



08/12/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि.पालधर-2

दस्त क्रमांक : 8707/2023

नोंदणी :

Regn:63m

शाबाचे नाव : माहिम (प्रभाव क्षेत्र)

(1) किलेधाचा प्रकार	करारनामा
(2) मोजकता	2500000
(3) बाजारभावाबरोबर पट्ट्याच्या बाबतिलेपट्ट्याकार आकारणी देतो की पट्टेदार ते नसूद करावे	1590567
(4) गु.मापन, पॉटिंग्ग्या व परक्रमांक (असल्यास)	1) पालिकेचे नाव: पालधर इतर वर्णन : सदनिका नं: फ्लॉट नं.406, माळा नं: चौथा मजला, इमारतीचे नाव: ए-वी स्मार्ट सिटी फेज-1, विंगिंग नं.04, टाईप-सी1, ब्लॉक नं: माहिम रोड, रोड नं: पालधर पश्चिम (Survey Number : 1023/8 ;)
(5) क्षेत्रफळ	1) 30.70 चौ.मीटर
(6) आकारणी किंवा जूडी देण्यात असलेले तपे	
(7) दस्तावेज करून देणा-या/विहीन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1) नाव:-मे.आदित्य रिजल्टर्स तर्फे भागीदार अमित विनोदानंद मिधा तर्फे कु.मु. शुभम ठापुर बय:-; पत्ता:-प्लॉट नं - , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: गाला नं. ४१/४२, संस्कृती अपार्टमेंट, यूको बँकच्या मागे, बसट-नालामोपरा लिंक रोड नालामोपरा ईस्ट, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401209 फोन नं:-ABWFA5567B
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी - न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1) नाव:-काजल तपन वॅनजी - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ९६/१ - १, श्री ब्रीडिंग, सीएचएम लि., आगसमी-३२, जयळ, पेपीसी ग्राउंड, गोरार्ड-२, कोरिवली प, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400091 फोन नं:-AHGPB0036L
(9) दस्तावेज करून दिल्याचा दिनांक	06/12/2023
(10) दस्ता नोंदणी केल्याचा दिनांक	08/12/2023
(11) अनुक्रमांक, घड व पत्र	8707/2023
(12) बाजारभावाप्रमाणे मूद्रांक शुल्क	125000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14) बेरा	

नोंदणीकृत दस्तावेजाची

प्रथम सूची क्र II

दुय्यम निबंधक-कधी-४

पालधर-२.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मूद्रांक शुल्क आवागतांना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

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PROJECT- AV SMART CITY PHASE-I -2

said property in accordance with the plans, designs, specifications and modifications as approved by the concerned local authority from time to time.

Provided that the Promoters 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.

1.(a) i) The Allottee/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s **Flat No. 406**, of carpet area admeasuring **30.70 Square metres**, on **4th Floor**, in **Type "C1"**, situated in the **"Building No. "04"** in the Project to be known as **"AV SMART CITY PHASE-I**, (hereinafter referred to as "the Flat") as shown in the Floor Plan thereof for the consideration of **Rs. 25,00,000/-** including Rs. _____ being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Flat including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

ii) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell the Allottee garage bearing Nos. _____ situated at _____ Basement and/or stilt and/or _____ podium being constructed in the layout for the consideration of Rs. _____/-.

iii) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee covered parking spaces bearing Nos _____ situated at _____ Basement and/or stilt and/or _____ podium being constructed in the layout for the consideration of Rs. _____/-.



1. (b) The total aggregate consideration amount for the Flat is thus **Rs. 25,00,000/- (Rupees Twenty Five lakh only)**.

1.(c) The Allottee/s has paid on or before execution of this

FIRST SCHEDULE ABOVE REFERRED TO

All that piece or parcel of N.A Land bearing **Survey No. 1023/8**, (Old Survey No. 1023/1+2/4), admeasuring area 12600 Square Meters only out of said Larger Land having total admeasuring area about H-4, R-97, Prati-0, equivalent to 49700 sq. meters, + Pot Kharaba admeasuring about H.R. 0.05.00, equivalent to 500 Square metres, totally admeasuring area H-5, R-02, Prati- 00, equivalent to 50200 Square meters, assessed at Rs. 7.70 Paise, situate, lying and being at Village Mahim, Taluka and District Palghar.

THE SECOND SCHEDULE REFERRED HEREIN ABOVE

All that premises bearing **Flat No. 406**, on the 4th Floor, in the "Building No. 04", Building Type "C1", in the Project to be known as "AV SMART CITY PHASE-I, having carpet area admeasuring 30.70 Square Meters on constructed on the land more particularly described in First Schedule herein above written.





पलर -२
८९०६ १२०२३
३४ १९६

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 :
P9900050740
Project: **AV SMART CITY PHASE 1** , Plot Bearing / CTS / Survey / Final Plot No.: **1023/8** at **Mahim, Palghar, Palghar,**
401404.

1. **Aditya Realtors** having its registered office / principal place of business at Tehsil: **Vasai, District: Palghar, Pin:**
401209.

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 **28/04/2023** and ending with **31/12/2027** 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
Mr. Arun Babasaheb Nadargoudar
(Secretary incharge, MahaRERA)
Date: 28/04/2023 16:33:24



PROJECT- AV SMART CITY PHASE-I

पलर -२
1000 / 2023
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३१ मार्च २०२१ चे शासन आदेशानुसार या
देस्तऐवजास " महिला " रजिस्ट्रीद्वारास मुद्रांक
शुल्काची सवलत देण्यात आली आहे

दुय्यम विबंधक पालघर क्रं - २

Maharashtra Real Estate Regulatory Authority
Registration No. P99000050740.

Agreement for Sale

This AGREEMENT FOR SALE made at Palghar on this 6 day of
Dec in the Christian Year Two Thousand and Twenty Three.

BETWEEN

M/s. ADITYA REALTORS, a Partnership firm, having its PAN No. ABWFA5567B, having its office at 41 & 42, Sanskruti Building, Behind UCO Bank, Vasai-Nsp Link Road, Nallasopara (East), Pin - 401209 through its Authorized partners Mr. Amit Vinodanand Mishra, hereinafter for brevity sake referred to as the "The Promoters/s" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heir/s, executor/s, administrator/s and assign/s Party of the One Part

AND

Mrs. KAJAL TAPAN BANERJEE, aged about 48 years, (PAN NO.AHGPB0036L), having address at - 96/104, SEA BRIEEZE CHS LTD, RSC-32, NEAR PEPSI GROUND, GORAI-2 BORIVALI WEST, MUMBAI, MAHARASHTRA-400091. hereinafter collectively referred to as "THE ALLOTTEE/S" (which expression shall, unless contrary to the context or meaning thereof, mean and include his/her/their heirs and legal representatives) OF THE OTHER

