



CHALLAN
MTR Form Number-6

दस्तावेज-३
दस्ता क्र. 208/EL/2023
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GRN	MH009903361202324E	BARCODE		Date	23/10/2023-08:43:09	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AQLPM3074F
Location	PALGHAR	Full Name	PREMSHANKAR CHANDRABHUSHAN MISHRA
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 403, BLDG NO 15, SURAKSHA SMART
		Premises/Building	CITY - PHASE -I

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	187900.00	RAJAVALI	VASAI		4 0 1 2 0 8
0030063301 Registration Fee	26840.00				
		Remarks (If Any)			
		PAN2=AANFC1396C~SecondPartyName=CONCEPTUAL ADVISORY SERVICES LLP~			
		Amount In	Two Lakh Fourteen Thousand Seven Hundred Forty Rup		
Total		Words	ees Only		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023102310750	2834823538
Cheque/DD No.		Bank Date	RBI Date	23/10/2023-08:44:09	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 9320801246
 OTE:- 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.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-350-20498	0005187255202324	23/10/2023-10:55:31	IGR135	26840.00



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AGREEMENT FOR SALE

This **Agreement for Sale** ("Agreement") is made at Vasai, District Palghar, Maharashtra, on this 23rd Day of OCT., Two thousand and Twenty ("Execution Date").

BETWEEN

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CONCEPTUAL ADVISORY SERVICES LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having PAN: AANFC1396C, LLPIN: AAL-7462 and having its registered office at Suraksha Smart City, Corporate Office, Rajavali, Vasai East, Vasai Virar City, 401208., Maharashtra, India, through its Authorized signatory **VIVEK BALKRISHNA GAIKWAD** (hereinafter referred to as the "Developer", which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include its successors and assigns) of the **One Part;**

AND

MR. PREMSHANKAR CHANDRABHUSHAN MISHRA s/d/w of **MR. CHANDRABHUSHAN RAMACHAIBAR MISHRA** aged 35 years, Indian Inhabitant/s having PAN **AQLPM3074F** and residing at **ROOM NO. E.M.M. 7, JAI MAHARASHTRA NAGAR, S.M.ROAD, NEAR. ANTOP HILL CHURCH, ANTOP HILL, MUMBAI- 400037** hereinafter referred to as the "**Allottee(s)**", which expression shall, unless it be repugnant

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to the context or meaning thereof, be deemed to mean and include, in the case of a/an individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **Other Part**.

The Developer and the Allottee shall hereinafter be collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

A. By and under the deed of conveyance dated 16/08/2019 ("**DOC 2019**") executed by and among (a) the Developer herein, therein referred to as the Purchaser, of one part, and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6439 / 2019 having 493 pages, the Vendors and Kirit sold, transferred, assigned and conveyed in favour of the Developer various piece and parcel of lands admeasuring in aggregate 258.02 (Two Hundred Fifty Eight and Point Two) acres, all situated, lying and being at Village Raiavali, Taluka Vasai, District Palghar, Maharashtra, India, along with all development rights therein, as more particularly described under the Schedule I to Schedule VII of the said DOC 2019 ("**Land 1**").

B. By and under an agreement to sale dated 19/08/2019 ("**AFS 2019**") executed by and among (a) the Developer herein, therein referred to as the Purchaser, of one part, and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited

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be entitled to sell or otherwise dispose of the aforesaid stack car parking facility in such manner and on such terms and conditions and on such basis as may be decided by the Developer at its absolute discretion and the Allottee shall not dispute the same.

X. The Developer hereby states that the Larger Project proposed to be developed on the Larger Property has been approved under Pradhan Mantri Awas Yojana ("PMAY") scheme from the competent authority as recorded in the 52nd CSMC meetings minutes dated 20th January 2021 and 60th CSMC meeting minutes dated 30th March 2022 through the Public Private Partnership Model of MHADA/applicable regulatory.

Y. The Allottee being fully satisfied in respect of the title to the Developer and all permissions, plans etc. and all the representations made by the Developer and rights of the Developer to develop the Project, is desirous of being allotted the Flat No. 03 and has accordingly approached the Developer and applied for allotment of flat no. 03 admeasuring **26.32** square meter carpet area (approximately) as per the RERA Act and without paying any monetary consideration is entitled to additional area being enclosed balcony area admeasuring **2.58** square meter approximately, Pocket terrace area admeasuring **(Not Applicable)** square meter approximately, cupboard area admeasuring **0.81** square meter approximately, **AF1** area admeasuring **3.23** square meter approximately, **AF2** area admeasuring **1.92** square meter approximately on the **04th** Residential floor in wing. **(Not Applicable)** of **Building No. 15**, in Sector Number: **IV-A** of the Project to be / being constructed on a portion of the Larger Property hereunder written and shown in the floor plan annexed hereto and marked as **Annexure C**. Furthermore, the Allottee is also purchasing from the Developer, **(NIL) car-parking or stilt/stack space/s** for parking his own/personal motor-vehicle/s hereunder written. The aforesaid car parking is subject to final building plan approved by the VVCMC at the time of grant of occupancy certificate and exact parking shall be allotted at the time of possession on the basis of the final sanctioned plan.

Z. The Developer has agreed to sell and allot to the Allottee the Flat for **Rs.26,83,486.00 (Rupees Twenty Six Lakh Eighty Three Thousand Four Hundred Eighty Six Only)** ("Flat Consideration") and **NIL Car-parking (Stilt/ Stack) Space/s** in the Project for **NIL ("Car-parking Space Consideration")** on ownership basis exclusive of applicable taxes and other charges as stated under this Agreement on the terms and conditions as hereinafter appearing. The Allottee is aware that the Car Parking Space/s if brought, is/are for his / her / their exclusive use and that the Flat and the Car Parking Space/s shall at all times be held by the

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which are to be observed and performed by the Developer while developing the said Project 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 the same has been informed to Allottee and the Allottee has understood and acknowledged the same.

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3. **AGREEMENT:**

3.1 The Allottee hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Allottee the Flat No. **403** admeasuring **26.32** square meter carpet area (approximately) ("**the Flat**") as per the RERA Act ("**Carpet Area**") and without paying any additional monetary consideration is further entitled to additional area being enclosed balcony area admeasuring **2.58** square meter approximately, **Pocket terrace** area admeasuring (**Not Applicable**) square meter approximately, cupboard area admeasuring **0.81** square meter approximately, **AF1** area admeasuring **3.23** square meter approximately, **AF2** area admeasuring **1.92** square meter approximately collectively, ("**Gross Usable Area**") on the residential floor in wing (**Not Applicable**) the Building number **15** in Sector Number **IV-A** of the Project, more particularly described in the **Third Schedule** hereunder written and shown delineated by a **RED** colored boundary line on the floor plan annexed hereto and marked as **Annexure C** for Flat Consideration of **Rs. 26,83,486.00** excluding taxes and other outgoing/charges and the common areas and facilities appurtenant to the Flat, (the nature, extent and description of the common areas and facilities which are more particularly mentioned in the **Annexure E** annexed hereto) subject to the terms and conditions mentioned herein or in the approvals issued or granted by the sanctioning authorities. Furthermore, the Allottee is also purchasing from the Developer, **NIL** car-parking space/s ("**Car-parking Space/s**") for parking his own/personal light motor-vehicle/s for Car-parking Space/s Consideration of **NIL** subject to the terms and conditions mentioned herein or in the approvals issued or granted by the sanctioning authorities. The aforesaid car parking is subject to final building plan approved by the corporation at the time of grant of occupancy certificate and exact parking shall be allotted at the time of possession on the basis of final plan. The Flat and the Car Parking Space/s shall collectively be referred to as "**the Premises**".

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THIRD SCHEDULE

"SAID PREMISES"

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Flat number **403** on **04th** Residential floor, admeasuring **26.32** Sq. Mtr. RERA Carpet area in Wing No. **(Not Applicable)** in the Building Number **15**, Sector Number: **IV-A** being constructed on all that piece and parcel of land described in Schedule 2 in the project known as "**SURAKSHA SMART CITY PHASE- I**" alongwith **NIL** Car-parking (Stilt / Stack / Other) Space/s.



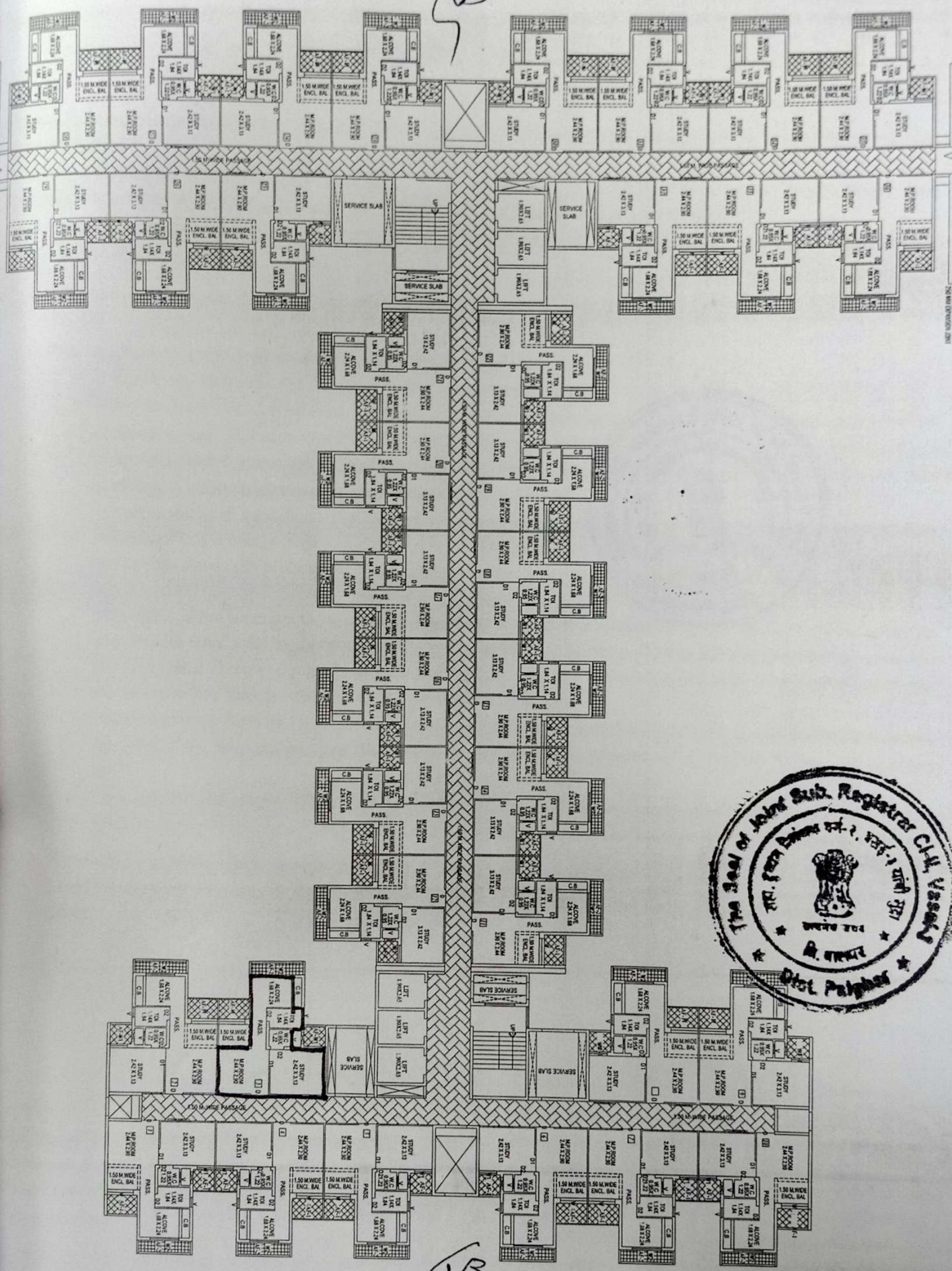
13

ANNEXURE - C

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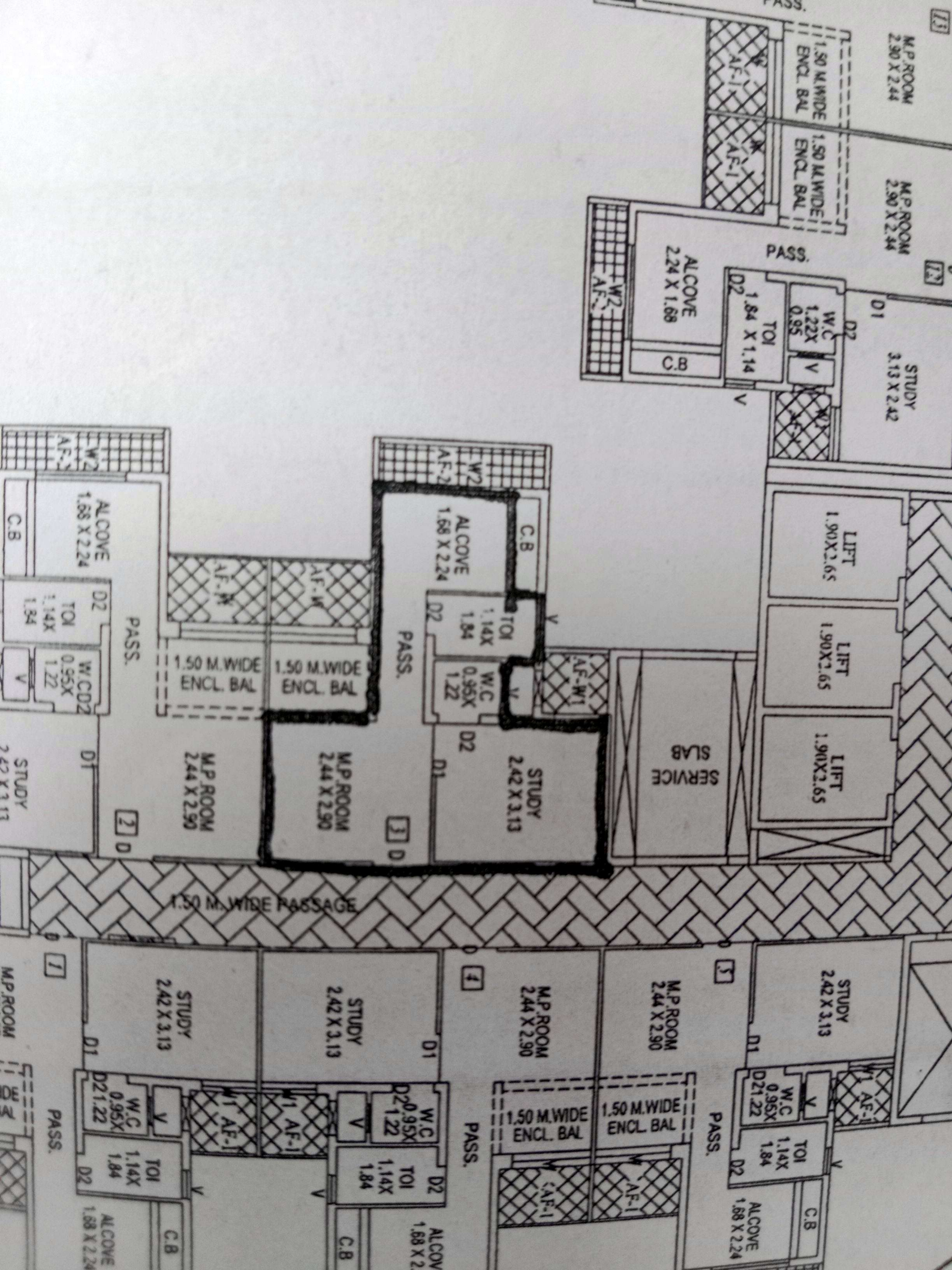
BUILDING NO - 15

FLAT NO. 403 ON 04TH FLOOR



ND TO 7TH, 9TH TO 11TH, 13TH TO 15TH, 17TH TO 19TH & 21ST TO 23RD FLOOR PLAN

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number : P99000023396

Project: *Suraksha Smart City - Phase I* , Plot Bearing / CTS / Survey / Final Plot No.: SN.45HN.1P,2P,3P,4P,5P,7P,SN.46HN.3P,4P,SN.48HN.2P,SN.52HN.2P,3P,4P,SN.53HN.1, 2P,3P,4P,5,6,7P,9P,SN.56HN.1, 2P,3P,4P,SN.57HN. 1P,2P,3P,4P,5P,6,7,SN.58HN.4P,6P at Vasai-Virar City (M Corp), Vasai, Palghar, 401208;

1. **Conceptual Advisory Services Llp** having its registered office / principal place of business at Tehsil: *Ward FNorth, District: Mumbai City, Pin: 400014.*
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 (I) 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 **12/12/2019** and ending with **30/12/2024** 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:08-09-2021 18:52:22

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



Dated: 08/09/2021
Place: Mumbai

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23/10/2023

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. वसई 3

दस्त क्रमांक : 20498/2023

नोंदणी :

Regn:63m

गावाचे नाव : राजावली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2683486
(3) बाजारभाव (भाडेपट्ट्याच्या वाबनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2037000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : , इतर माहिती: सदनिका क्र. 403, चौथा मजला, सुरक्षा स्मार्ट मिटी फेज-1, विल्डींग नं. 15, सेक्टर नं. 4-ए, सदनिकेचे क्षेत्र 26.32 चौ. मी. कारपेट आणि वाल्कनी क्षेत्र 2.58 चौ. मी., कपबोर्ड क्षेत्र 0.81 चौ. मी., एएफ1 क्षेत्र 3.23 चौ. मी. आणि एएफ2 क्षेत्र 1.92 चौ. मी. ही मिळकत. गाव मौजे राजावली, विभाग क्र. 8. ((Survey Number : 45, 48, 52, 53, 56, 57, 58 ;))
(5) क्षेत्रफळ	1) 38.35 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:- मे. कन्सेप्युअल अॅडवायजरी सर्विसेस एलएलपी तर्फे ऑथोराईज्ड सिग्रेटरी विवेक बाळकृष्ण गायकवाड तर्फे कु. मु. आशिष व्ही. मराठे - वय:-49; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सुरक्षा स्मार्ट सिटी, कॉर्पोरेट ऑफिस, ब्लॉक नं:-, रोड नं: राजावली, वसई विरार सिटी, वसई पूर्व., महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:- AANFC1396C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रेमशंकर चंद्रभूषण मिश्रा - - वय:-35; पत्ता:- प्लॉट नं: रूम नं. ई. एम. एम. 7, माळा नं:-, इमारतीचे नाव: जय महाराष्ट्र नगर, ब्लॉक नं:-, रोड नं: एस. एम. रोड, अंटॉप हिल चर्च जवळ, अंटॉप हिल, मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-AQLPM3074F
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	20498/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	187900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	26840
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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