

Receipt (pavti)

369/17714

Saturday, September 02, 2023

3:24 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 19854

दिनांक: 02/09/2023

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल1-17714-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: स्मिता दयानंद म्हसकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2360.00

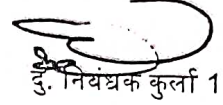
पृष्ठांची संख्या: 118

DELIVERED

एकूण:

रु. 32360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:44 PM ह्या वेळेस मिळेल.


हु. नियंत्रक कुर्ला 1

बाजार मुल्य: रु.7641429.84 /-

मोबदला रु.7800000/-

भरलेले मुद्रांक शुल्क : रु. 468000/-

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923022604058 दिनांक: 02/09/2023

वँकेचे नाव व पत्ता:

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

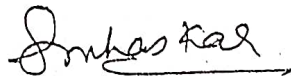
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923022504031 दिनांक: 02/09/2023

वँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007567532202324E दिनांक: 02/09/2023

वँकेचे नाव व पत्ता:



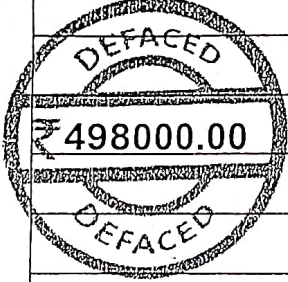


CHALLAN
MTR Form Number-6



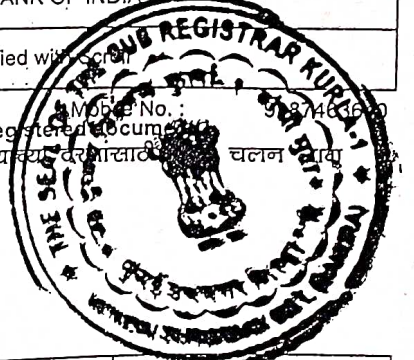
GRN	MH007567532202324E	BARCODE			Date	02/09/2023-14:04:23	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	SAI ADITYARAJ			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO.1601, 16TH FLOOR, IVY CHS LTD			
				Premises/Building	ADITYARAJ ONE			

Account Head Details	Amount In Rs.	Remarks (If Any)						
0030045501 Stamp Duty	468000.00	Road/Street	BLDG NO.1, KANNAMWAR NAGAR, VIKHROLI (E)					
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI					
		Town/City/District						
		PIN	4	0	0	0	8	3
		SecondPartyName=SMITA DAYANAND.MHASKAR AND OTHER-						
		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>करल - १</p> <p>Four Lakh Ninety Eight Thousand Rupees Only</p> <p>१५ २१४ २ ११५</p> <p>२०२३</p> <p>FOR USE IN RECEIVING BANK</p> </div>						
Total	4,98,000.00	Amount In Words						
Payment Details	STATE BANK OF INDIA							



Cheque-DD Details		Bank CIN	Ref. No.	00040572023090237747	IK0CKWFKL4
Cheque/DD No.		Bank Date	RBI Date	02/09/2023-14:07:03	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scrip		

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 दुय्यम निबंधक कार्यालयाने नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-17714	0003935956202324	02/09/2023-15:24:12	IGR197	30000.00

करल - १		
१५	९	११५
२०२३		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is executed at Mumbai on this 02nd day of September, 2023,

BY AND BETWEEN

hastakal
M/S. SAI ADITYARAJ – PAN NO. AEMFS2544F, a Partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 2101, Purnima CHS Ltd, Building No. 03, Tagore Nagar, Vikhroli (E), Mumbai – 400 083, represented by its Authorized Partner Mr. Rocky Rajkumar Khushalani (Pan No. AGGPK0791A) hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors – in-interest, executors, administrators and permitted assignees, including those of the respective partners),

AND

1. Mrs. Smita Dayanand Mhaskar, Aadhar No – 4884 5800 6622, PAN No – ASAPM0820, Age 40 years; And
2. Mr. Dayanand Tukaram Mhaskar, Aadhar No – 7281 6545 4562, PAN No – ASAPM0820, Age 45 years;



All Indian Inhabitant(s), presently residing at Room no. 905, High Rise Bldg., G. T. Hospital Campus, Mahapalika Road, Mumbai 400001. (hereinafter collectively referred to as the "Purchaser", which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

The "Promoter" and "Purchaser" are hereinafter collectively referred to as the "Parties" or individually as a "Party."

WHEREAS:

- A. Prior to December 1977, the Maharashtra Housing Board [formerly the Bombay Housing Board (B.H.B.)] a statutory body constituted under the Maharashtra Housing Board Act,

PK

Mhaskar

Khushalani

कतल - १	२०२३
१५५५	२०२३

**FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE PROPERTY**

All the portions and parcel of the land bearing Survey No. 113, [part] City Survey No. 356 [part] and situate at Building No.1, Kannamwar Nagar IVY C.H.S. Ltd.,, lying being (East), Mumbai - 400083, Survey No. 113 (Part), City Survey No. 356 (Part), in the Registration Sub-District of Kurla, Mumbai Suburban District, and bounded as follows:

- On or towards the North : Building No. 2
- On or towards the South : Plot Belonging to MHADA
- On or towards the East : 40' 0" Wide Road and open space of the Authority.
- On or towards the West : Vacant Land 40'-0" wide Road.



**SECOND SCHEDULE ABOVE REFERRED TO
DETAILS OF THE APARTMENT**

Situated on the 16th floor in the Building to be named as "Kannamwar Nagar IVY C. H. S. Ltd.", Project Name "IVY CHS LTD ADITYARA ONE" under construction on the land more particularly described in the First Schedule hereinabove written.

Signature
Signature

कतल - १	२०२३
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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN HEREINABOVE.

SIGNED AND DELIVERED BY THE PROMOTER within named M/s. SAI ADITYARAJ Through its Partner

1. Mr. Rocky Rajkumar Khushalani

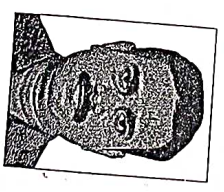
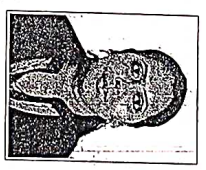


in the presence of:

1. *Signature*
2. *Signature*

SIGNED AND DELIVERED by the PURCHASER within named:

1. Mrs. Smita Dayanand Mhaskar
2. Mr. Dayanand Tukaram Mhaskar



2023

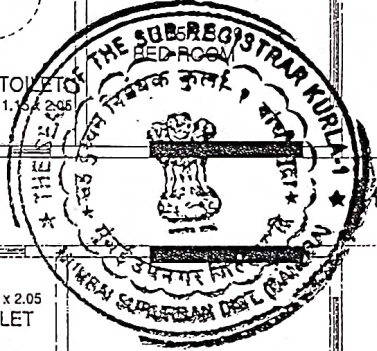
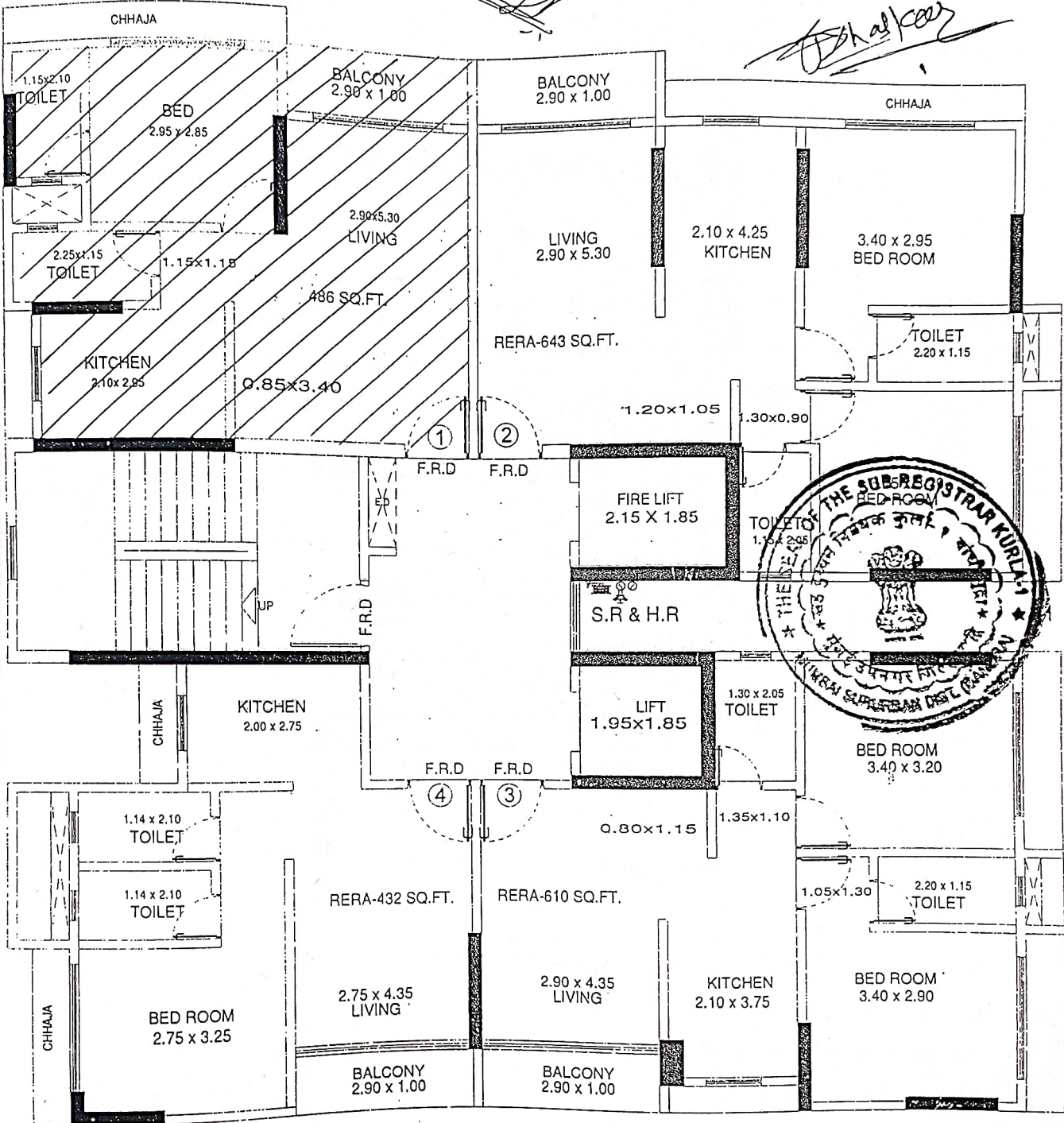
1601

Red Bull

Embrosal

BLDG.NO 1

Shakir



9TH TO 14TH, 16TH TO 22NDFLOOR PLAN

SCALE :- 1:100

करत - 9
 2023
 29 915



Building Permission Cell, Greater Mumbai / MHADA
 (A designated Planning for MHADA layouts constituted as per government regulation No. TPB4315/167/Cr. 51/2015/UD-11 Dt. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-9/1028/2022/FCC/1/New Date : 03 August, 2022

To
 M/s. Sai Adityaraj C.A. to
 Kannanwar Nagar Ivy Co. Op.
 Hsg. Soc. Ltd.
 101, Bldg. No. 1 known as Kannanwar Nagar Ivy CHSL on
 Tagore Road, (East) of Village Henryaji, at Kannanwar Nagar, Vikhroli (East),
 Mumbai - 400 072.



Dear Sirs,
 Application dated 21 February, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 is proposed redevelopment of existing Bldg. No. 1 known as Kannanwar Nagar Ivy CHSL on plot bearing C.T.S. No. 356 (pt) of village Henryaji, at Kannanwar Nagar, Vikhroli (East), Mumbai.

- The Commencement Certificate/Building Permission is granted on following conditions:
- The land vacated in consequence of endorsement of the section line / road widening line shall form part of the public street.
 - That no new building or part thereof shall be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
 - The Commencement Certificate / Development permission shall remain valid for one year from the date of issue.
 - This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
 - This Certificate liable to be revoked by the VP & CEO, MHADA if:
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966
 - This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
 - 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.

VP & CEO / MHADA has appointed Shri. A N Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 08 March, 2023

Issue On : 09 March, 2022
 Application No. : MH/EE/(BP)/GM/MHADA-9/1028/2022/CC/1/New
 Remark :
 This C.C. issued upto plinth level as per approved IOA plan dtd. 17.01.2022



Issue On : 03 August, 2022
 Application No. : MH/EE/(BP)/GM/MHADA-9/1028/2022/FCC/1/New
 Remark :
 This C.C. further extended upto top of 20th floor i.e. building consist of Silt + 1st to 20th upper floors as per approved I.O.A. plan dtd. 17.01.2022.

Name : Anil Namdeo
 Rathod
 Designation : Executive Engineer
 Organization : Personal
 Date : 03-Aug-2022-13.

Executive Engineer/B.P. Cell
 Greater Mumbai/MHADA

- Copy submitted in favour of information please
- Chief Officer Mumbai Board.
 - Deputy Chief Engineer /B.P. Cell/MHADA.
 - Asst. Commissioner S Ward MCGM.
- Copy to :-
- EE Kuria Division / MB.
 - A.E.W. S Ward MCGM.
 - A.A. & CS Ward MCGM

करत - 9
 2023
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करल - १		
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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
P51800033847

Project: IVY CHS LTD ADITYARAJ ONE, Plot Bearing / CTS / Survey / Final Plot No.: BUILDING NO 1st Kurla
Kurla, Mumbai Suburban, 400083;

1. Sai Adityaraj having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban

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 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, Real Estate Agents 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 (l) 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 14/03/2022 and ending with 31/01/2026 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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 14-03-2022 17:03:06

Dated: 14/03/2022
Place: Mumbai

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

02/09/2023

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि. कुर्ला 1

दस्त क्रमांक : 17714/2023

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7800000
(3) वाजार भाव (भाडेपट्ट्याच्या वायवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7641429.84
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : मदनिका नं: 1601, माळा नं: 16 वा मजला, इमारतीचे नाव: कन्नमवार नगर आयव्ही को-ऑप. हॉमिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं.1, आयव्ही मीगन्नाम लिमिटेड आदित्यराज वन, रोड : कन्नमवार नगर, विक्रोळी पूर्व, मुंबई 400083, इतर माहिती: क्षेत्रफळ 486 चौ. फूट रेग कार्पेट. ((C.T.S. Number : 356 part :))
(5) क्षेत्रफळ	1) 49.68 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अंमेल नेव्हा.	
(7) दस्तावेज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयांचा हक्कनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्स माई आदित्यराज तर्फे भागीदार रंकी राजकुमार खुशानानी ह्यांच्या तर्फे कुलमुख्तयार म्हणून नांगयण पाल वय:-37; पत्ता:-प्लॉट नं: 2101, माळा नं: -, इमारतीचे नाव: पूर्णिमा को-ऑप. हॉमिंग सोसायटी लिमिटेड; ब्लॉक नं: विल्डिंग नं. 03, रोड नं: टागोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AEMFS2544F
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-स्मिता दयानंद म्हसकर वय:-40; पत्ता:-प्लॉट नं: रूम नं. 905, माळा नं: -, इमारतीचे नाव: हाय गार्डम विल्डिंग, ब्लॉक नं: -, रोड नं: जी. टी. हॉस्पिटल कॅम्पस, महापालिका रोड, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-ASAPM0820C 2): नाव:-दयानंद तुकाराम म्हसकर वय:-45; पत्ता:-प्लॉट नं: रूम नं. 905, माळा नं: -, इमारतीचे नाव: हाय गार्डम विल्डिंग, ब्लॉक नं: -, रोड नं: जी. टी. हॉस्पिटल कॅम्पस, महापालिका रोड, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-ASAPM0844L
(9) दस्तावेज करून दिल्याचा दिनांक	02/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	02/09/2023
(11) अन्क्रमांक, खंड व पृष्ठ	17714/2023
(12) वाजार भावाप्रमाणे मुद्रांक शुल्क	468000
(13) वाजार भावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

