



14/06/2022

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

दस्त क्रमांक : 10618/2022

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	44400000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	43881678.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र. 1404, 14 वा हॅबिटेबल मजला, नॉर्थ टॉवर- टॉवर 3, पिरामल महालक्ष्मी, जी.बी. सकपाळ मार्ग आणि साने गुरुजी रोड/ कमलकांत सिंग मार्ग, घोबी घाट, सात रस्ता, मुंबई 400011. सदनिके चे क्षेत्रफळ 1063 चौ. फुट कार्पेट, रेरा प्रमाणे. 98.76 चौ. मी. सोबत 4.55 चौ. मी. बाल्कनी आणि ड्राय बाल्कनी एरिया 2.42 चौ. मी. सोबत 2 कार पार्किंग सहित, इतर माहिती व मिळकती चे सर्व वर्णन दस्तात नमुद केल्याप्रमाणे. ((C.T.S. Number : 1 पार्ट, 2 पार्ट, 3 पार्ट, ;))
(5) क्षेत्रफळ	1) 1063 चौ.फुट
(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:- ग्लायडर बिल्डकॉन रिजल्ट्स प्रायव्हेट लिमिटेड चे ऑथोराईज सिग्रेटरी पंकज मुंदडा तर्फे कुलमुखत्यार प्रमोद आनंद पवार - वय:-48; पत्ता:- प्लॉट नं: -, माळा नं: 8 वा मजला,, इमारतीचे नाव: पिरामल टॉवर,, ब्लॉक नं: -, रोड नं: गणपतराव कदम मार्ग, लोअर परेल, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AAGCG0288B 2): नाव:- रेसोनंट रिजल्ट्स प्रोजेक्ट्स प्रायव्हेट लिमिटेड (पूर्वीचे नाव ओमकार रिजल्ट्स प्रोजेक्ट्स प्रायव्हेट लिमिटेड) चे ऑथोराईज्ड पंकज मुंदडा तर्फे कुलमुखत्यार प्रमोद आनंद पवार - वय:-48; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओंकार हाऊस,, ब्लॉक नं: -, रोड नं: सायन चुनामट्टी सिग्नल समोर ऑफ इस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAGCG0277C 3): नाव:- मझालय रियल्टी एलएलपी (पूर्वीचे नाव ओमकार रिजल्ट्स महालक्ष्मी प्रोजेक्ट्स एलएलपी) चे ऑथोराईज सिग्रेटरी पप्पू झा तर्फे कुलमुखत्यार प्रमोद आनंद पवार - वय:-48; पत्ता:- प्लॉट नं: ऑफिस नं 11,, माळा नं: 2 रा मजला,, इमारतीचे नाव: दिव्य कमर्शियल कॉम्प्लेक्स सीएचएस लिमिटेड,, ब्लॉक नं: -, रोड नं: चेंबूर रोड नं १७, चेंबूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400074 पॅन नं:-AADFF3874C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- पल्लवी शुभम जैन तर्फे मुखत्यार परेश ठाकोर राणा - - वय:-51; पत्ता:- प्लॉट नं: प्लॉट नं. 55,, माळा नं: -, इमारतीचे नाव: गोविंद विहार, , ब्लॉक नं: लुहू जे. वी. पी. डी. स्कीम,, रोड नं: एन एस रोड नं. ७, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-AMKPG3896I
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	13/06/2022
(11) अनुक्रमांक, खंड व पृष्ठ	10618/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2220000
(13) बाजारभावाप्रमाणे नोंदणी 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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस 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 13/06/2022) toMunicipal Corporation of Greater Mumbai.

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

खरी प्रत
सह/दुय्यम निबंधक मुंबई
शहर क्र. ३



[Handwritten signature]

AGREEMENT FOR SALE

[Handwritten signature]

This **AGREEMENT FOR SALE** made and entered into at Mumbai on this 31st day of March in the year Two Thousand Twenty Two;

BETWEEN

[Handwritten initials]

GLIDER BUILDCON REALTORS PRIVATE LIMITED [CIN No. U70200MH2015PTC265844], a company incorporated under the provisions of the Companies Act, 2013 and having its registered office situated at 8th Floor, Piramal Tower, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400 013, hereinafter referred to as "**Developer**", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors in title and assigns) of the **FIRST PART**;

RESONANT REALTORS PROJECTS PRIVATE LIMITED (formerly known as **Omkar Realtors Projects Private Limited**) [CIN No. U70102MH2014PTC256093], a private limited company incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office address at Omkar House, Off Eastern Express Highway, Opp. Sion Chunabhathi Signal, Sion (East), Mumbai 400 022, hereinafter collectively, referred to as "**RRPPL**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title and permitted assigns) of the **SECOND PART**;

995-3
2009 0988
2022

PADMALAYA REALTY LLP (formerly known as **Omkar Realtors Mahataxmi Project LLP**), LLPIN AAB-1349, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at Office No.11, 2nd Floor, Divya Commercial Complex CHS Ltd Road No. 17 Chembur, Mumbai 400071, hereinafter referred to as "**Padmalaya**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and permitted assigns) of the **THIRD PART**;

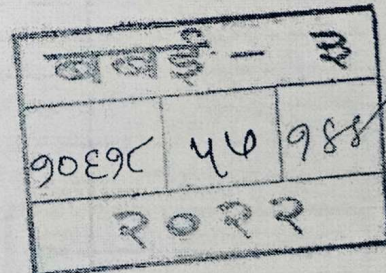
AND

[Handwritten initials]

[Handwritten signature]

FIFTH SCHEDULE

Sr. No.	Terms and Expressions	Meaning
1	Real Estate Project	North Tower - Tower 3
2	Building/Wing	North Tower (Tower 3 as defined in the sanctioned plan as approved by MCGM/SRA)
3.	The said Flat	Flat No. 1404 admeasuring about 98.76 sq mtr (as defined under the provisions of RERA) equivalent to approximately 1063.00 sq ft carpet area on the 14 th habitable floor of the said Building along with balcony area admeasuring 4.55 sq.mtr and dry balcony area admeasuring 2.42 sq.mtr.
4.	The Sale Consideration	Rs. 44,400,000/- (Rupees Four Crores Forty Four Lakhs Only)
5.	Details of covered car parking space(s)	2 (Two)
6.	Date of Letter of Allotment	31 st March, 2022
7.	Date of Request for Reservation	31 st March, 2022
8.	Name of the Account for payment of Sale Price	PIRAMAL OMKAR MAHALAXMI NT RRPPL North Tower Collection A/c
9.	Address of the Purchaser/s for the purposes of this Agreement	7, Govind Vihar, Plot No. 55, Juhu JVPD Scheme, N S Road No. 7, Mumbai - 400 049
10.	Permanent Account Number	Developer's PAN : AAGCG0288B, AACCO0277C, AADFF3874C Purchaser/s PAN : AMKPG3896L





SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3809/GS-ML/AP

Date: 30 DEC 2021

To
 Shri. Anand V. Dhokay of
 M/s. Anand V. Dhokay Architect & Designer
 F-63, Palm Acres,
 Mahatma Phule Road, Mulund (East),
 Mumbai-400 081.



Subj: Subj: Amended Plan to Sale Building No. 1 for amalgamation of
 Scheme 'Shree Ramdev Nagar SRA Co-Op. Hsg. Soc. (Prop.)' bearing
 bearing C.S. No. 1(P1) of Lower Parel Division, at J.R. Boricha Marg,
 Behind Arther Road Jail, in G/South ward with already approved
 amalgamated S. R. Scheme, 'Shree Sai Baba Nagar SRA Co-Op. Hsg.
 Soc. (Prop.)' & 7 other societies known as Sai Bhawan SRA Co-Op.
 Hsg. Soc. (Prop.), Shakil Nagar SRA Co-Op. Hsg. Soc. (Prop.), Smt.
 Gharuji 'B' Committee SRA Co-Op. Hsg. Soc. (Prop.), Nehru Nagar SRA
 Co-Op. Hsg. Soc. (Prop.), Ambedkar Nagar D SRA Co-Op. Hsg. Soc.
 (Prop.), Indira Nagar SRA Co-Op. Hsg. Soc. (Prop.), Ganesh Nagar C
 SRA Co-Op. Hsg. Soc. (Ltd.) on plot bearing C.S. No. 1(p1), 2 (p1) &
 3 (p1) of Lower Parel Division, in G. South ward at C. B. Sakpal Marg,
 Dhadophar, Santacruz, Mumbai - 400 040.

Re: Your letter dtd. 16/12/2021

Gentlemen,

All the conditions of above mentioned plans submitted by you for
 Sale Building 1 are hereby approved by this office subject to following
 conditions :-

1. That conditions of LOI under No. SRA/ENG/2800/GS/ML/LOI/
 11/01/2015, and Revised LOI dtd 12/11/2016 & 27.01.2018
 01.06.2020 & 07.07.2021 shall be complied with
 That conditions of IOA under No. SRA/ENG/3809/GS/ML/AP
 dated 27/12/2016 & 04/2018, 14/06/2018 & Amended IOA dtd
 07/02/2020, 18.08.2021 & 29/10/2021 shall be complied with.

Yours faithfully,

Sd/-

Executive Engineer, G.S.
 Slum Rehabilitation Authority

9089C	63	988
2022		



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 :
P51900021057

Project: North Tower - Tower 3 , Plot Bearing / CTS / Survey / Final Plot No.: **1 part, 2 part and 3 part lower parcel division of G/S ward at GB sakpal marg dhobi ghat at Mumbai City, Mumbai City, Mumbai City, 400011;**

1. **Glider Buldcon Realtors** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400013.**

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 only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

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

- The Registration shall be valid for a period commencing from **31/05/2019** and ending with **30/12/2026** 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 19:59:12

Dated: **08/09/2021**
Place: **Mumbai**

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

