

गावाचे नाव : खिडकाली

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदना	3134625
(3) बाजारभाव(माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो फी पट्टेदार ते नमुद करावे)	2255465.52
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पातिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सयनिका नं: 1803, माळा नं: 18 बा मजला,बिल्डींग नं. ए-1, इमारतीचे नाव: साई सुटी एंनेक्स, ब्लॉक नं: खिडकाळी,ता. व जि. ठाणे., रोड नं: ., इतर माहिती: सयनिकेचे क्षेत्रफळ 29.82 चौ. मी. कारपेट व एन्क्लोज क्षेत्रफळ 5.20 चौ. मी. कारपेट म्हणजेच एकूण क्षेत्रफळ 35.02 चौ. मी. कारपेट,प्लॉन नं. 26/102-18अ( ( Survey Number : 155 ; HISSA NUMBER : 11 ; ) )
(5) क्षेत्रफळ	1) 35.02 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. साई सुटी एन्टरप्रायजेस तर्फे भागिदार महावीर मेहता . वय:-40; पत्ता:-प्लॉट नं: शॉप नं. 6, ई- विंग, माळा नं: . इमारतीचे नाव: सुभद्रा अनंत कॉम्प्लेक्स, ब्लॉक नं: सचिन निवास समोर, रोड नं: दिवा शिळ रोड, दिवा पूर्व, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 प्लॉन नं:-BLAPM5558H
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नि.गु. सुपुद्राचें माचें, वय:-32, पत्ता:-प्लॉट नं: ई-3 रुम नं. 210, माळा नं: . इमारतीचे नाव: सिम्प्लेक्स, ब्लॉक नं: सेक्टर7, रोड नं: पणशीरि, तशी सुबाई, महाराष्ट्र, ठाणे. पिन कोड:-400701 प्लॉन नं:-BLAPM5558H
(9) दस्तऐवज करून दिल्याचा दिनांक	21/10/2020
(10)दस्त नोदणी केल्याचा दिनांक	21/10/2020
(11)अनुक्रमांक,खंड व पृष्ठ	14028/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	94100
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

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





**SAI SHRUSHTI ENTERPRISES**  
**BUILDERS & DEVELOPERS**

Date :

Flat No

**NO DUES CERTIFICATE**

**SAI SHRUSHTI ANNEX A-1**

**FLAT NO- 1803**

This to sates that **MRS. NILAM MUGUTRAO MANDAVE** has paid entire dues on Flat No- **1803** in Building No-'**A-1**' of the **Project Name "SAI SHRUSHTI ANNEX", DIVA DAWALE**. The Possession of the aforesaid flat can be handed over to the above named customer.

This Certificate shall not be used for any other purpose except for Possession Formalities of the above mentioned flat.

Thanking You.

Yours faithfully,

For **SAI SHRUSHTI ENTERPRISES**

Partner

For **SAI SHRUSHTI ENTERPRISES.**

Subhadra Anant Complex, E Wing, Shop No. 6, Opp. Sachin Niwas, Diva Shill Road, Diva Junction (E), Thane 40  
Contact : 8652257222 • E-mail : saishrushtienterprises@gmail.com • Web : www.saishrushti

AND WHEREAS the said property is not falling under the ambit of the now repealed Urban Land (Ceiling & Regulation) Act, 1976 since the area of the Said

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Diva, Thane, on this 21<sup>st</sup> day of October, 2020

BETWEEN

M/s. SAI SHRUSHTI ENTERPRISES, PAN : ACKFS0306D, A Partnership Firm, with its Office at : Shop No.6, E - Wing, Subhadra Anant Complex, Opp. Sachin Niwas, Diva Shil Road, Diva (East), Taluka and District Thane – 400612, hereinafter referred to as "PROMOTER" (which expression unless repugnant to the context or meaning thereof shall mean and include the said partnership firm, its present partner/s, partner/s who may continue/s as the partner of the firm and person/s who may be admitted as the partner of the firm on reconstitution of the firm and on dissolution of the firm, right and obligation under this instrument to whom allotted and partner/s heirs, executors, administrators, but does not include the partner/s who ceases to be the partner of the said firm and his heirs, executors, administrators etc.). of the ONE PART.

A N D

NILAM MUGUTRAO MANDAVE, PAN : BLAPM5558H, age 32 years, Aadhar No. 7015 1673 8613, Indian Inhabitant/s, having address at : E-3 Room No. 210, Simplex, Sector 7, Ghansoli, Navi Mumbai - 400701, hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART.

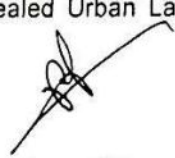

दस्तावेज क्रमांक	2502/2020
	3/10

WHEREAS at all material times, Mr. Namadev Charu Thakur and Others were the owners of and as such seized and possessed of and even otherwise well and sufficiently entitled to piece and parcel of land bearing Survey No. 155, Hissa No. 11, measuring around 0H – 25R – 2P equivalent to around 2570 sq. mtrs. being and situate at Village Khidkali, Taluka and District Thane hereinafter referred as the "SAID PROPERTY";

AND WHEREAS by and under a Development Agreement dated 31<sup>st</sup> March 2017, which is duly registered with the Sub-Registrar of Assurances, Thane under Doc. No. TNN-1/4201/2017, dated 3<sup>rd</sup> April 2017, Mr. Namadev Charu Thakur and Others have granted unto the Promoter herein, all the development rights, titles, shares and interests in respect of the Said Property, at and for the consideration and other terms and conditions contained therein. To do various acts of development efficiently in respect of the Said Property, Mr. Namadev Charu Thakur and Others has also given Power of Attorney dated 31<sup>st</sup> March 2017 in favour of Promoter herein and same has been duly registered with the Sub-Registrar of Assurances, Thane under Doc. No. TNN-1/4203/2017, dated 3<sup>rd</sup> April 2017;

AND WHEREAS in the circumstances and under the aforesaid Development Agreement, the Promoter have obtained the development rights, titles, shares and interests in respect of the Said Property with rights to construct thereon structure/s and sell and transfer the premises situated in such structure/s to prospective purchasers thereof;

AND WHEREAS the said property is not falling under the ambit of the now repealed Urban Land (Ceiling & Regulation) Act, 1976 since the area of the Said



FIRST SCHEDULE ABOVE REFERRED TO :

(SAID PROPERTY)

ALL THOSE PIECES OR PARCELS OF LANDS hereditaments and premises situate, ly  
and being at Revenue Village Khidkali, Talathi-Saja Desai, Thane, Taluka and District Thane  
Registration District and Sub-District of Thane and within the limits of the Municipality  
Corporation of the City of Thane and according to revenue records bearing following

ट न न = ३	Registration District and Sub-District of Thane and within the limits of the Municipality Corporation of the City of Thane and according to revenue records bearing following		
दस्त क्रमांक ३००२/२०२०	descriptions:		
१५/१२	Survey No.	Hissa No.	Area (sq. mtrs.)
	155	11	2520

SECOND SCHEDULE ABOVE REFERRED TO :

(SAID PREMISES)

ALL THAT premises bearing a Residential Flat bearing No. 1803 on the 18<sup>th</sup> Floor  
in the Building No. A-1, admeasuring 29.82 sq. mtrs. Carpet area alongwith enclosure  
area admeasuring 5.20 sq. mtrs. carpet area, totally admeasuring 35.02 sq. mtrs. of the  
building to be known as "SAI SHRUSHTI ANNEX" under construction on the Said  
Property more particularly described in the First Schedule written hereinabove.

*[Handwritten signature]*

*[Handwritten signature]*



7/8/2018

Annex RERA CERTIFICATE.jpg



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]**

टलन - २
दस्ता क्रमांक २००४/२०२०
२३/०२

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51700015209**  
Project: **Sal Shrushti Annex Plot Bearing / CTS / Survey / Final Plot No.: S.NO 155/11 at Thane (M Corp.), Thane, Thane, 400612;**

1. **Sal Shrushti Enterprises** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400612.**
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees.
  - o 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 1 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;
  - o 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 (1) 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.
  - o The Registration shall be valid for a period commencing from 08/02/2018 and ending with 01/01/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - o 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 Armanand Prabhu  
(Secretary, MahaRERA)  
Date: 2/8/2018 3:01:44 PM

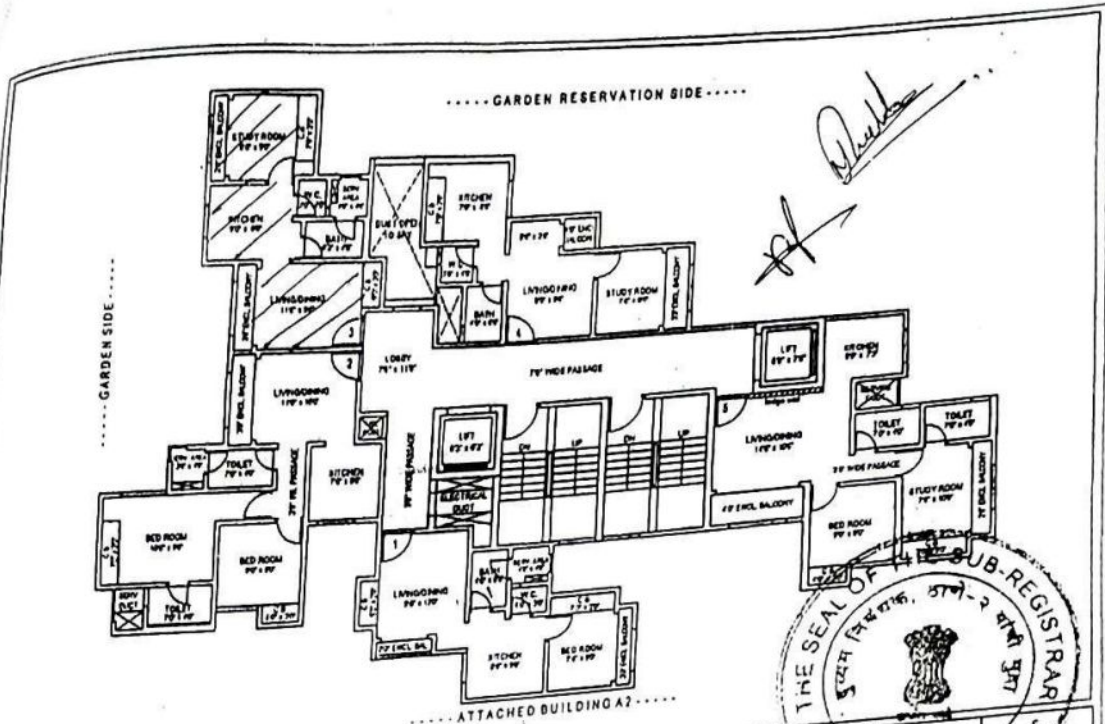
Dated: 08/02/2018  
Place: Mumbai

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

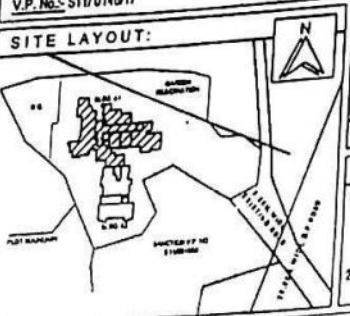
टन न - २

दस्त क्रमांक ४०२५/२०२०

३०/१२



**PROJECT DETAILS:**  
 PROPOSED LAYOUT ON PLOT BEARING  
 S. NO. 155 H. NO. 11  
 AT, KHIDKALI VILLAGE, THANE.  
 V.P. No.:- S11/014617



FLAT NUMBER	1		2		3		4		5	
	1 BHK E		2 BHK B		1 BHK C		1 BHK D		2 BHK A	
FLAT SIZE	sq. ft.	sq. ml.	sq. ft.	sq. ml.	sq. ft.	sq. ml.	sq. ft.	sq. ml.	sq. ft.	sq. ml.
RERA CARPET AREA	332.00	30.84	490.00	45.52	321.00	29.82	326.00	30.28	483.00	44.87
ENCLOSED BALCONY AREA	28.00	2.60	28.00	2.60	38.00	3.53	40.00	3.72	61.00	5.66
C.B. AREA	18.00	1.67	16.00	1.49	18.00	1.67	10.00	0.92	16.00	1.49
TERRACE AREA	----	----	----	----	----	----	----	----	----	----

**BUILDING DETAILS:**  
 BUILDING NAME: A1  
 BUILDING FLOORS: 1ST TO 18TH FLOOR  
 REFUGE FLOORS: (8TH, 13TH & 18TH FLOOR) (FLAT NO. 5)

**ARCHITECT:**  
 NORTH: [North Arrow]  
**DEVELOPER:**

**GENERAL NOTES:**  
 1. The computed carpet area complies  
 1.1. RERA notification vide Circular No-4/2017, Maharashtra Govt. No. 27/84/2017, Dated 14.06.2017,  
 and thus is inclusive of internal walls, structural members and Door Jamb. It is exclusive of  
 External walls, Enclosed balcony and Cupboard Area.  
 1.2. TMC sanction TMC/DOH, dated --/--.  
 2. The stated dimensions may vary marginally at site due to structural members and/or wall finishes.

Flat No. 1803, Building NO. A-1,  
 Sai Shrushti Annex  
 Flat area 29.82 Sq. meters Carpet  
 enclosed area 5.20 Sq. meters Carpet  
 Total area 35.02 Sq. meters Carpet

Scanned by CamScanner