

सूची क्र.2

14/07/2023

दुय्यम विभाग - महानगरपालिका-३

दफ्तार क्रमांक - 10934/2023

मोडर्न

Regn:63m

गावाचे नाव : घारीवली

| | |
|--|--|
| (1) विविधाभाषा प्रमाण | बराबरी |
| (2) मोकळपणा | 4479000 |
| (3) वाजाराबाबत (मोडर्न/स्टॅण्डर्ड) वाचविषयक आदेशाची प्रती व स्टॅण्डर्ड मधील बदल | 2086400 |
| (4) अ-मागण, पॅन्ड्रिग्या व पॅन्ड्रिग्या (अवयव) | 1) पाकिस्तान नाव कल्याण-डोविवली इतर वर्णन : इतर माहिती: विभाग क्र. 48/152, मूल्य 40200/-, मोकळ घारीवली म.नं. 20, हि.नं. 1, म.नं. 20, हि.नं. 2, म.नं. 21, हि.नं. 1, म.नं. 21, हि.नं. 2, म.नं. 21, हि.नं. 3, म.नं. 21, हि.नं. 4, म.नं. 42, हि.नं. 2, म.नं. 44, हि.नं. 1, म.नं. 44, हि.नं. 2, म.नं. 44, हि.नं. 3, म.नं. 44, हि.नं. 20, म.नं. 51, हि.नं. 1, म.नं. 51, हि.नं. 2, म.नं. 56, हि.नं. 1, म.नं. 56, हि.नं. 2, विभाग क्र. 38/108, मूल्य 43100/-, मोकळ मागाव म.नं. 67, हि.नं. 1 वरील माई बॉर्डर ट्रिप्ले फेज - 1 प्रोजेक्ट, विस्थापित म.नं. 1501, पंधरावा मजला, क्षेत्रफळ 38.60 चौ.मी. कार्पेट + 3.20 चौ.मी. घालणी असे एकूण क्षेत्रफळ 449.935 चौ.फु. (41.80 चौ.मी.) कार्पेट, रंग क्र. पी51700035191 ((Survey Number : म.नं. 20, हि.नं. 1, म.नं. 20, हि.नं. 2 व इतर)) |
| (5) क्षेत्रफळ | 1) 41.80 चौ.मीटर |
| (6) आकारणी किंवा नवी देण्यात असे व नैर्ऋत. | |
| (7) दस्तावेज करन देणा-या/विहून देणा-या पत्रकाराचे नाव किंवा दिवाणी न्याय यथाच हक्कनामा किंवा आदेश अमान्याम, प्रतिवादिचे नाव व पत्ता. | 1) नाव:-मोहम्मद आऊट एन आऊट इन्फोटेक इंडिया एल.सी.सी. नफे भारीदार अमिन मधु वरीजा याने व.स. स्थान गौरव जयताप बय:-25; पत्ता:-प्लॉट नं: 19 व 20, माळा नं: -, इमागतीचे नाव: नया प्लाजा, ब्लॉक नं: 1701 रोड नं: मेक्टर 19डी, बागी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 फोन नं:-AAEFO4304P |
| (8) दस्तावेज करन देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाने हक्कनामा किंवा आदेश अमान्याम, प्रतिवादिचे नाव व पत्ता | 1) नाव:-अशोककुमार माकड - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमागतीचे नाव: -, ब्लॉक नं: -, रोड नं: वार्ड नं: 12, चक विजयीमिगपुरा, विकानेर, राजस्थान, राजस्थान, बीकानेर. पिन कोड:-334302 फोन नं:-CPMPK1016D 2) नाव:-मुमन - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमागतीचे नाव: -, ब्लॉक नं: -, रोड नं: वार्ड नं: 12, चक विजयीमिगपुरा, विकानेर, राजस्थान, राजस्थान, बीकानेर. पिन कोड:-334302 फोन नं:-MGQPS5164M |
| दस्तावेज करन दिल्याचा दिनांक | 14/07/2023 |
| दस्तावेज मोकळपणाचा दिनांक | 14/07/2023 |
| अनुक्रमांक, गट व पृष्ठ | 10934/2023 |
| वाजाराबाबत प्रमाणे मूद्रांक शुल्क | 313600 |
| वाजाराबाबत प्रमाणे नोंदणी शुल्क | 30000 |



(Handwritten signature)

सह. दुय्यम विभाग क्र. २ कल्याण

नामाधी विचारात घेतलेला त (शीत):-

दस्तावेज आकारनामा निवडलेला मुद्देद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to

| | |
|-----------|------|
| कलम - 3 | |
| मं. 90634 | 2023 |
| ४ | ६ |



*****Agreement for Sale*****

This agreement is entered into at Dombivli, on _____ this 14th Day of July Month, year 2023.

Between

M/s OUT N OUT INFOTECH INDIA LLP, a registered limited liability Partnership Firm, incorporated and registered under Limited Liability Partnership Act, 2008, PAN:AAEFO4304P, having Registered office at Amit Ashiyana, near Bhaji Market Gol Maidan Ulhasnagar-421002 and Corporate office at 1701, Satra Plaza, Plot no 19 & 20 Sector 19D Vashi Navi Mumbai - 400703, through its Designated Partner **SHRI AMIT MADHU BATHIJA** an Indian inhabitant herein after referred to as "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or Partners for the time being of the said firm, their survivor or survivors, heirs, executors, administrators and assigns of such last survivor) of the First Part;

AND

MR. ASHOKKUMAR MAKAR having PAN- CPMPK1016D AND **MRS. SUMAN W/O MR. ASHOKKUMAR MAKAR** having PAN- MGQPS5164M adult/s, Indian Inhabitant/s, residing at **WARD NO 12, CHAK VIJAISINGHPURA, BIKANER, RAJASTHAN - 334302**, hereinafter referred to as the "**Allottee**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrators, assigns and nominee) of the Second Part

[Handwritten signature of Mr. Bathija]

[Handwritten signature of Mr. Ashokkumar Makar]

[Handwritten signature of Mrs. Suman]

Customer Copy
Vista - 1501

Receipt (prev):

72/10934
Friday July 14, 2023
2:11 PM

पावती

Original/Duplicate
नॉदणी र 3000
Regn. 3000

नॉदणी र 12004 दिनांक 14/07/2023

माग्याचे नाव: धारीबली
दस्तावेजाचा अनुक्रमांक: कलन3-10934-2023
दस्तावेजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: अशोककुमार माकड -

नॉदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1720.00
पृष्ठांची संख्या: 86

एकूण: ₹. 31720.00

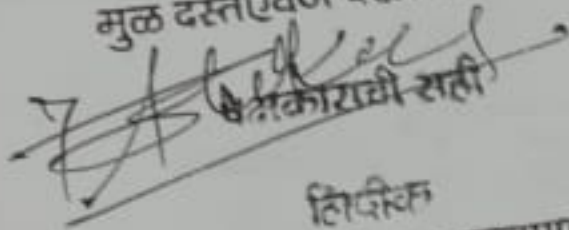
आपणाम मूळ दस्त, बंदनेल प्रिंट, मुची-२ अंदाजे
2:30 PM ह्या वेळेस मिलेल.

Joint Sub Registrar
सह. दुय्यम निबंधक वग २ कल्याण क. ३.

बाजार मूल्य: ₹. 2086400 /-
मोवदला ₹. 4479000 /-
भरनेले मुद्रांक शुल्क : ₹. 313600 /-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 1720 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1207202312749 दिनांक: 14/07/2023
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005092648202324E दिनांक: 14/07/2023
विक्रेते नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला.


सह. दुय्यम निबंधक वग २ कल्याण क. ३.

लिपिक
सह. दुय्यम निबंधक कल्याण - ३.

Land admeasuring 66794 Sq. Mtrs.

F. Further the Planner MMRDA vide his letter no SROT/Growth Centre /2401 / BP / Gharivali Sagaon / 515 / 2022 dated 18th April 2022 granted Commencement Certificate for Built Up area admeasuring 85433.98 Sq. Mtrs. consisting of Residential Tower no. 1 (Basement + Stilt+1st to 5th Parking Floor + 6th to 25th Floor), Tower No 2 (Basement + Stilt+1st to 5th Parking Floor + 6th to 26th Floor), Tower no 3 (Basement + Stilt+1st to 5th Parking Floor + 6th to 26th Floor), Composite Building (Commercial building no 1) (Ground + 1st part to 8th part Floor) and Commercial Building no 2 (Basement + Ground + 1st to 4th Floor). A copy of the said Commencement Certificate is annexed and marked hereto as "**Annexure-1**".

G. The Promoter has decided to develop the Residential Tower no 1 named as **CASTLE**, Tower no 2 named as **VISTA** and Tower no 3 named as **MIST** in the Phase -1 of the Project. The Promoter has proposed to Construct the said 3 Towers upto 36 Floors but Authority MMRDA has granted Commencement Certificate for Tower no 1 upto 25 Floors and Tower no 2 & 3 upto 26 Floors only because TDR required for further floors is no available with Promoter at time of granting Commencement Certificate. In view of the aforesaid the Promoter declares that the Tower 1 CASTLE, Tower 2 VISTA & Tower 3 MIST will be constructed upto 36 Floors by availing requisite TDR as soon as possible. The Promoter further declares that the foundation and structure of buildings will be constructed as such to bear the load of 36 storied earth quake resistant super structure building.

H. The other buildings will be developed in other phases and registered separately in RERA.

I. The amenities to be provided in the said entire project is listed in **Annexure** appended hereto.

| | |
|------------------|------|
| कलन-3 | |
| दस्ता क्र. 90e38 | 2023 |
| E | CE |

J. The said entire project including all phases along with internal and external development and proposed amenities to be developed by Promoters will constitute as "**SAI WORLD DREAMS**" a prototype of which is sanctioned by the Allottee.

K. The Promoter has commenced construction of buildings sanctioned by authority in phase -I of the said project being Building "**VISTA**" (the "**said project**"). The said project is more particularly described in "**Third Schedule**".



[Handwritten signature]

[Handwritten signature]

Suman