conditions stipulated in the same is granted subject to the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) 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 developmental work in contravention of section 43 and 46 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 C.E.O. (SRA) has appointed SHRI A.P. JITHVAJ
Executive Engineer in exercise of powers and functions of the Planning Authority under section 48 of the Act.

This C.C. is granted for work upto podium level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA) - 2
CHIEF EXECUTIVE OFFICER
(SLM REHABILITATION AUTHORITY)



SEA/ENG/3879/RS/ML & PL/AP = 9 APR 2018

This C.C. is re-endorsed as per Amended plans
issued on dated 05/04/2018.

SEA/ENG/3879/RS/ML & PL/AP

This C.C. is extended upto Gr. + 1st + 8th to 21st upper floors
as per the latest approved amended plans dtd. 05/04/2018.

SEA/ENG/3879/RS/ML & PL/AP

This C.C. is further extended from 22nd to 25th upper
floors with brick & masonry work & R.C.C frame work from 26th
upper floors to the full extent of IQA granted (i.e. 43rd upper
floor) to the said plot nos. as per the approved amended plans
dated 05/04/2018.

SRA/ENG/3879/RS/ML & PL/AP

This C.C. is re-endorsed as per amended plans dated 20.08.2020

SEA/ENG/3879/RS/ML & PL/AP

This C.C. is re-endorsed as per approved amended plans
dated 30/08/2021.

Executive Engineer
Slum Rehabilitation Authority

13 NOV 2018

Executive Engineer
Slum Rehabilitation Authority

11 AUG 2020

Executive Engineer
Slum Rehabilitation Authority

20 AUG 2020

Executive Engineer
Slum Rehabilitation Authority

- 2 SEP 2021

Executive Engineer
Slum Rehabilitation Authority

996
2020
13 NOV 2018
11 AUG 2020
20 AUG 2020
- 2 SEP 2021

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Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
 [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Siddha Seabrook, Plot Bearing / CTS / Survey / Final Plot No.: 817/818/819A/819B/850B/855/859 at Borivali, Borivali, Mumbai Suburban, 400067*; registered with the regulatory authority vide project registration certificate bearing No P51800008859 of

1. M/S Brizeal Realtors & Developers Llp having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.*

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

- 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rights 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 scheduled 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 (1) of sub-section (2) of section 4 read with Rule 5;
- The promoter shall deposit the amount to be realised hereinafter by me/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 receivable of the project is less than the estimated cost of completion of the project.
- The registration shall be valid up to **29/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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.

Dated: 20/03/2023
Place: Mumbai

Signature valid
 Signature  Authorized Officer
 Maharashtra Real Estate Regulatory Authority