

11/05/2023

मूची क्र.2

दुय्यम निबंधक मद्र.दु.नि. कुलां 2

दस्तावेज क्रमांक 8594/2023

नोंदणी

Regn 63m

गावाचे नाव : हरियाली

(1) विलयाचा प्रकार	कगनामा
(2) नावदस्ता	6654095
(3) वाजाराभाव (भाडपट्ट्याच्या वावनिनामदस्ताकर आकारणी देतो की पट्टेदार ने तसुद कराव)	62894:3.57
(4) नु-भागन, पॉटरींग्या व चक्रमांक (अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदतिका नं: 2005, भाळा नं: 20 का मजला इमारतीन नाव विम्ना मिर्दास, अर्जाक नं: कन्नमवार नगर 2, रोड : विक्कोळी पुर्व मुंबई 400083, इतर माहिती, मद्रनिबंधक पत्रक संक्रमांक 400 ची फुट रेरा एपेंड (C.T.S Number : 356(PT) :)
(5) क्षेत्रफळ	1) 40.89 चौ.मीटर
(6) आकारणी किंवा इरी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/विहम टिकणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा इक्मनामा किंवा अदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1) नाव -मेगसे पद्मलक्ष्मी इन्स्टीटम एवाणवणी चे पॉर्टमर राणु रॉय - तफे मुख्यालय रिनेश कुमार अणु वधुदे वय:-50, पत्ता:-प्लॉट नं: 604, भाळा नं: - इमारतीचे नाव: सेटम, अर्जाक नं: मन्वार मद्रद इन्स्टीटम जवळ, ऑप रेरा लंडे। 2) नाव -मेगसे पद्मलक्ष्मी इन्स्टीटम एवाणवणी चे पॉर्टमर चित्तय पादुरंग भोसले तफे मुख्यालय रिनेश कुमार अणु वधुदे वय:-50, पत्ता:-प्लॉट नं: 604, भाळा नं: - इमारतीचे नाव: सेटम, अर्जाक नं: मन्वार मद्रद इन्स्टीटम जवळ, ऑप रेरा लंडे। पत्ता इरी मेक, बानाडे इन्स्टीट, रोड नं: ठाणे, महाराष्ट्र, ठाणे, पिन कोड -400604 पत्ता नं:-ABAFP2557L
(8) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा इक्मनामा किंवा अदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव:-भानुकर आवाजी मालवे वय:-54; पत्ता:-प्लॉट नं एणक-1, रूम नं 276, भाळा नं:- इमारतीचे नाव: वेण्यार्डी अपार्टमेंट अर्जाक नं: सेक्टर नं. 16, रोड नं: पणेोली, नवी मुंबई, महाराष्ट्र, ठाणे, पिन कोड -400708 पत्ता नं:-AUGPS5185E
(9) दस्तऐवज करून दिल्याचा दिनांक	11/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	11/05/2023
(11) अनुक्रमांक, लड व पट्ट	8594/2023
(12) वाजाराभावाप्रमाणे मुद्राक शुल्क	399300
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	



मुद्रांकदस्ताची किंवा नु-भागनेला नु-भागीत :-

मुद्रांक शुल्क आकारणा ना निबटलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

सुलभ व्यवहारासाठी नागरिकांचे मक्षमीकरण
दस्तऐवज नोंदणीनेतून मिळकत पत्रिका/ कर नोंदवरी अद्ययावन करणे गरजेचे आहे.
या व्यवहाराचे त्रिवरण पत्र ई-मेल द्वारे मुंबई महानगरपालिकेक पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 11/05/2023) toMunicipal Corporation of Greater Mumbai.

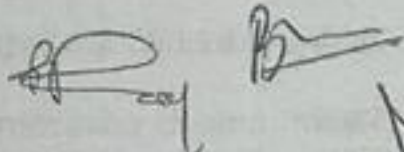

No need to spend your valuable time and energy to submit this documents in person.


(Signature)
सह दुय्यम निबंधक कुलां-२
मुंबई उपनगर जिल्हा.

करल - २		
८५९४	४	९००
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AGREEMENT FOR SALE

This Agreement made at Mumbai this 11th day of May'2023 between M/S. Padmalaxmi Estates LLP  a Limited Liability Partnership Firm, having PAN ABAFP2557L, registered under the Indian Limited Liability Partnership Act, having registration No. AAW-6934 through its Partners 1. MRS. RANU ROY 2. MR. VIJAY PANDURANG BHOSLE having Registered office at 604, Centrum, Near Satkar Grand Hotel Opp. Raila Devi Lake, Waghle Estate, Thane - 400604, and also having Correspondence Address at Plot No. 121B, 5th Road, Khar (W), Mumbai - 400052, hereinafter referred to as "the Promoter of the One Part

PROMOTER	ALLOTTEE/S
 	

करल - २		
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AND २०२३		

Mr. BHASKAR ABAJI SALVE having PAN No. AUGPS5185E, Aadhar No. 2854 8276

6333 All Indian Inhabitant of Mumbai, having address at AL - 1, Room No. 276, Lenyadri Apartment, Sector No.16, Airoli, Navi Mumbai - 400 708, hereinafter referred to as the "ALLOTTEE/S" (The word 'Allottee' shall mean, include and connote two or more allottees) (which expression shall unless include the female gender and the plural and unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being thereof, the survivors or last survivor of them and the theirs executors and administrators of the last survivor of them and his/her/their /its permitted assigns, and in the case of a Company / Society its successors and permitted assigns, and in all cases all persons claiming by or through such allottee including his/her/their/its successors -in-interest)" of the



WHEREAS The Maharashtra Housing and Area Development Authority (MHADA), a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 was inter alia seized and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of Land admeasuring about 766.28 Square Meters including tit-bit area or thereabouts (plot area as per demarcation of land) from out land bearing Survey No 113, bearing CTS No. 356 (pt), Village - Hariyali, Taluka Kurla, along with structure standing thereon namely KANNAMWAR NAGAR DWARKAMAI, Building No. 60 situated at Kannamwar Nagar 2, Vikhroli (E) Mumbai - 400 083 (hereinafter referred to said Land).

(b) The MHADA in pursuance of Scheme introduced by Government constructed residential Building No. 60 of Ground and Upper 3 Floors consisting of total 32 Tenements under the Scheme for the Economically Weaker Section to be given on Hire Purchase basis, to the members of the public who shall apply and be selected under the scheme on said Land.

PROMOTER	ALLOTTEE/S

करल - २		
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AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

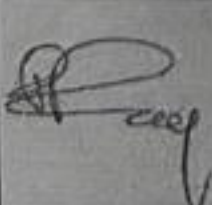
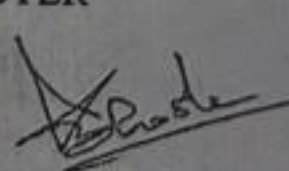
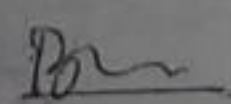
AND WHEREAS the Allottee has applied to the Promoter for allotment of a Flat No. 2005 on 20th floor situated in the building No. 60 known as **VISTA MEADOWS** being constructed on the said Plot.

AND WHEREAS the RERA carpet area of the said Flat is **37.16** square meters and "RERA carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;



AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. **6,65,410/-** (Rupees **Six Lakhs Sixty Five Thousand Four Hundred Ten** only), being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

PROMOTER	ALLOTTEE/S
 	

करल - २		
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AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. P51800046474;

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat No. 2005.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

The Promoter shall construct the said building/s consisting of 1 stilt, and 23 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat of the Allottee except any alteration or addition required by any Government authorities or due to change in law.



The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. 2005 of the ONE BHK of RERA carpet area admeasuring 37.16 sq. meters on 20th floor in the building as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. 66,54,095/- (Rupees Sixty Six Lakhs Fifty Four Thousand Ninety Five only)

1.2. The Allottee has paid on or before execution of this agreement a sum of Rs.6,65,410/- (Rupees Six Lakhs Sixty Five Thousand Four Hundred

PROMOTER	ALLOTTEE/S
