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1/09/2023

Index-II

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 17860/2023

नोंदणी :

Regn.63m

गावाचे नाव : मिरे

(1) विलेखाचा प्रकार	करारनामा
(2) भोबदला	8521000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5323668.128
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन ; इतर माहिती: , इतर माहिती: मौजे मिरा, येथील जुना सर्वे क्र. 51, नवीन सर्वे क्र. 102, हिस्सा क्र. 26, येथील सदनिका क्र. 2205, 22 वा मजला, एस3 स्कायराईज, बिल्डींग नं. 1, प्लॉट नं. सी, क्षेत्रफळ रेरा कारपेट 49.88 चौ. मी. म्हणजेच 537 चौ. फुट, संघवी एस3 इकोसिटी, दहिसर चेक पोस्ट जवळ, महाविष्णू मंदिर व ठाकूर मॉल मागे, मिरारोड पु. ठाणे., विभाग क्र. 5/23, वॉर्ड क्र. क्यु-1. ((Survey Number : 102/26 ;))
(5) क्षेत्रफळ	1) 54.86 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-एस 3 स्मार्ट स्पेसेस प्रा.लि., तर्फे संचालक श्री.शैलेश संघवी यांच्या तर्फे कु.मु.म्हणून गणपत बोंबले - - वय:-48; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: धिरज चेम्बर्स, सातवा मजला, 9 हजारीमल सोमानी मार्ग, फोर्ट मुंबई, ब्लॉक नं: -, रॉड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAXCS5901Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जितेन्द्रकुमार फुलचंद पांडेय - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 12/203, अमृत सिद्धी, स्टेट बँक रोड, माडी, टिटवाळा पु. जि. ठाणे., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-AKLPP2738B
(9) दस्तऐवज करून दिल्याचा दिनांक	11/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17860/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	596500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग. २
ठाणे क्र ७

मुद्रांकनासाठी विचारात घेतलेला तपशील:-:

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



CHALLAN
MTR Form Number-6



02324	21/09/2023	MH007333541202324P	BARCODE	Date	29/08/2023-13:36:30	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)	AKLPP2738B		
Office Name THN7_THANE NO 7 JOINT SUB REGISTRAR				Full Name	JITENDRA KUMAR PHOOLCHAND PANDEY		
Location THANE				Flat/Block No.	FLAT NO 2205 22ND FLOOR S3 SKYRISE		
Year 2023-2024 One Time				Premises/Building	SANGHVI S3 ECOCITY		
Account Head Details		Amount In Rs.		Road/Street			
30046401 Stamp Duty		596500.00		BEHIND MAHAVISHNU TEMPLE THAKUR MALL NEAR DAHISAR CHECK POST MIRA ROAD			
30063301 Registration Fee		30000.00		Area/Locality			
				EAST THANE			
				Town/City/District			
				PIN			
				4 0 1 1 0 7			
Remarks (If Any)				PANE AAAC089010-Sec... PART SPACES PRIVATE LIMITED-			
दस्तावेज क्र. 904 ए / 2023				9 04			
Amount In				Six Lakh Twenty Six Thousand Five Hundred Rupees 0			
Total				6,26,500.00			
Words				only			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502023082903916	0840977710337
Cheque/DD No.				Bank Date	RBI Date	29/08/2023-13:36:57	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
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. Mobile No. : 9867024045
चलान केवल दुर्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू.

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AGREEMENT FOR SALE (S3 Skyrise)

THIS AGREEMENT is made and executed at Mumbai/Thane, on this 11TH
day of SEPT. 2023

BETWEEN

S3 Smart Spaces Private Limited, a company incorporated under the provisions of Companies Act, 1956 and deemed to have been registered under the provisions of Companies Act, 2013, having its registered office at Office No. VII, 7th Floor, Dhiraj Chambers, 9, Hazarimal Somani Marg, Near CSMT Station, Fort, Mumbai - 400 001; hereinafter referred to as "Promoter" (which expression shall unless repugnant to the context or meaning thereof, shall mean and include its successors and assigns) of the ONE PART;

AND

Mr./Mrs./Miss. VITENDRA KUMAR PHOOLCHAND
PANDEY

Indian Inhabitant(s)
residing at FLAT NO. 12/203, AMRUT SIDDHI
STATE BANK ROAD, MANDA
PITWALA EAST DIST. THANE
421605

hereinafter jointly and severally 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 the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the OTHER PART.

The Promoters and the Purchaser/s are hereinafter individually referred to as "Party" and collectively as "Parties".

V. Pandey

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दस्त क्र. १७०८६०/२०२३	
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AND

Mr./Mrs./Miss. VITENDRA KUMAR PHOOLCHAND
PANDEY

Indian Inhabitant(s)

residing at FLAT NO. 12/203, AMRUT SIDDHI
STATE BANK ROAD, MANDA
PITWALA EAST DIST THANE
421605.

hereinafter jointly and severally 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 the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the OTHER PART.

The Promoters and the Purchaser/s are hereinafter individually referred to as "Party" and collectively as "Parties".

V Pandey

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दस्त क्र. ७४६०/२०२२	3



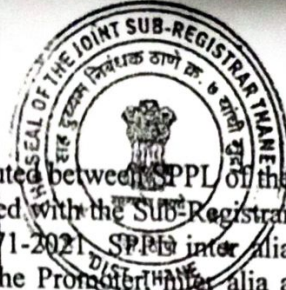
SPPL Premises Private Limited, a company incorporated under the provisions of Companies Act, 1956 and deeded to have been registered under the provisions of Companies Act, 2013, was inter alia the owner and seized and possessed of and wellspring sufficiently entitled to all those pieces and parcels of land admeasuring 0.51, 1.14, 0.3 square meters, situated at Village Mira, Taluka Thane, District Thane, more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the "**Larger Property**"). SPPL purchased and acquired, inter alia the Larger Property by a Deed of Conveyance dated 20th January, 2012, registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN/7/439/2012;

- B. The Larger Property was proposed to be developed, in a phase wise and/or project wise manner;
- C. SPPL developed Phase I, and constructed three (3) buildings known as "Spring Building A Wing (Building No.7)", "Spring Building B Wing (Building No.6)" and "Spring Building C Wing (Building No.5)", on a portion of the Larger Property (collectively, "**Phase I New Buildings**"), and obtained the occupation certificate in respect thereof. The said portion of the Larger Property, on which Phase I New Buildings have been developed and constructed, is hereinafter referred to as "**Phase I Property**";
- D. The purchasers of flats in Phase I, have formed and got registered, a society known as "Sanghvi S3 Ecocity Spring Cooperative Housing Society Limited", under the provisions of the Maharashtra Cooperative Societies Act, 1960, under registration No. TNA/(T.N.A.)/HSG/(TC)/30552/2017-18;
- E. SPPL has also constructed a Club House, on another portion of the Larger Property ("**Club House**"). The said another portion of the Larger Property, on which the Club House has been constructed, is hereinafter referred to as the "**Club House Property**";
- F. SPPL is developing Phase II, and constructing two (2) buildings known as "S3 Woods A Wing (Building No. 4)" and "S3 Woods B Wing (Building No. 3)", on another portion of the Larger Property (collectively, the "**Phase II New Buildings**"). The said another portion admeasuring of the Larger Property, on which the Phase II New Buildings are being constructed, is hereinafter referred to as the "**Phase II Property**";
- G. SPPL is also developing Phase III, and constructing two (2) buildings known as "S3 Orchid A Wing (Building No. 1)" and "S3 Orchid B Wing (Building No. 2)", on another portion of the Larger Property (collectively, the "**Phase III New Buildings**"). The said another portion of the Larger Property, on which the Phase III New Buildings are being constructed, is hereinafter referred to as the "**Phase III Property**";
- H. By a Deed of Conveyance dated 22nd June, 2022, executed between SPPL of the one part and the Promoter of the other part, and registered with the Sub-Registrar of Assurances at Thane under serial No. TNN4-10894-2022, SPPL inter alia conveyed to the Promoter, a portion admeasuring 2,695.06 square metres of the Larger Property. The said admeasuring 2,695.06 square metres of the Larger Property is hereinafter referred to as the "**Phase IV Property**";
- I. The Promoter is developing Phase IV, and proposes to construct buildings, on the Phase IV Property (hereinafter referred to as "**Phase IV New Buildings**"). The development of Phase IV shall be a separate project.

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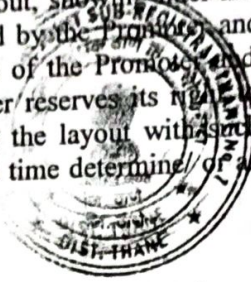


- J. By an Agreement for Sale dated 25th March, 2021, executed between SPPL of the one part and the Promoter of the other part, and registered with the Sub-Registrar of Assurances at Thane-4 under Serial No. TNN4-5771-2021, SPPL inter alia agreed to sell, transfer, assign, assure and convey to the Promoter inter alia a portion admeasuring 2,015 square metres of the Larger Property. The said portion admeasuring 2,015 square metres of the Larger Property, is more particularly described in the Second Schedule hereunder written, and is hereinafter referred to as the "said Property".
- K. The Promoter commenced the development of Phase V, and construction of a building known as "S3 SKYRISE" on the said Property ("New Building"). The development and construction of the New Building is hereinafter referred to as the "Project";
- L. The Promoter is developing the said Property, and constructing the New Building on the said Property, being the Project, as a separate project as provided under Section 3 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("RERA Rules");
- M. The Project has been registered with the Real Estate Regulatory Authority (hereinafter referred to as "Authority") under the provisions of Section 5 of RERA read with the provisions of the RERA Rules at Mumbai under no. P51700034944 on 28th April, 2022. A copy of RERA Registration Certificate issued by the Authority is annexed and marked as Annexure "1" hereto. The above details are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>;
- N. Pursuant to the said Agreement for Sale dated 25th March, 2021, by a Deed of Conveyance dated 22nd June, 2022 executed between SPPL of the one part and the Promoter of the other part, and registered with the Sub-Registrar of Assurances at Thane-4 under Serial No. TNN4-10892-2022, SPPL inter alia conveyed to the Promoter, the said Property;
- O. The following approvals, permissions and sanctions have been granted in respect of the development of the said Property:
- The Additional Collector, Thane issued non-agricultural use permission vide Order bearing No. Rev/K-1/T-1/NAP/SR-476/2008 dated 19th September 2008 ("NA Permission Order");
 - State Environment Impact Assessment Authority (SEIAA) issued Environment Clearance vide EC Identification No. EC22B038MH110002 / File No. SIA/MH/MIS/236676/2021 dated 15th April, 2022 ("EC");
 - MBMC issued Commencement Certificate dated 21st July, 2022 bearing No. MB/MNP/NR/1551/2022-23 ("CC");
- P. In these circumstances, the Promoter became entitled to undertake the Project;
- Q. While sanctioning the plans, the authorities and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Project shall be granted by the concerned authority;

D. Pandey

- R. The Purchaser/s is/are aware that layout of the Larger Property and the Property, including the right of way/ access, prepared by the Promoter is tentative layout, showing inter-alia the different portions presently envisaged to be developed by the Promoter and is likely to be changed or revised as per requirements of the Promoter and/or MBMC and/or other statutory authorities. The Promoter reserves its right to alter the layout design, elevation etc. / modifications in the layout with such modifications thereto as the Promoter, from time to time determine/ or as may be required), without the consent of Purchaser/s;

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- S. The Promoter has entered into a prescribed agreement with an Architect registered with the Council of Architects and also appointed a Structural Engineer for preparing structural designs and drawings and specifications of the Building (i.e. Project) to be constructed on the said Property and the Purchaser accept/s the professional supervision of the said Architect and the said Structural Engineer till the completion of the buildings, unless otherwise changed by Promoter;
- T. Adv. Abhay Parab have issued a Report on Title dated 19th July, 2022 relating to the said Property. The copy of the said Report of Title is annexed hereto marked as Annexure "5".
- U. The principal and material aspects of the development of the said Property disclosed by the Promoter are briefly stated below:
- (i) FSI of 18,200.22 square meters is proposed to be consumed on the Property;
 - (ii) The Project comprises of 1 tower building consisting of 273 Residential Premises and 12 Shops / Commercial Premises;
 - (iii) Total FSI of 12,171.50 square meters has been sanctioned for consumption in the construction and development of the Project;
 - (iv) The Promoter shall be entitled to put hoarding/boards of their Name, in any form including of Neon Signs, MS Letters, Vinyl Boards on said Property including on the façade, terrace, compound or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, and hoarding/board sites;
- V. The Purchaser/s has/have demanded inspection from the Promoter and the Promoter has given inspection to the Purchaser/s of all documents of title relating inter-alia to the said Property including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoter, Architects, the Report on Title, revenue records and all other documents as specified under RERA and the rules made there under, as amended up to date and the Purchaser/s is/are fully satisfied with the title of the Property in respect of the said Property and the Promoter's right to allot various flat/ premises in the New Building to be constructed on the said Property and the Purchaser/s has/have agreed not to raise any requisitions on or objections to the same;

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W. The Purchaser/s after having investigated and after being fully satisfied with respect to the title of said Property, has/have approached the Promoter and requested the Promoter to allot to him/her/them a flat bearing No. 2205

admeasuring 49.88 square metres (RERA carpet area) on the 22ND floor of the New Building, "S3 SKYRISE" being constructed on the said Property, for the consideration of Rs. 85,21,000/- (Rupees

EIGHTY FIVE LAKH TWENTY ONE THOUSAND ONLY Only)

(hereinafter referred to as "Sale Price") and on the terms and conditions hereinafter appearing. The said flat is shown in hatched lines on the Typical Floor Plan annexed and marked as Annexure "6" hereto, and is more particularly described in the Third Schedule hereunder written, and is hereinafter referred to as the "said Flat" plus the exclusive balcony / dry area admeasuring 5.13 square meters which area shall be provided to exclusive use & occupation by the Purchaser/s.;

W. Relying upon the said applications, declaration and agreement herein contained, the Promoter has agreed to allot to the Purchaser/s the said Flat, at the price and on the terms and conditions hereinafter appearing.

X. Copies of following documents are annexed to this Agreement:

- RERA Registration Certificate (Annexure "1");
- 7/12 Extract (Annexure "2");
- N.A. Permission (Annexure "3");
- CC (Annexure "4");
- Report on Title given by Adv. Abhay Parab (Annexure "5"); and
- Typical Floor Plan of the said Flat (Annexure "6").

Y. Under section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the said Flat, being in fact these presents and also to register this Agreement under the Indian Registration Act, 1908.

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

- The recitals contained above and the Schedules and the Annexures hereto form an integral and operative part of this Agreement as if the same were set out and incorporated herein verbatim.
- The Promoter shall comply with all the terms, conditions, stipulations, restriction etc., if any, which may have been imposed by the authorities, at the time of sanctioning of the plans. The Promoter shall complete the construction of the New Building known as "S3 SKYRISE", being Project, on the said Property, in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and perused by the Purchaser/s with such variations and modifications as the Promoter may consider necessary or as may be required by the Government, MBMC and/or any other local authority from time to time. The Promoter shall be entitled to make such variations and/or modifications in the plans as they may deem fit without any permission or consent of the Purchaser/s, so long as the area of the said Flat

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agreed to be allotted to the Purchaser/s remains unchanged or so long as such variation and/or modification does not adversely affect the said Flat. The Purchaser/s hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed/ imposed by the concerned local authorities and/or Government bodies at the time of sanction of the said plans hereafter.

The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to allot to the Purchaser/s the said Flat admeasuring 49.86 square metres (RERA carpet area) on the 22ND Floor of the New Building known as "S3 SKYRISE" being constructed on the said Property, being Project, at and for the lumpsum Sale Price of Rs. 85,21,000/- (Rupees EIGHTY FIVE LAKH TWENTY ONE THOUSAND ONLY) payable by the Purchaser/s to the Promoter in the manner as set out in Annex "7" herein below. The said Flat is shown in hatched lines on the plan annexed marked as Annexure "6" hereto.

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4. The Promoter shall confirm the final carpet area of the said Flat that has been allotted to the Purchaser after the construction of the New Building is complete and the occupation certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of (three percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by the Purchaser within forty five (45) days with annual interest at the rate specified in the RERA Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to the Purchaser Promoter shall demand additional amount from the Purchaser as per the milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

5. The Promoter has disclosed and the Purchaser is aware, agrees, acknowledges and confirms that: (a) the Floor Space Index available as on date in respect of the Project is 18,200.22 square meters, and (b) the Promoter has planned to increase more FSI by availing of TDR and FSI available on payment of premiums for the Project as incentive FSI by implementing various schemes as mentioned in the Development Control Regulation or based on expectation of increase in FSI which may be available in future on modification to Development Control Regulations or otherwise. The Purchaser has agreed to purchase the premises based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the proposed FSI shall belong to Promoter only.

6. The Purchaser/s hereby agree/s, covenant/s and undertake/s to pay the Sale Price of Rs. 85,21,000/- plus all taxes, cess, fees, cost, charges, including service tax and/or Value Added Tax (VAT) and/or Goods and Services Tax (GST) etc. to the Promoter from time to time in the manner specified in Annexure "7" hereto. The Sale Price is exclusive of any sums, amounts, charges, cess, duties etc. including service tax, VAT, GST and other taxes.

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58. No forbearance, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.
59. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.
60. The Purchaser/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for allotment of the said Flat including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Purchaser's account.
61. The Purchaser/s hereby declare/s that he/she/they has/have gone through this Agreement and all the documents related to the said Property and the said Flat and has/have expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has/have entered into this Agreement and further agree/s not to raise any objection in regard to the same.
62. Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(the "Larger Property")

A plot of land area admeasuring 25,763,93 square meters, bearing bearing Old Survey No.51/26 (part), and New Survey No. 102/26 (part), Old Survey No.69/13, New Survey No.88 situated at Village Mire, Taluka Thane, District Thane and Old Survey No.76/1, New Survey No.11/1 and Old Survey No.76/2, New Survey no.76/2 of Village Mahajanwadi, Taluka Thane, District Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(the "said Property")

A plot of land admeasuring 2,015 square metres, bearing Old Survey No. 51/26 (part), and New Survey No. 102/26 (part), situated at Village Mire, Taluka Thane, District Thane out of the Larger Property, more particularly described in the First Schedule hereinabove mentioned.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the said Flat)*

ALL THAT flat bearing No. 2205 admeasuring 49.88 square metres (RERA carpet area) equivalent to 537 square feet (RERA carpet area) on the 2ND floor of the New Building, namely, "S3 SKYRISE" being constructed on the said Property, more particularly described in the Second Schedule hereinabove mentioned.

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THE FOURTH SCHEDULE ABOVE REFERRED TO
(Description of the common areas)*

PART A - LIMITED COMMON AREAS

1. Staircases, landing and landing on each floor will be limited amongst the occupants of that particular floor.
2. Lobbies/ Passage in front of Lifts and staircases on each floor, will be limited amongst the occupants of that particular floor.

PART B - COMMON AREAS

1. Common terraces over the topmost for buildings habitable floor (all terraces over other habitable floors, if approved and provided will not be included in common areas and may be designated as limited common areas).
2. Water Tank and overhead water tanks, water pipes and water meters, water taps.
3. Electric Common board, all common wiring and common switches.
4. Common lights on internal roads, staircases and landings.
5. Storm water drains.
6. Common pathways.
7. Compound Wall.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Description of Common Fixtures and Amenities)*

SECURITY:

C.C.T.V. and intercom in entrance lobby connected to each flat.
Professionally managed 24 hrs. security.
Advanced fire-fighting system.

ELECTRICAL:

Concealed copper wiring with modular switches.
A.C. points in living / bedrooms.
Safety features like MCB & ELCB.
Prewired internet & telephone connectivity.
T.V. point in living & bedroom.

BUILDING:

Aesthetically designed exclusive building elevation.
High speed lifts.
Beautifully designed Entrance lobby.
Generator Backup for lift, water pump, staircase light.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(Description of Amenities in the said Flat)*

LIVING:

Vitrified 2' x 2' flooring in the flat.
Anodized Sliding window.
Designer entrance door with ultra-modern lock.
POP / Gypsum Plaster.

KITCHEN:

Granite Kitchen platform with stainless steel sink.
Service platform.
PVC body antirust exhaust fan.
Water purifier of branded make.

BATHROOM:

Antiskid rustic tiles.
Designer full height dado.
FRP waterproof doors.
Jaquar C.P. Fittings or equivalent.
Branded sanitary wares.
Antirust PVC body exhaust fan.
Branded Geyser in Master Bathroom.

[Handwritten Signature]

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 दस्त क्र. १७०१६०/२०२३



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day and year the first above written.

SIGNED, SEALED and DELIVERED)

By the withinnamed "Promoter")

S3 Smart Spaces Private Limited)

Through its Director)

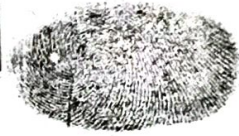
Mr. Shailesh S. Sanghvi

In the presence of.....



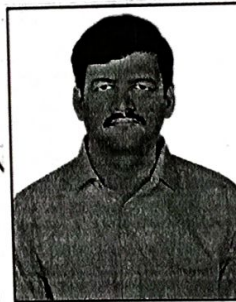
For S3 Smart Spaces Pvt. Ltd.

[Signature]
 Director



SIGNED AND DELIVERED by the)
 withinnamed "Purchaser/s":)

MR. JITENDRAKUMAR)
 PHOOLCHAND PANDAY)



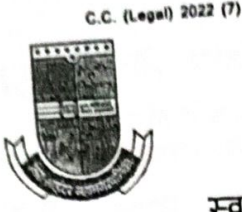
[Signature]
 Pandey



In the presence of..... *[Signature]*

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in

जा.क्र :- मनपा/नर/ 9449 / 2022 - 2023

दिनांक :- 29/06/2021



- 7) प्रस्तावाचे पर्यावरण विभागाकडील SIA/MH/MIS/236676/2021 दि.15/04/2022 अन्वये नाहरकत दाखला.
- 8) उप वन संरक्षक, ठाणे, वन विभाग यांचेकडील पत्र क्र.Desh/1/20/LND/ESZ/6844/2018-19 दि.14/03/2019

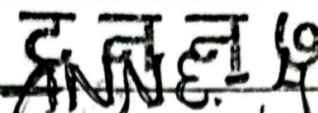
-: सुधारीत बांधकाम प्रारंभपत्र :- (सुधारीत नकाशे मंजुरीसह)

भुखंड प्रकार "अ" (इमारत प्रकार-2,3,4), भुखंड प्रकार "बी" (इमारत प्रकार-1,2) व भुखंड प्रकार "सी" (इमारत प्रकार 1) च्या मर्यादेत

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका मौजे - मिरा / महाजनवाडी सि.स.नं./सर्वे क्र./हिस्सा क्र. मौजे-मिरा, स.क्र.102(51)/26, 88(69) मौजे महाजनवाडी, स.क्र.11(76)/1.2 या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- 1) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरसाठी करण्याचा आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर बांधकाम करता येणार नाही.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उपअधिसूची अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर / दुस-या विकासकास दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर नकाशे व घटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.

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ठाठी / बांध
निका क्षेत्रा
बा 88(69)/13
क्षे आपणांक
परासाठीच
कोणतेही
क्षक भूमि
वार्थ दोन
नाही.
अधिकार
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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in

जा.क्र :- मनपा/नर/ १५५९ / २०२२ - २०२३

दिनांक :- २९/७/२०२२

प्रति,

अधिकार पत्रधारक - मे. संघवी प्रिमायसेस प्रा.लि.

द्वारा - सल्लागार अभियंता - मे. अनिष अॅण्ड असो.

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - मिरा / महाजनवाडी
 मौजे-मिरा, स.क्र.102(51)/26, 88(69)/13 व मौजे महाजनवाडी, स.क्र.11(76)/1, ३
 या जागेतील मंजूर रेखांकनातील भुखंड क्रमांक 'अ' मधील इमारत प्रकार - 2
 (बेसमेंट + पार्ट तळ + 3 पोडीअम + 4 ते 24), इमारत प्रकार - 3 (पार्ट लोअर
 तळ + पार्ट अपर तळ + पोडीअम + 2 ते 27), इमारत प्रकार - 4 (पार्ट तळ +
 पोडीअम + 2 ते 27) भुखंड क्रमांक 'बी' मधील इमारत प्रकार - 1 (पार्ट तळ +
 27), इमारत प्रकार - 2 (स्टिक्ट + 27) व भुखंड क्रमांक 'सी' मधील इमारत प्रकार
 1 (लोअर तळ + अपर तळ + 2 पोडीअम + 3 ते 26) या प्रस्तावित इमारतीच्या
 मर्यादित UDCPR नियमावलीनुसार विकास हक्क प्रमाणपत्राच्या वापरासह सुधारीत
 रेखांकन मंजुरीसह बांधकाम परवानगी देणेबाबत.

- संदर्भ :-
- 1) आपला दि. 05/05/2022, दि.15/07/2022 व दि. 19/07/2022 रोजीचा अर्ज.
 - 2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील क्र.युएलसी/टिए/एटीपी /डब्ल्यू.एस.एच.एस.-20/एसआर-1881 दि.01/11/2007 अन्वये कलम 20 चे आदेश, युएलसी/टिए/एटीपी/कलम-7/मुदतवाढ/एसआर-1851/03 दि. 03/01/2019 अन्वये मुदतवाढ व युएलसी/टिए/एटीपी/कलम-20/एसआर-1851/166/2021 दि.12/03/2021 अन्वये कलम 20 खालील आदेशाबाबतचा नाहरकत दाखला.
 - 3) मा. जिल्हाधिकारी ठाणे यांचेकडील क्र. महसुल/क-1/टे-1/एनएपी/एसआर-476/2008 दि.19/09/2008 रोजीचे अकृषिक आदेश.
 - 4) दि इस्टेट इनवेस्टमेंट यांचेकडील क्र. EI/137 दि.08/01/2007 अन्वये नाहरकत दाखला.
 - 5) अग्निशमन विभागाकडील पत्र क्र.मनपा/अग्नि/976/2021-22 दि.15/11/2021 अन्वये प्राथमिक नाहरकत दाखला
 - 6) महानगरपालिकेचे पत्र क्र.मिभा/मनपा/नर/841/2020-21 दि.25/06/2021 अन्वये सुधारीत बांधकाम परवानगी.

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2022 (7)

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



भारतीय लोकसेवा आयोग
Right to Public Service Act
आपली सेवा आमचे कर्तव्य

दिनांक :- 29/01/2022

क्र. : मनपा/नर/ १५५१/२०२२ - २०२३

दिनांक :- 29/01/2022

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साठी / बांधकाम

व महाराष्ट्र

क्षेत्रातील

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का क्षेत्रातील

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या जागेच्या आजुबाजुला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्न ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत वापरासाठी आपली / धारकांची कोणताही हरकत असणार नाही.

6) नागरी जमीन धारणा कायदा 1976 चे तरतुदींना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.

7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.

8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोहोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.

9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरूपी खुली ठेवणे बंधनकारक राहिल.

10) इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.

11) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.

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दस्त क्र. १७०८६०/२०२२	
C.C. (Legal) 2022 (7)	१०५



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in

जा.क्र. :- मनपा/नर/ १५५१/२०२२ - २०२३

दिनांक :- २१/०७/२०२२

12) अर्जदाराने स.क्र. / हि.क्र. मौजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळाव्या कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त झाल्यास तातडीने काम बंद करण्यात येईल.



13) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अभियंतांच्या क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्यात जाणे जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

14) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

15) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

16) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

17) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व महाराष्ट्र महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.

1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.

2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.

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दस्त क्र. १०८६०/२०२३

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C.C. (Legal) 2022 (7)

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ १५५१/२०२२ - २०२३

दिनांक :- २९/०१/२०२२

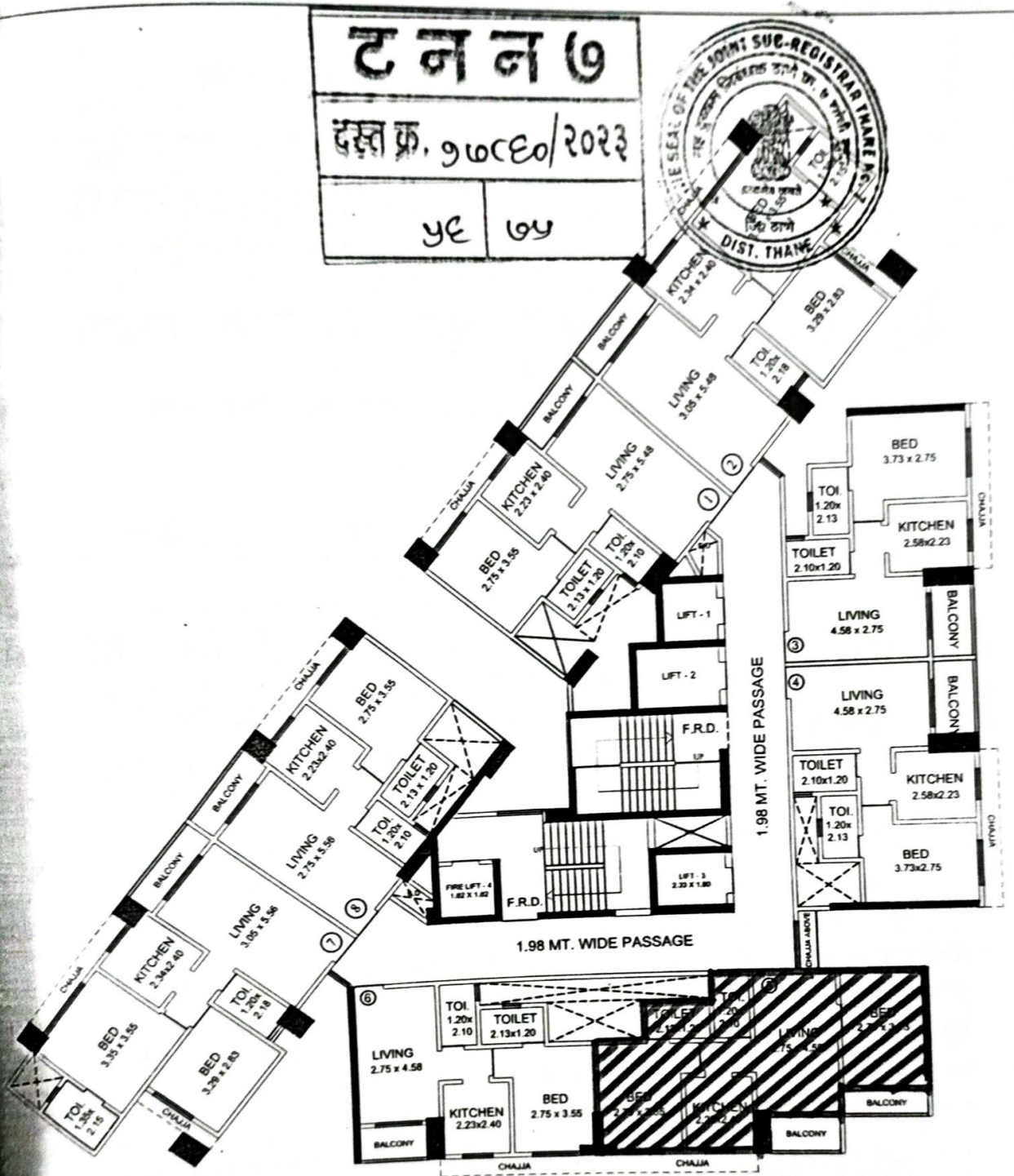
- 3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरत बदल करण्याचे नियोजित केल्यास.
- 4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.
- 18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stillt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- 19) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र 8890.50 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त चटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.
- 20) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- 21) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.
- 22) या मंजूरीची मुदत चार वर्षांपर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास एकत्रिकृत विकास नियंत्रण प्रोत्साहन नियमावली मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 23) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.

ANNEXURE - 6

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दस्ता क्र. 910CE0/2023

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TYPICAL FLOOR PLAN

(14th, 15th, 17th to 20th, 22nd to 25th, 27th to 30th, 32nd to 35th FLR)

FLAT NO. 2205 ON 22ND FLOOR IN S3 SKYRISE, BLDG. NO - 1, PLOT - C, SANGHVI S3 ECOCITY.

Handwritten signature





S3 SMART SPACES PVT. LTD.

Handwritten signature
DIRECTOR / MANAGER

11/09/2023 1 53:18 PM

दस्त क्रमांक : टनन7/17860/2023



दस्ताचा प्रकार :- करारनामा

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: एस 3 स्मार्ट स्पेसेस प्रा.लि., तर्फे संचालक श्री.शैलेश संघवी यांच्या तर्फे कु.मु.म्हणून गणपत बोंबले - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: धिरज चेम्बर्स, सातवा मजला, 9 हजारीमल सोमानी मार्ग, फोर्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर: AAXCS5901Q	लिहून देणार वय :- 48 स्वाक्षरी:-		
2	नाव: जितेंद्रकुमार फुलचंद पांडेय - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 12/203, अमृत सिद्धी, स्टेट बँक रोड, मांडा, टिटवाळा पु. जि. ठाणे., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AKLPP2738B	लिहून घेणार वय :- 44 स्वाक्षरी:-		

दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दस्ता क्र.3 ची वेळ: 21 / 09 / 2023 01 : 52 : 30 PM

दस्त:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख समती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार जितेंद्रकुमार फुलचंद पांडेय - -	21/09/2023 01:53:10 PM	जितेंद्र कुमार फुलचंद पांडेय M XXXX XXXX 4249 
2	लिहून देणार एस 3 स्मार्ट स्पेसेस प्रा.लि., तर्फे संचालक श्री.शैलेश संघवी यांच्या तर्फे कु.मु.म्हणून गणपत बोंबले - -	21/09/2023 01:52:49 PM	गणपत बबन बोंबले M XXXX XXXX 5660 

दस्ता क्र.4 ची वेळ: 21 / 09 / 2023 01 : 53 : 12 PM

दस्ता क्र.5 ची वेळ: 21 / 09 / 2023 01 : 53 : 26 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane 7

टनन ७

दस्ता क्र. 96560/2023



Payment Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Ambaly	Used At	Deface Number	Deface Date
JITENDRA KUMAR PHOOLCHAND PANDEY	eChallan	10000502023082903916	MH007333541202324P	69	SD	0004411636202324	21/09/2023
	DHC		0923041102277	1500	RF	0923041102277D	21/09/2023
JITENDRA KUMAR PHOOLCHAND PANDEY	eChallan		MH007333541202324P	30000	RF	0004411636202324	21/09/2023

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

17860 / 2023

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प्रमाणित करण्यात येते की, या दस्तामध्ये

एकूण ७५ पाने आहेत.

Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

For feedback, please write to us at feedback@registrar.thane.gov.in

सदर दस्ता पुस्तक क्र. १

अ. क्र. ९६५६० वर नोंदला

आर. ए. प्रारिख



PAL/Take Over/New/Resale/Topup/LAP

LOS/RLMS Ref. :	CRM/YONO REF. NO. Tie up no (if applicable) 6 OCT 2023 STATE BANK OF INDIA
Saving A/C No. :	
CIF NO. 1 <u>90211308903</u>	
2	
3	

Applicant Name <u>Mr. JITENDRA KUMAR PHOOLCHAND PANDEY</u>
Co-Applicant Name
Contact No. <u>9819095395</u> Mobile
Loan Amount <u>70,00,000/-</u> Tenure <u>240 months</u>
Interest Rate EMI
SBI LIFE YES / NO Rs.
Loan Type <u>New Booking (under construction)</u>
Property Location
Property Cost
Name of Developer / Vendor

RBO -	Zone -	Branch <u>JEKEGRAM</u>	(Code No.) <u>9054</u>
Contact Person <u>Lalit Nemade</u>	Mobile No. <u>9321918100</u>		
HLST / MPST / BM / FS / ALONG WITH Mob No. <u>[SORCIER] MUM00755</u>			
Name of RACPC Co-ordinator along with Mob. No. <u>MAHHLCO0116</u>			

	Vendor	Send On	Recd. Date	Done	By Date
SEARCH - 1					
SEARCH - 2					
VALUATION - 1	<u>Vastu</u>		<u>6/10</u>		
VALUATION - 2					
RESIDENCE VERIFICATION					<u>Santh 05/10</u>
OFFICE VERIFICATION					
SITE INSPECTION					<u>PBS 5/10</u>

	Dt.	SIGN
Co-ordination <u>Santh</u>	<u>16/10</u>	
Processing	Dt.	A/C NO
Sanction	Dt.	DOC EXECUTIVE NO.
Control.	Dt.	NOI DONE BY
Documentation	Dt.	EM DONE
A/c Opening	Dt.	NACH / SI
Disbursement	Dt.	TDV