

सची क.2

द्य्यम निबंधक: द्.नि.पालधर-2 दस्त क्रमांक: 8707/2023

नोदंणी ! Regn:63m

### गाबाचे नाव: माहिम (प्रभाव क्षेत्र)

(1)विनेधाण प्रधार

करारतामा

(त्राभोपयमा

(ti) shared

2500000

(3) बाजारभाव(भाइपटट्याच्या बाबनितपटटाबार आकारणी देतो की परदेदार ते

1590567

नमद करावे। (4) म् आपन,पाटितिस्ता व प्रशासांक(असल्याम)

1) पालिकेचे नाव पालघर इतर वर्णन :सदनिका नं: पलॅट नं.406, माळा नं: चौथा मजला, इमारतीचे नाव: ए बी स्मार्ट मिटी फेन-1, बिल्डिंग नं.04,टाईप-सी1, ब्लॉक नं: माहीम रोड, रोड नं: पालधर पश्चिम( ( Survey Number

1) 30.70 वो मीटर

1023/8:))

(E)आकारणी विका भूटी देण्यात असेल तेच्छा.

(१) दरताचेयात करन देणान्या/लिप्टन देवणान्या पक्षकाराचे नाव किया विवाणी न्यायालयाचा इक्यनामा किया आदश अभव्याम प्रतिबादिचे नाम व प्रशा

1): नाब:-में.आदित्य रिअल्टर्स तर्फे भागीदार अभित विनोदानंद मिथा तर्फे बृ.मृ. शुभम ठावूर वयः: पत्ताः-प्लॉट नं -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: गाला नं ४१/४२ सम्बूर्ती अपार्टमेंट पको बॅकच्या मागे वसई नाजासीपाश लिंक रोड नालामोपरा ईस्ट., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोट:-401209 पॅन नं:-ABWFA5567B

(8)दम्मोच्या करन पेणा या पक्षकाराचे व किंवा दिवाणी -वायालयाचा हकूमनामा किंवा आदेश अमल्याम, प्रतिवादिवे नाव व पत्ता

1): नाव:-काजल तपन वॅर्नजी - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉब नं: १६/१ वर भी ब्रीईज़,सीएचएस लि., आरएससी-३२, जबळ, पेपीसी ग्राउंड, गोराई-२, बोरिबली प. रोड तं -, महाराष्ट्र, सुम्बई पिन बोड:-400091 पॅन न:-AHGPB0036L

(9) दम्मणेवज करन दिल्याचा दिनांक

06/12/2023

(10)वस्त नींचणी केल्याचा दिनांक

08/12/2023

(11)जन्त्रसंक्ष्यंट व पृष्ठ

8707/2023

(12)वाकारभावापमाणे मुद्रांक शुलक

125000

(13)वा नार माबाप्रमाणे नोंदणी शुल्क

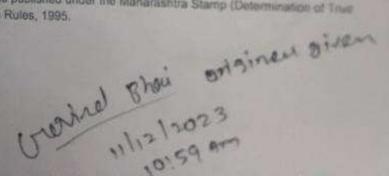
25000

(14) 2171

नॉदणीकृत दस्तऐक्जाचा

मुल्याकनासाठी विचारान घेतलेला तपशील:::

मुद्राच शुल्क आपारताना निवष्टलेला 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 Mumbal 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.



PROJECT- AV SMART CITY PHASMAN -? said property in accordance with the plans, designs and the light as approved by the concerned local authority from time to umb.) 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. i) The Allottee/s hereby agrees to purchase from the 1.(a) 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). The Allottee hereby agrees to purchase from the Promoters ii) and the Promoters hereby agrees to sell the Allottee garage bearing Basement and/or stilt and/or \_\_\_\_ Nos. situated at podium being constructed in the layout for the consideration of Rs. The Allottee hereby agrees to purchase from the Frontier iii) the Promoters hereby agrees to sell to the Allotte Towered Barki spaces bearing Nos \_\_\_ situated at \_\_\_\_ Basement and/or

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

/or \_\_\_podium being constructed in the layout for the

of Rs.

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

written.

## FIRST SCHEDULE ABOVE REFERRED TO

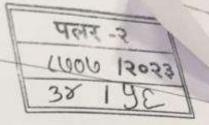
All that piece or parcel of N.A Land bearing Survey No. 1023/8, (Old Survey No. 1023/1+2/4), admeasuring area 12600 Square Meters only out of said Larger Land having total admeasuring area about H-4, R-97, Prati-0, equivalent to 49700 sq. meters, + Pot Kharaba admeasuring about H.R. 0.05.00, equivalent 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







# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

me registration is granted under section 5 of the Act to the following project under project registration number : P99000050740

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

- Aditya Realtors having its registered office / principal place of business at Tehsil: Vasai, District: Palghar, Pin:
- 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 author

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority promoter including revoking the registration granted herein, as per the Act a under.



Signature valid

seaheb Nadagoudar Incharge, MahaRERA) PROJECT- AV SMART CITY PHASE-I

पतर -२ ८७०७ /२०२३ 3 / ५९ ३१ मार्च २०२१ चे शासन आदेशानुसार या देस्तऐवजास " महिला " रारेदीदारास मुद्रांक शुक्काची सवलत देण्यात आली आहे

दुस्यम शिबंधक पालघर कं - न

Maharashtra Real Estate Regulatory Authority
Registration No. <u>P99000050740</u>.

#### Agreement for Sale

This AGREEMENT FOR SALE made at Palghar on this 6 day of Occ. 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 interest to the context or meaning thereof, mean and interest to the context or meaning thereof, mean and interest to the context or meaning thereof, mean and interest to the context or meaning thereof, mean and interest to the context or meaning thereof, mean and interest to the context or meaning thereof, mean and interest to the context or meaning thereof, mean and interest to the context or meaning thereof, mean and interest to the context or meaning thereof, mean and interest to the context or meaning thereof.