

सूची क्र.2

दुय्यम निबंधक : मह दु नि कुर्वा 3

25/01/2024

दस्त क्रमांक : 1413/2024

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विलेखाना प्रकार	करारनामा
(2) मावदना	10301429
(3) वाजारभाव (भाडेपट्ट्याच्या वायानिनपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7919272.05
(4) भू-मापन, पांट्रिस्मा व परक्रमांक (अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: 202, माळा नं: 2 ग मजना, इमारतीचे नाव: विन्ना मिडॉम, विल्डिंग नं.60, ब्लॉक नं: कन्नमवार नगर 2,, रोड : विक्रोळी पुर्व मुंबई 400083, इतर माहिती: व मोयन कार पार्किंग, मदनिकेचे एकूण क्षेत्रफळ 520 चौ.फुट रेरा कार्पेट( ( C.T.S. Number : 356(PT) ; ) )
(5) क्षेत्रफळ	1) 53.15 चौ.मीटर
(6) आकारणी किंवा नुई देण्यात अमेन तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मेसर्स पद्मलक्ष्मी ईस्टेट्स एलएलपी चे पार्टनर राणू रॉय - तर्फे मुखत्यार परमेश नाईक वय:-45; पत्ता:- प्लॉट नं: 604, माळा नं:-, इमारतीचे नाव: मेट्रम, ब्लॉक नं: मल्कार ग्रँड हॉटेल जवळ, ऑप रेन्ना देवी नेक, वागळे ईस्टेट, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ABAFP2557L 2) नाव:- मेसर्स पद्मलक्ष्मी ईस्टेट्स एलएलपी चे पार्टनर विजय पांडुरंग भोसले तर्फे मुखत्यार परमेश नाईक वय:-45; पत्ता:- प्लॉट नं: 604, माळा नं:-, इमारतीचे नाव: मेट्रम, ब्लॉक नं: सत्कार ग्रँड हॉटेल जवळ, ऑप रेन्ना देवी नेक, वागळे ईस्टेट, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ABAFP2557L
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- राजीवन - कृष्णाडा वय:-53; पत्ता:- प्लॉट नं: 262, माळा नं:-, इमारतीचे नाव: मी ब्लॉक, मीजीएम कॉलनी, ब्लॉक नं: जैन देरासर लेन, रोड नं: वडाळा पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400031 पॅन नं:- ADMPK4260B 2) नाव:- आशा - राजीवन वय:-48; पत्ता:- प्लॉट नं: 262, माळा नं:-, इमारतीचे नाव: मी ब्लॉक, मीजीएम कॉलनी, ब्लॉक नं: जैन देरासर लेन, रोड नं: वडाळा पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400031 पॅन नं:- APWPR1723G
(9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/01/2024
(11) अनुक्रमांक, खड व पृष्ठ	1413/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	618100
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

मुन्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.  
Details of this transaction have been forwarded by Email ( dated 24/01/2024 ) to Municipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.



दस्तावेजात देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)  
कुर्वा क्र. ३



CHALLAN  
MTR Form Number-6



GRN	MH01409730202324	BARCODE			Date	23/01/2024-15:20:59	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	KRL2 JT SUB REGISTRAR KURLA NO 2			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	MS PADMALAXMI ESTATES LLP			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO. 202, 2ND FLOOR, VISTA MEADOWS			
Account Head Details		Amount In Rs.	Premises/Building	BUILDING NO.60, KANNAMWAR NAGAR				
0030045501	Stamp Duty	618100.00	Road/Street					
0030063301	Registration Fee	30000.00	Area/Locality	VIKHROLI E MUMBAI				
			Town/City/District					
			PIN	4 0 0 0 8 3				
			Remarks (If Any)	SecondPartyName=RAJEEVAN KANNADA AND ASHA RAJEEVAN-				
			Amount In	Six Lakh Forty Eight Thousand One Hundred Rupees O				
			Words	nly				
Total	6,48,100.00			FOR USE IN RECEIVING BANK				
Payment Details	IDBI BANK			Bank CIN	Ref. No.	69103332024012317090	2849970728	
Cheque/DD Details				Bank Date	RBI Date	23/01/2024-15:24:45	Not Verified with RBI	
Cheque/DD No.				Bank-Branch	IDBI BANK			
Name of Bank				Scroll No. , Date	Not Verified with Scroll			
Name of Branch				Mobile No. : 9820863131				



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन फॉर द दस्तावेज नोंदणी कार्यालय नोंदणी कार्याच्या दस्तावेजी लागू आहे. नोंदणी न कार्याच्या दस्तावेजी सदर चलन लागू नाही.

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### AGREEMENT FOR SALE

This Agreement made at Mumbai this 23<sup>rd</sup> day of January'2024 between **M/S. PADMALAXMI ESTATES LLP**, a Limited Liability Partnership Firm, having PAN ABAFP2557L, registered under the Indian Limited Liability Partnership Act, having registration No. AAW-6934 through its Partners 1. MRS. RANU ROY 2. MR. VIJAY PANDURANG BHOSLE having Registered office at 604, Centrum, Near Satkar Grand Hotel Opp Raila Devi Lake, Waghle Estate, Thane - 400604, and also having Correspondence Address at Plot No. 121B, 5th Road, Khar (W), Mumbai - 400052, hereinafter referred to as "the Promoter of the One Part

PROMOTER 	ALLOTTEE/S 
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AND

Mr. RAJEEVAN KANNADA having PAN No. ADMPK4260B, Aadhar No. 4624 3458 1352

Mrs. ASHA RAJEEVAN having PAN No. APWPR1723G, Aadhar No. 8902 6709 1173



All Indian Inhabitant of Mumbai, having address at Flat No. 262, C Block, CGS Colony, Jain Derasar Lane, Wadala (W), Mumbai – 400 031, hereinafter referred to

as the "ALLOTTEE/S" (The word 'Allottee' shall mean, include and connote two or more allottees) which expression shall unless include the female gender and the plural and does not be repugnant to the context or meaning thereof mean and include his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being thereof, the survivors or last survivor of them and the theirs executors and administrators of the last survivor of them and his/her/their /its permitted assigns, and in the case of a Company / Society its successors and permitted assigns, and in all cases all persons claiming by under or through such allottee including his/her/their/its successors –in-interest)" of the OTHER PART.



WHEREAS (a) The Maharashtra Housing and Area Development Authority (MHADA), a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 was inter alia seized and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of Land admeasuring about 766.28 Square Meters including tit-bit area or thereabouts (plot area as per demarcation of land) from out land bearing Survey No 113, bearing CTS No. 356 (pt), Village - Hariyali, Taluka Kurla, along with structure standing thereon namely KANNAMWAR NAGAR DWARKAMAI, Building No. 60 situated at Kannamwar Nagar 2, Vikhroli (E) Mumbai – 400 083 (hereinafter referred to said Land).

(b) The MHADA in pursuance of Scheme introduced by Government constructed residential Building No. 60 of Ground and Upper 3 Floors consisting of total 32

 PROMOTER	 ALLOTTEE/S
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29. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Sole Arbitration and or as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under, As per section 31 of the RERA Act, 2016 "the aggrieved person may file a complaint.

30. GOVERNING LAW That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (Mumbai) in the presence of attesting witness, signing as such on the day first above written.



**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL the piece and parcel of Land admeasuring about 655.78 Sq. mtrs. as per lease deed, (total area admeasuring 766.28 Sq. mtrs. as per demarcation) bearing CTS No 356 (Part), survey No. 113, Village Hariyali, Taluka Kurla, Mumbai Suburban District lying and situated at Building No. 60 known as **KANNAMWAR NAGAR DWARKAMAI Co-op. Housing Society Ltd**, Kannamwar Nagar, Vikhroli(E), Mumbai - 400083

<p>PROMOTER</p> <p><i>[Signature]</i></p>	<p>ALLOTTEE/S</p> <p><i>[Signature]</i></p>
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THE SECOND SCHEDULE ABOVE REFERRED TO

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ALL THAT Residential Flat Premises bearing No. 202, TWO BHK, admeasuring 520 Sq. ft. i.e. 48.31 Sq. Mt., RERA Carpet area on the 2<sup>nd</sup> Floor of the building known as "VISTA MEADOWS" to be constructed on the property more particularly described in the First Schedule hereinabove, and the said flat premises is shown on sketch annexed hereto and marked ANNEXURE "F"



THE THIRD SCHEDULE ABOVE REFERRED TO

(Details of the common area facilities in the Real Estate Project)

The nature, extent and description of the "Common areas and facilities" and of the "Limited Common Areas and Facilities" shall be as under:

(a) Common Areas and Facilities:

- (i) Entrance lobby of the Building to the Flat Allottee of Flats.
- (ii) Compound of the Building, i.e., the open space area appurtenant to the built-up area of the building; space in the compound irrevocably reserved and allotted/ to be allotted to the respective Flat Allottee
- (iii) Overhead Terrace amenities.
- (iv) Stair cases only as a means of ingress and egress to the respective flats.

(b) Limited Common Area and Facilities:

- (i) Staircase landing and passage on each floor shall be for common user of only Flat Allottee on the particular floor

PROMOTER

ALLOTTEE

*[Signature]*

*[Signature]*

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List of AMENITIES		

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specifications and Amenities)

- G + 23 storied RCC structure with strength & durability
- Earthquake resistant structure
- Light weight concrete block masonry for internal walls.
- Laminated Flush door shutters with standard fittings and fixtures.
- Superior Quality Vitrified tiles for flooring
- Premium Quality paint for walls & ceiling
- Premium Quality wall tiles for the Toilets up to beam ht. and Kitchen walls up to 2'6"


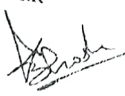
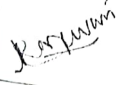



Kitchen counter - Premium Quality

S.S. Sink

Concealed Internal Plumbing

- Branded CP and Sanitary fittings
- Concealed Electrical fittings with Branded wires and switches.
- Double Heighted decorative Main Entrance Lobby
- Fitness Center
- Terrace Garden
- Premium quality textured waterproof paint
- Branded Elevators
- Antiskid flooring for toilets.
- Provision for Exhaust fan in Toilet.
- Firefighting system as per CFO requirement.
- Standard Alluminium glazed Windows.
- CCTV and Intercom System.

 PROMOTER 	ALLOTTEE/S  
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IN WITNESS WHEREOF  
hands and signatures  
witness

SIG

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA GRIHANIRMAAN V KSHETRAVIKAS PRADHIKARAN  
AREA DEVELOPMENT AUTHORITY

हाडा



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

**"AMENDED PLAN"**

No.MH/EE/BP Cell/GM/MHADA-9/945/2022

Dated: **15 MAR 2022**



Shri. Vilas Dikshit of M/s. Shilp Associates,  
17, State Bank of India Square, Subhas Road, Above State Bank of India,  
Parle (E), Mumbai-400 057.

Sub: -Proposed development building of plot existing Building no. 60 owned by K.N. Dwarakamai CUS Ltd., bearing C.U.S. No. 356(pt), at Village Vikhroli, Kammawar Nagar-2, Vikhroli, (B), Mumbai-400 083

Ref: -1. Zero FSI IOA plans issued by MHADA vide. MHADA/EE/BP/Cell/GM/MHADA-09/945/2021 dated 04.09.2021.  
2. Concession u. No. ET- 347 approved on did. 20.12.2021.  
3. Application letter from Architect Shri Vilas Dikshit dated 23.12.2021.

Dear Applicant,

With reference to your above letter this is to inform you that the plans submitted by you are approved and issued subject to the compliance of the conditions mentioned in Intimation of Disapproval dated 03.12.2021 approved by MHADA & the following conditions:-

### B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth/stih height shall be got checked by this office staff.
2. All the payments as intimated by SPA MHADA shall be paid and any other Outstanding that may be levied by any other Govt. Dept. if any shall be borne by The Society / Applicant.
3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for: a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree

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गृहनिर्माण भवन, कलानगर, बंद्रे (पूर्व), मुंबई ४०० ०५९.  
दूरध्वनी ६६४० ५०००  
फैक्स नं.: ०२२-२६५९२०५६

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000.  
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in





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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 :  
P/1800046474

Project: VISTA MEADOWS, Plot Bearing / CTS / Survey / Final Plot No..CTS NO 356 (PT) SURVEY NO 113 (PT)  
Greater Mumbai (M Corp.) (Part) (802794), Mumbai, Mumbai Suburban, 400083;

1. Padmalaxmi Estates Llp having its registered office / principal place of business at Tehsil: Thane District: Thane  
Pin: 400604

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 (Registration and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Dates 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 04/08/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 8
- 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

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: 04/08/2022 14:37:12

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