

Receipt (pavti)

76/1246

Friday, January 19, 2024

9:09 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1416

दिनांक: 19/01/2024

गावाचे नाव: महाजनवाडी

दस्तऐवजाचा अनुक्रमांक: टनन4-1246-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: विकास पोपटराव राजभोज -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

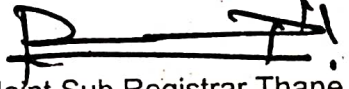
पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:29 AM ह्या वेळेस मिळेल.


Joint Sub Registrar, Thane 4

बाजार मुल्य: रु.4597317.45 /-

मोबदला रु.6500000/-

भरलेले मुद्रांक शुल्क : रु. 455000/-

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

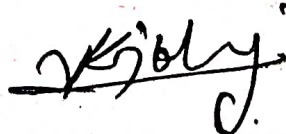
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124188121950 दिनांक: 19/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014029746202324M दिनांक: 19/01/2024

बँकेचे नाव व पत्ता:



मूळ दस्तऐवज परत मिळाला



CHALLAN
MTR Form Number-6

GRN	MH014029746202324M	BARCODE	[Barcode]		Date	16/01/2024-10:13:06	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AKTPR3898J			
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA			Full Name	Vikas Popatrao Rajbhaj Kiran Popatrao and Shobha Popatrao Rajbhaj			
Location	THANE			Flat/Block No.	Flat No 1504 C wing Imperial Heights			
Year	2023-2024 One Time			Premises/Building	near Dahisar Check Naka Mahajanwadi East Thane 401107			
Account Head Details		Amount In Rs.		Road/Street	Mira Road East			
0030046401	Stamp Duty	455000.00		Area/Locality	Mira Road East			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 1 1			
				Remarks (If Any)	PAN2=BLHPS0589K~SecondPartyName=Dattaprasad Suresh And Ashwini Dattaprasad Sarang~			
				Amount In Words	Four Lakh Eighty Five Thousand Rupees Only			
Total				4,85,000.00				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572024011655410	CPADLEDAU6	
Cheque-DD Details				Bank Date	RBI Date	16/01/2024-00:00:00	17/01/2024	
Cheque/DD No.				Bank-Branch		STATE BANK OF INDIA		
Name of Bank				Scroll No.		Date 218, 17/01/2024		
Name of Branch								

DEFACED
₹ 485000.00
DEFACED

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लाभ्य आहे. नोंदणी न करतावयाच्या दस्तासाठी वैध नाही.

Signature Not Verified
Digitally signed by DS,
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.01.16 09:40:36 IST
Reason: CRA's Secure Document
Location: India

दस्ता क्र. १२०६/२०२४

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(iS)-76-1246	0007508478202324	19/01/2024-09:09:50	IGR116	3000
2	(iS)-76-1246	0007508478202324	19/01/2024-09:09:50	IGR116	45500
Total Defacement Amount					4,85,00

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** is executed at Thane, on this 19th day of January, 2024 by and between;

- (1) **MR. DATTAPRASAD SURESH SARANG**, age 42 years, (PAN No. BLHPS0589K) Adult, Indian Inhabitant, having address at Room No. 54/A, 3rd Floor, Bhiku Building, Veer Savarkar Marg, Prabhadevi, Mumbai- 400 025. & (2) **MRS. ASHWINI DATTAPRASAD SARANG**, Age 43 Years, (PAN NO. BMFPS8841H), Adult, Indian Inhabitant, having address at Room No. 12A, Chawl No. 27, Sant Dhyaneswar Nagar, Bandra East, Mumbai, Maharashtra- 400 051 called the "VENDORS/SELLERS" and hereinafter for brevity sake referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, administrators, successors and assigns) of the FIRST PART.

DATTAPRASAD SURESH SARANG
AND
ASHWINI DATTAPRASAD SARANG



- (1) **MR. VIKAS POPATRAO RAJBHOJ**, aged about 35 years old, (PAN No. AKTPR3898J), residing at E-3/12, Marol Police Camp Marol Maroshi Road, Andheri East, Mumbai- 400 059, (2) **MR. KIRAN POPATRAO RAJBHOJ**, aged about 37 years old, (PAN No. AKQPR2682B), Indian Inhabitant, residing at 1204, C-Wing, Imperial Heights, Penkar Pada, Mahajan wadi, Near Penkar Pada Fire Brigade, Mira Road East, Thane- 401107 and (3) **MRS. SHOBHA POPATRAO RAJBHOJ**, aged around 59, Indian Inhabitant residing at E-3/12, 2nd Floor, Marol Police Camp, Marol Maroshi Road, Marol, JB Nagar, Mumbai- 400 059, called the "VENDEES/PURCHASERS" and hereinafter for brevity sake referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.

WHEREAS **MR. DATTAPRASAD SURESH SARANG & ASHWINI DATTAPRASAD SARANG** had purchased the SAID FLAT along with all rights, title and interest vide an Agreement for Sale dated 31/12/2020 entered between M/s. **S.K. HEIGHTS PVT. LTD.** A company registered under the Indian Companies Act, 1956, having its registered address office address at 07, Vithalkunj Building No. 2,

Sarang

[Signature]

[Signature]

[Signature]

श्री. शोभा राजभोज

V.P road, Andheri West, Mumbai- 400 058, through registered Agreement for Sale registered on dated 26/02/2021 bearing document No. TNN-07-3414-2021 and the said M/s. S.K. HEIGHTS PVT. LTD. agreed to sell to MR. DATTAPRASAD SURESH SARANG & ASHWINI DATTAPRASAD SARANG and MR. DATTAPRASAD SURESH SARANG & ASHWINI DATTAPRASAD SARANG agreed to purchase from M/s. S.K. HEIGHTS PVT. LTD., the SAID FLAT being Flat No. C/ 1504, Fifteenth floor, Admeasuring 35.50 Sq. mtr. (Carpet) area, in the building known as Imperial Heights situated at Penkar Pada, Mahajan wadi, Near Penkar Pada Fire Brigade, Mira Road East, Thane- 401107, being and situated at village- Mahajanwadi, WARD- R, and bearing old Survey No. 100/1 (p), 101/1(p), 101/2(p), 101/3 (p), 105/1 (p), 105/4(p), 105/6(p), 105/7, New Survey No. 25/1B, 27/1A, 27/2K, 27/3B, 29/1B, 29/4B, 29/6A, 29/7 in the Taluka and District- Thane, within the limits of Mira Bhayander Mahanagar Palika and in the Registration district and Sub-District of Thane, on the terms and conditions mentions therein on the land more particularly described in the SCHEDULE in written hereunder.

AND, the TRANSFEREES approached to the TRANSFERORS with intention to purchase the SAID FLAT and after various meetings negotiations between both the parties, the TRANSFERORS has agreed to sell, transfer and assign to the TRANSFEREES and the TRANSFEREES has agreed to purchase, acquire from the TRANSFERORS, the SAID FLAT having address at being Flat No. C/ 1504, Fifteenth floor, Admeasuring 35.50 Sq. mtr. (Carpet) area, in the building known as Imperial Heights situated at Penkar Pada, Mahajan wadi, Near Penkar Pada Fire Brigade, Mira Road East, Thane- 401107, being and situated at village- Mahajanwadi, WARD- R, and bearing old Survey No. 100/1 (p), 101/1(p), 101/2(p), 101/3 (p), 105/4(p), 105/6(p), 105/7, New Survey No. 25/1B, 27/1A, 27/2K, 27/3B, 29/1B, 29/4B, 29/6A, 29/7 in the Taluka and District- Thane, within the limits of Mira Bhayander Mahanagar Palika and in the Registration district and Sub-District of Thane, with the fixtures, fittings and amenities provided therein by the Builders/Developers for the Agreed Consideration of Rs. 65,00,000/- (Rupees Sixty Five Lacs Only) and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

ट न न	REGISTRATION NO. 100/1 (p), 101/1(p), 101/2(p), 101/3 (p), 105/4(p), 105/6(p), 105/7, New Survey No. 25/1B, 27/1A, 27/2K, 27/3B, 29/1B, 29/4B, 29/6A, 29/7
दस्त क्र. २२४	THANE
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AND, the TRANSFEREES is desirous of acquiring the rights, tile and interest of the SAID FLAT with all deposits and contributions made by the TRANSFERORS with various local authorities including ADANI/Tata Power Company Ltd. for the beneficial, enjoyment and occupation of the SAID FLAT.

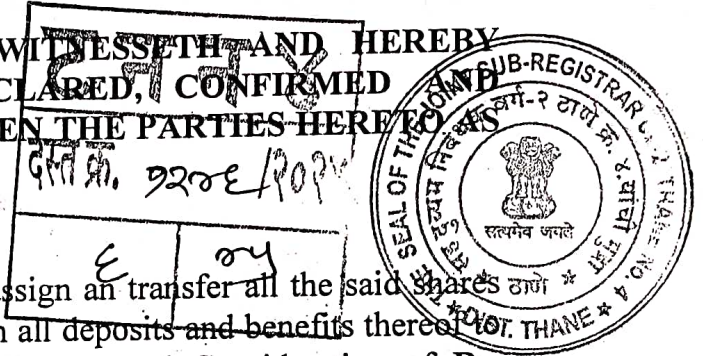
A. Sarang

A. Sarang

AND the TRANSFERORS have agreed to sell, assign and transfer to the TRANSFEREES all the said shares and rights of the SAID FLAT and handover vacant possession of the SAID FLAT to the TRANSFEREES at and for the agreed Consideration of Rs. 65,00,000/- (Rupees Sixty Five Lacs Only) with all deposits and contributions made by the TRANSFERORS either through the Builders/Developers or the Society with various local authorities including ADANI/TATA Power for the beneficial, enjoyment and occupation of the SAID FLAT.

That the Society is newly formed and hence no share certificate is issued to any of the members till now.

NOW THIS AGREEMENT WITNESSED AND HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED RECORDED BY AND BETWEEN THE PARTIES HERETO UNDER:



1. The TRANSFERORS shall sell, assign and transfer all the said shares and rights of the SAID FLAT with all deposits and benefits thereof to the TRANSFEREES at and for the Agreed Consideration of Rs. 65,00,000/- (Rupees Sixty Five Lacs Only) and the TRANSFEREES had/have/will paid/pay Rs. 33,50,000/- (Rupees Thirty Three Lakh Fifty Thousand Only) as part payment in the following manners.

Sr. No.	Date	Amount	Mode: RTGS/NEFT/ CHEQUE
1	13-11-2023	8,00,000/-	RTGS (HDFCR520231113537892)
2	24-11-2023	5,00,000/-	RTGS (HDFCR520231124566421)
3	10-01-2024	6,00,000/-	NEFT (N01024282811998)
4	11-01-2024	5,00,000/-	NEFT (N011242830975626)
5	12-01-2024	4,50,000/-	NEFT (N012242832431290)

Sarang

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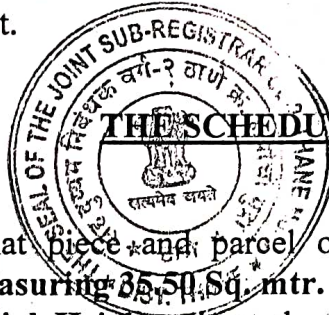
श्री. शशांगोपासक रसायन

12. All the expenses incidental to this agreement including Cost of Agreement, Stamp duty, Registration Fees & Charges, Legal Expenses etc., if payable on this agreement shall be borne and paid by the TRANSFEREES, who shall also observe and perform all stipulations and rules laid down the Cooperative Housing Society Limited in relation to the occupation a use of the SAID FLAT in the Society and shall pay and contribute regular and punctually towards the Maintenance, Taxes, Expenses or other.

13. This Agreement for Sale executed subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and subject to the Rules and Regulations of the Co-operative Housing Societies governed by the Maharashtra Co-operative Societies Act 1961.

14. The Transfer Fees payable to Society/Builders on this Agreement shall be borne and paid equally by the TRANSFERORS AND the TRANSFEREES. In addition, the TRANSFEROR shall obtain NO OBJECTION CERTIFICATE in favor of the TRANSFEREES at earliest.

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दस्तावेज. १२०६/२०१८	
e	



THE SCHEDULE OF THE SAID FLAT

All that piece and parcel of Flat No. C/ 1504, Fifteenth floor, Admeasuring 35.50 Sq. mtr. (Carpet) area, in the building known as Imperial Heights situated at Penkar Pada, Mahajan wadi, Near Penkar Pada Fire Brigade, Mira Road East, Thane- 401107, being and situated at village- Mahajanwadi, WARD- R, and bearing old Survey No. 100/1 (p), 101/1(p), 101/2(p), 101/3 (p), 105/1 (p), 105/4(p), 105/6(p), 105/7, New Survey No. 25/1B, 27/1A, 27/2K, 27/3B, 29/1B, 29/4B, 29/6A, 29/7 in the Taluka and District- Thane, within the limits of Mira Bhayander Mahanagar Palika and in the Registration district and Sub- District of Thane,

A. Sarang

IN WITNESS WHEREOF, THE TRANSFEROR and THE TRANSFEREES HERETO AND HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

A. Sarang

Vijay

[Signature]

SIGNED & DELIVERED by the within named
The VENDORS/SELLERS/TRANFERORS

Sarang

1. MR. DATTAPRASAD SURESH SARANG

A. Sarang

2. MRS. ASHWINI DATTAPRASAD SARANG

SIGNED & DELIVERED by the within named
The VENDEE/PURCHASER/TRANFEREE

Rajbhoj

1. MR. VIKAS POPATRAO RAJBHOJ

Rajbhoj

2. MR. KIRAN POPATRAO RAJBHOJ

श्री शोभा पोपट्राव राजभोज

3. MRS. SHOBHA POPATRAO RAJBHOJ

In The Presence of Witnesses:

1. Signature: *Bhawashe Kume*

Name: *Rao 51/303 Sai Vani Park*

Address: *Delta mandir Raj*

Dhanuwar-wadi Kondhali (W)

M-402067

2. Signature: *Bhawashe Kume*

Name: *Sandip H. Bhosare*

Address: *C-202, Om Laxman Apt.
Vimal chaitanyane, Goddew village, 90*

Bhayandar-east-401105.

ट न न ४	
विवरण क्र. ११०६/२०१५	
	३५



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 3414/2021

नोंदणी :

Regn:83m

414337

8-01-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

गावाचे नाव : महाजनवाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6048000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3664920.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका क्र. 1504,क्षेत्रफळ 35.50 चौ. मी. कारपेट,पंधरावा मजला,सी-विंग,इम्पेरियल हार्डिस,दहिसर चेक नाका जवळ,महाजनवाडी,मिरा रोड पूर्व,ठाणे 401107,मौजे महाजनवाडी,वार्ड-आर,विभाग-6/24,जुना सर्वे नं. 100/1पै,101/1पै,101/2 पै,101/3 पै,105/1 पै,105/4पै,105/6पै,105/7,नवीन सर्वे नं. 25/1ब,27/1अ,27/2 क,27/3ब,29/1ब,29/4ब,29/6ए,29/7.((Survey Number : जुना सर्वे नं. 100/1पै,101/1पै,101/2 पै,101/3 पै,105/1 पै,105/4पै,105/6पै,105/7, नवीन सर्वे नं. 25/1ब, 27/1अ,27/2 क,27/3ब,29/1ब,29/4ब,29/6ए,29/7. ;))
(5) क्षेत्रफळ	35.50 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स एस. के. हार्डिस प्रायवेट लिमिटेड चे डायरेक्टर करीम जे. मरेडिया यांच्या तर्फे कु. मु. म्हणून निलेश ढमाले - - वय:-36 पत्ता:-प्लॉट नं: शॉप नं. 9, माळा नं: -, इमारतीचे नाव: वैभव टावर, ब्लॉक नं: शांति-पार्क, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAOCS5110J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व केवा दिवाणी न्यायालयाचा हुकुमनामा केवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दत्तप्रसाद सुरेश सारंग - - वय:-39; पत्ता:-प्लॉट नं: रूम नं .54/ए, माळा नं: तिसरा मजला, इमारतीचे नाव: भिकू बिल्डिंग, ब्लॉक नं: वीर सावरकर मार्ग, रोड नं: प्रभादेवी, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-BLHPS0589K 2): नाव:-अश्विनी दत्तप्रसाद सारंग - - वय:-40; पत्ता:-प्लॉट नं: रूम नं .54/ए, माळा नं: तिसरा मजला, इमारतीचे नाव: भिकू बिल्डिंग, ब्लॉक नं: वीर सावरकर मार्ग, रोड नं: प्रभादेवी, महाराष्ट्र, MUMBAI. पिन कोड:-400025 पॅन नं:-BMFPS8841H
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	26/02/2021
(11) अनुक्रमांक,खंड व पृष्ठ	3414/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	181500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

रुन न ४

JOINT SUB-REGISTRAR CL-2
मुद्रांक दर्जा-२ ठाणे क्र.

ट.न.न. - ७
 दस्त क्रमांक ७४१४ / २०२१
 ५७ ५

ANNEXURE 'D' (3 of 9)

गांव नमुना सात (अधिकार अपिलेख प्रत्येक)

गांव नमूना नंबर
 गांव

जु. स. (१०१) १ पैकी

पुस्तक क्रमांक	पुस्तक क्रमांक या उपविभाग	पुस्तक पृष्ठी	मोहबदारतये नाव (७१०) (५५६) (६६६) (११६२)	पुस्तक नंबर
न. स. २१०	१६४		मोहमंदसरे हज्जि उस्मान चावणीवावा खोस्मान आह्लावख	
शेतीये स्थानिक नाव	N.A.			
लागवडी योग्य क्षेत्र	हेक्टर	भार	मोहमंद अयतर मोहमंदसरे चावणीवावा खोस्मान मोहमंद उस्मान मकुसुमिदि उस्मान मोहमंदसरे चावणीवावा खाणीया मोहमंद बकुषाव मोहमंद अशनाक मोहमंदसरे चावणीवावा अब्दुल रहमान मोहमंदसरे चावणीवावा सईद मोहमंदसरे चावणीवावा सईद उररहमान मोहमंदसरे चावणीवावा खोस्मान सुजीधुर मोहमंदसरे चावणीवावा	७०० ५५५ ३५० ३०५ १०३५
वर्ग (अ)				
वर्ग (ब)				
आकारणी				
पुढी किवा विशेष आकारणी	२ = ५		(१०१४)	



गांव नमुना वारा (पिकाची नोंद घरी)

वर्ष	हंगाम	पिकासाठील क्षेत्राचा तपसिल										आगाडी वारी उपलब्ध नसलेले जमीन		अन्य			
		मिळ पिकासाठील क्षेत्र					निर्मळ पिकासाठील क्षेत्र					१	२				
		१	२	३	४	५	६	७	८	९	१०				११		
		हे.आर.	हे.आर.			हे.आर.	हे.आर.			हे.आर.	हे.आर.						

2092
2093

गा. नं. ०-१३-६

असाल बंधूकूप घरी बंधूकल दिली असे.

तारीख

2 FEB 2013

डॉ. पी. आनंदलाल
 तलाठी सजा, मिरे

ट न न ४



गांव नमुना नंबर - दोन - अकृषिक महसुलांची नोंद वही

गांव : महाजनपडी
ता : ठाणे

ANNEXURE 'D' (9 of 9)

द.न.सं. - ७
दस्ता क्र. ३२९४ / २०२१
६३ / ५

जमिनीचे वर्णन	क्षेत्र	अकृषिक परवानगीचे / शुध्दानाचे स्वरूप आणि अटी	योग्यता हक्काची किंमत असल्यास	वार्षिक महसूल	मुक्त		प्रधिकार	ताबुकी नमुना क्रमांक दोनपरील नोंद क्रमांक	पहिल्या भोटवटदाराचे नांव	शेरा
					पासून	पर्यंत				
2 श्रीसु. नं. ५९६९-०० ५८ ते ६२५५ १५ २२ ते ३३५५ ३३ ते ३३५५ ३३ ते ३३५५ ३३ ते ३३५५ ३३ ते ३३५५ ३३ ते ३३५५ ३३ ते ३३५५ ३३ ते ३३५५	3 चौ.अ. ५९६९-०० प्रथम प्रस्ताविकाची चौ.अ. ३३५३-००१ राखिल्या २१५-५५५	4	5	6 ५६८५७=००	7 ७	7A ७A	8 अ.प्र. निरक्षर विमरी सो. इतरी येथे फसिठ कमसहस्रकरी-१ दि-१ इतरी येथे विहाजग-३ दि-१ इतरी येथे ५६/२०१२ इतरी येथे ५६/२०१२	9 ९	10 १०	11 11



श्री. जी. अनिलकृष्ण
जबाबी रजि. मिसरे

दस्ता क्र. ३२९४ / २०२१ दिनांक १४/१२/२०२३

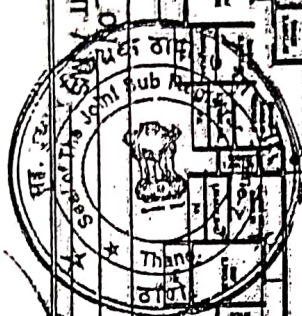
दस्ता क्र. १२२६ / २०२४



ट.न.न. - ७
 वस्त क्रमांक ३०७७ / २०२४
 ए.ए. / ५

ANNEXURE 'A-B-G' (1 of 7)

FLAT NO. _____
 BY THE PURCHASER/S SHRI / SMT. _____



FLOOR OF _____

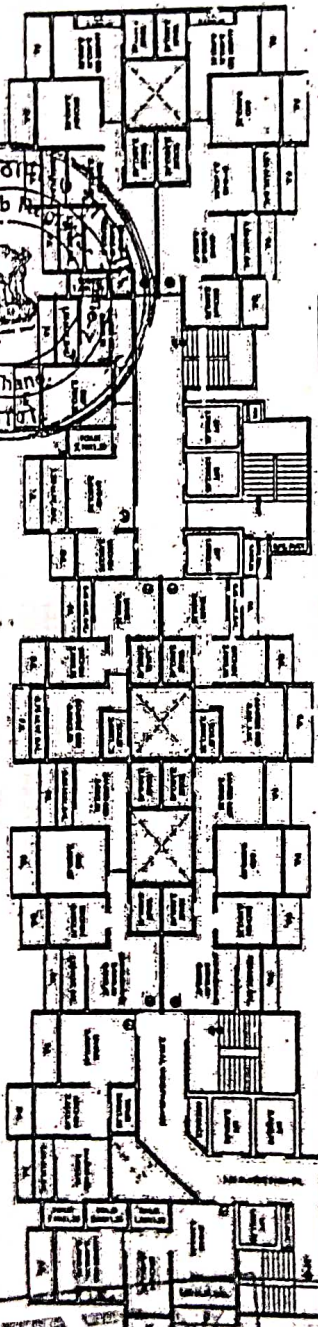
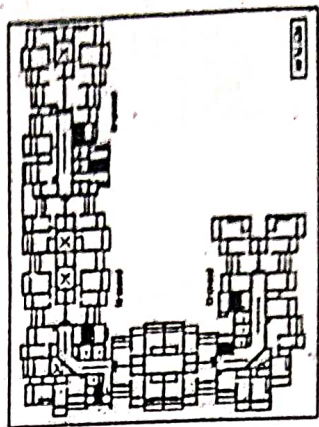
AS AGREED TO BE ACQUIRED

WING A, B & C
 1ST FLOOR PLAN

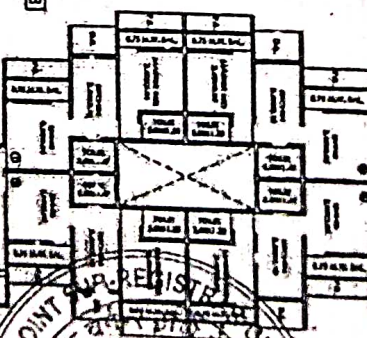
१२२३ / २०२४

[Type text]

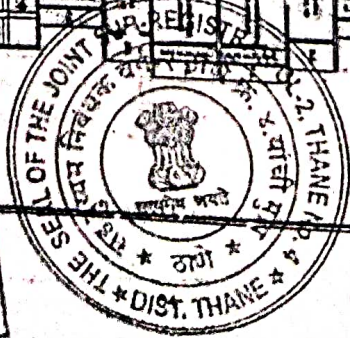
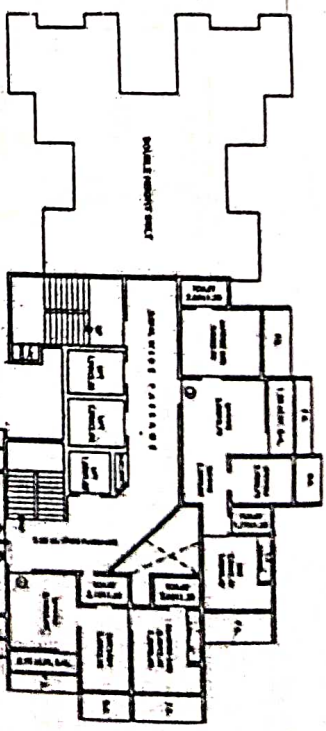
23 29



WING = B

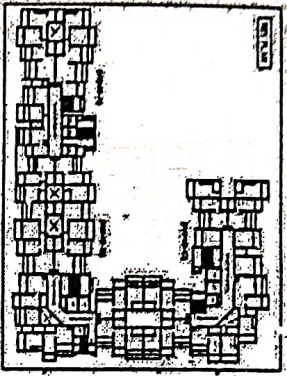
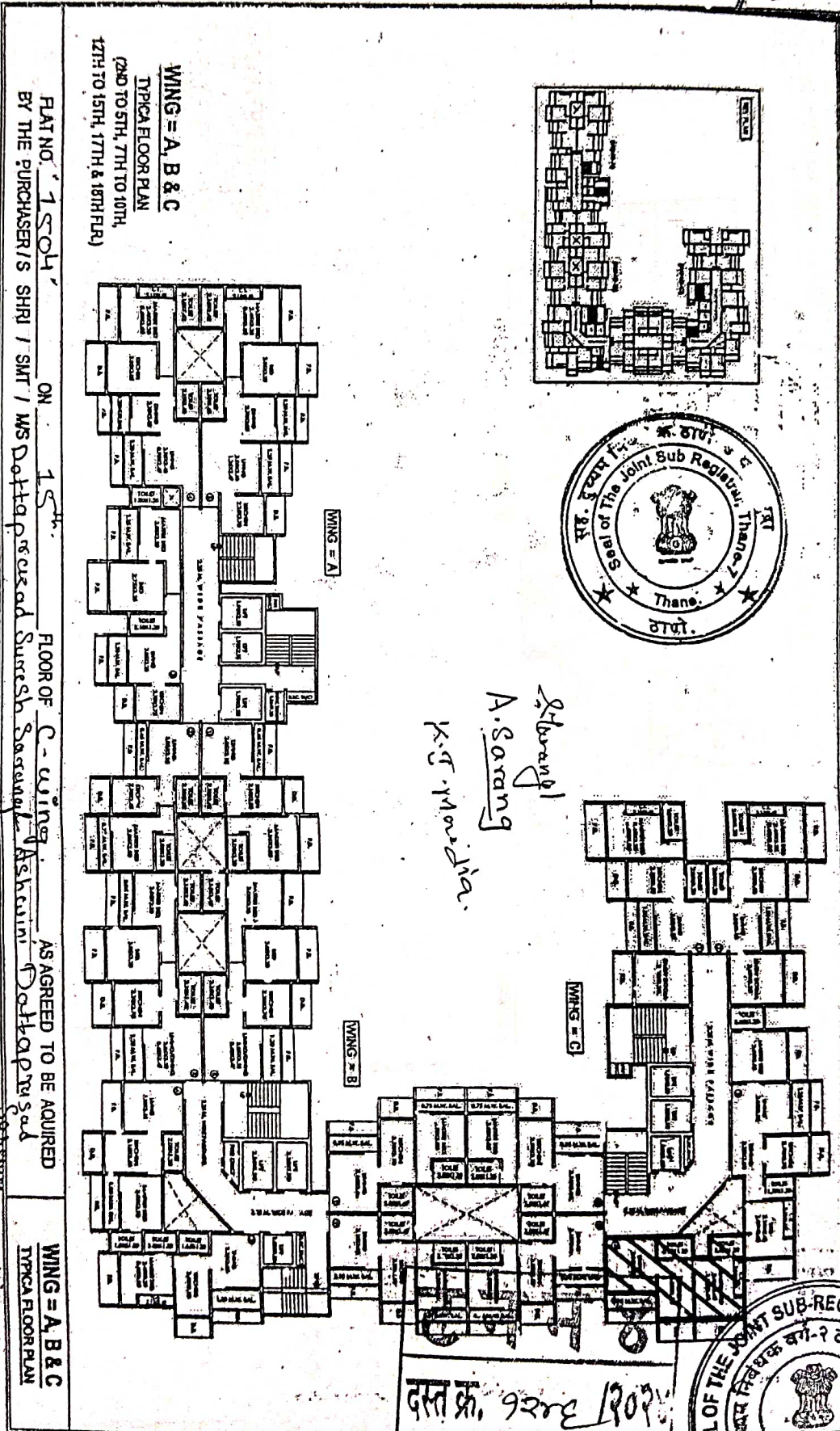


WING = C



ANNEXURE 'A-B-G' (2 of 7)

ट.न.र - ७
 दस्त क्रमांक ३४१२ / २०२१
 ए० / ८५



A. Sarang
K.T. Mondia

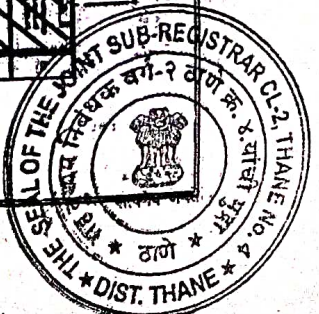
WING = A, B & C
 TYPICAL FLOOR PLAN
 (2ND TO 5TH, 7TH TO 10TH,
 12TH TO 15TH, 17TH & 18TH FLR.)

FLAT NO. '1504' ON 15th FLOOR OF C-WING AS AGREED TO BE ACQUIRED BY THE PURCHASER/S SHRI / SMT / MRS Datta Pursad Suresh Sarang Ashwin Dattaprasad Sarang

WING = A, B & C
 TYPICAL FLOOR PLAN

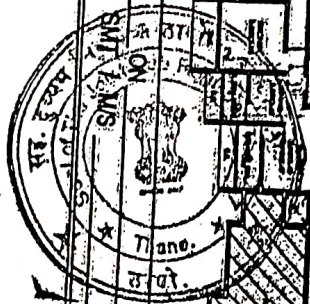
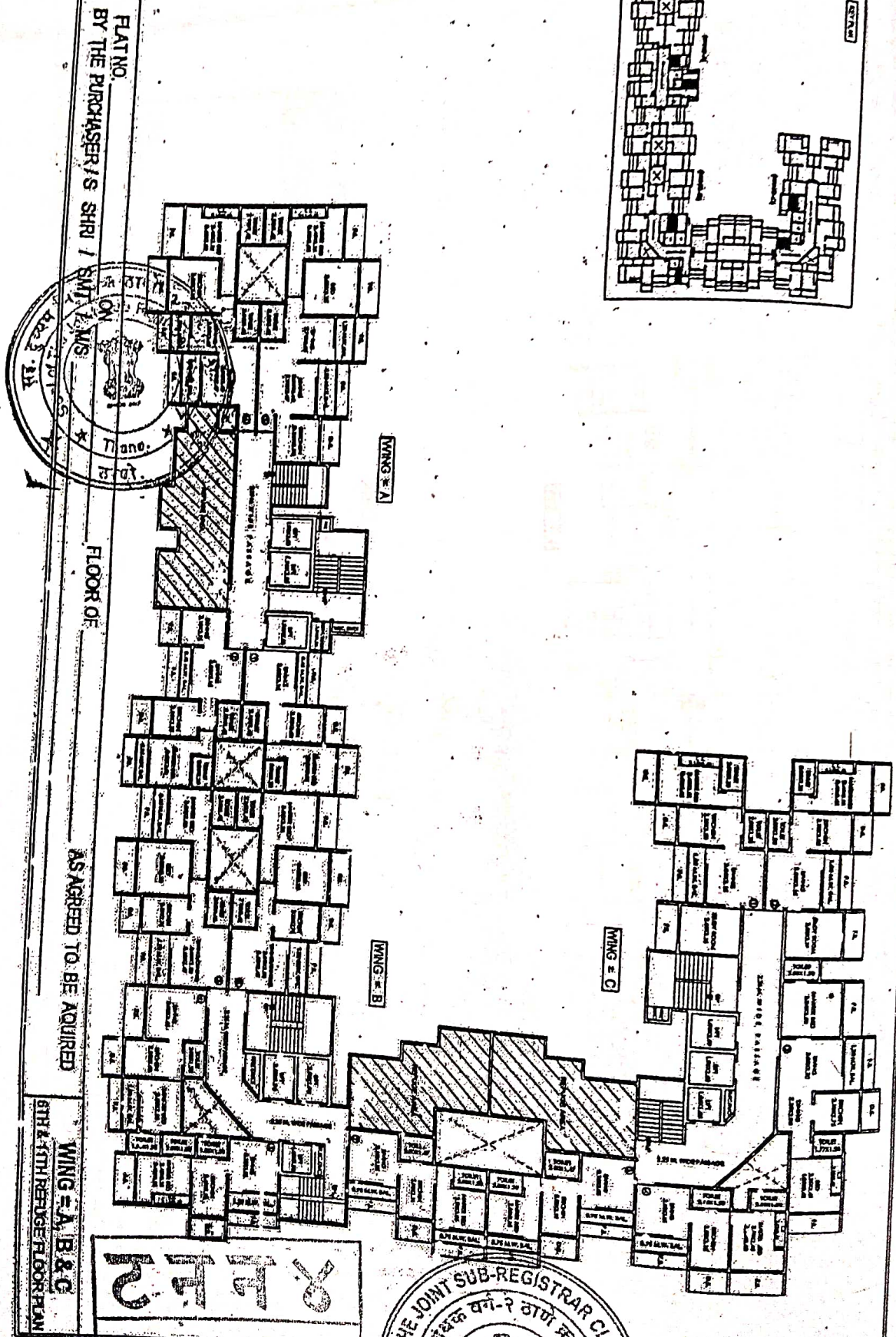
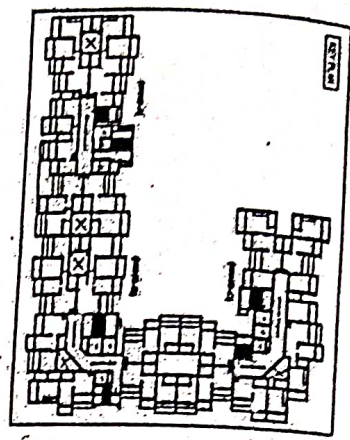
दस्त क्र. १२२६ / २०२१

२२ / ८५



ट.न.न. - 19
 वस्त क्रमांक 3897 / 2029
 ए / यू 1

ANNEXURE 'A-B-G' (3 of 7)



FLAT NO.

BY THE PURCHASER/S SHRI / SMT / M/S

FLOOR OF

AS AGREED TO BE ACQUIRED

WING - A, B & C
 GTH & 4TH FLOOR PLAN

ट.न.न. ४

वस्त क्र. १२०८ / १०१०

18-10-1

ट.न.न. - ७

घरत क्रमांक ३४१४/२०२१

ANNEXURE 'A-B-G' (4 of 7)

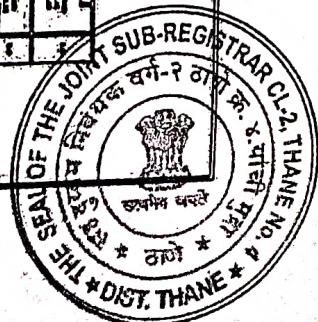
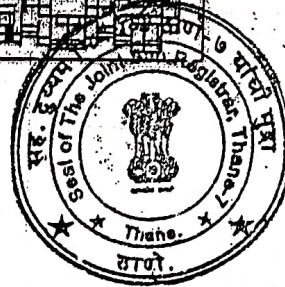
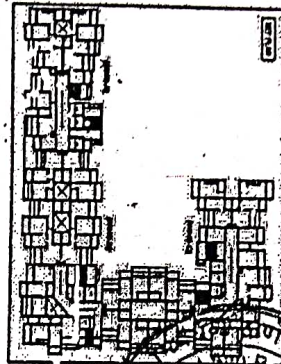
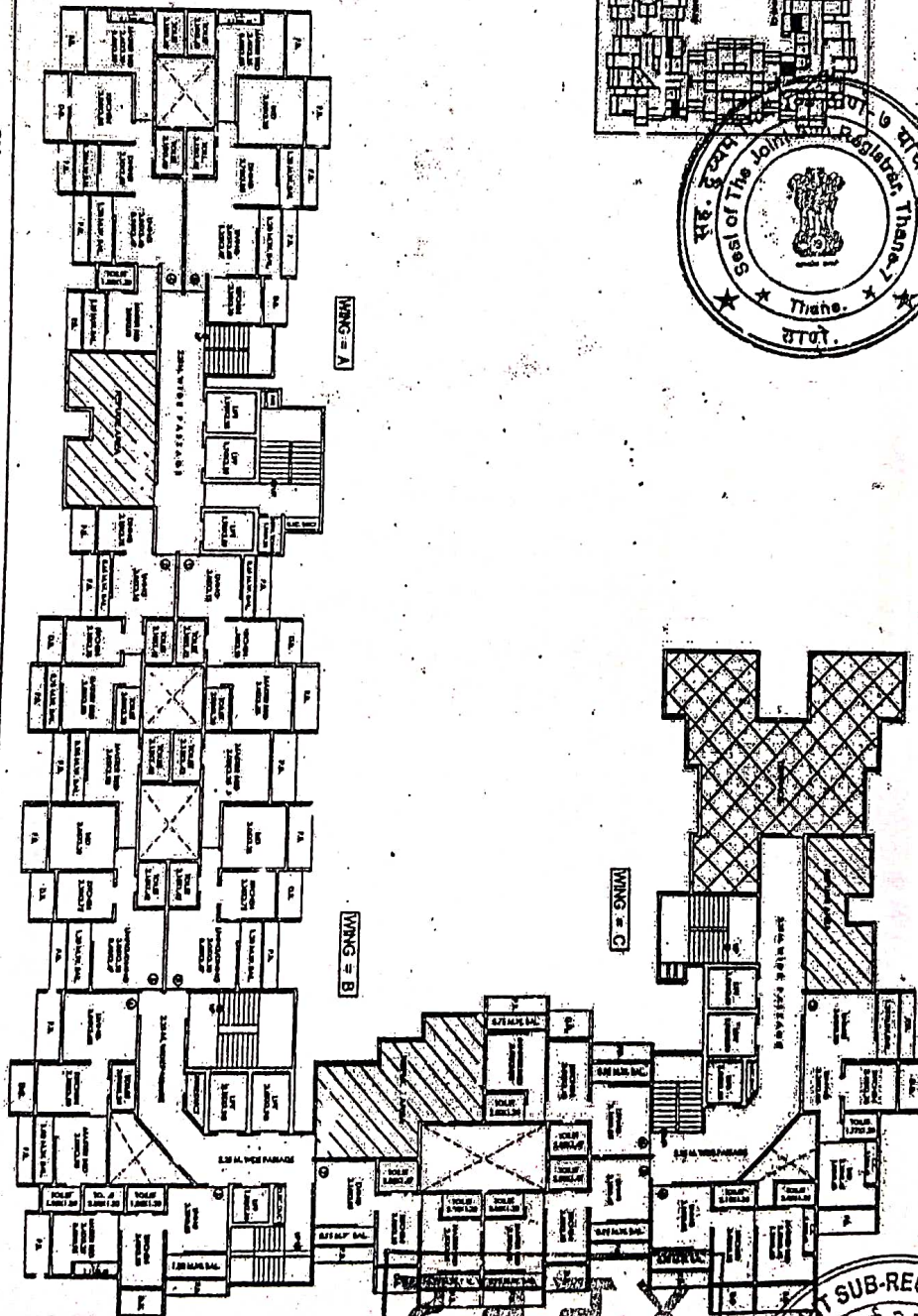
६६ / ८५

FLAT NO. _____
BY THE PURCHASER/S SHRI / SMT / M/S _____

FLOOR OF _____

AS AGREED TO BE ACQUIRED

WING = A, B & C
16TH REFUGE FLOOR PLAN



घरत क्र. १२४६/२०२१

६६ / ८५

ट.न.न. - ७

दस्ता क्रमांक 3878 / 2029 ANNEXURE 'A-B-G' (5 of 7)

७० / ७

FLAT NO.
BY THE PURCHASER/S SHRI / SMT. & MRS.

FLOOR OF

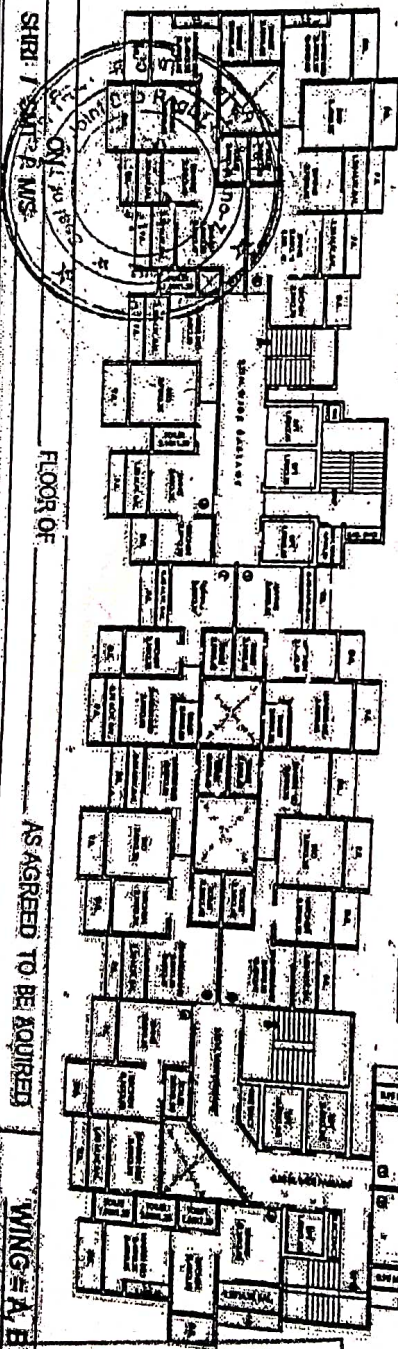
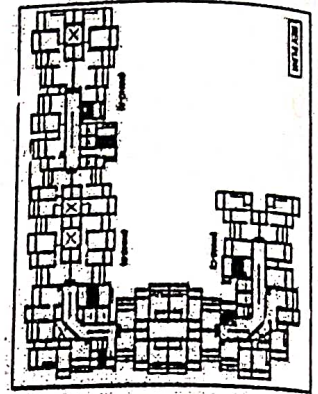
AS AGREED TO BE ACQUIRED

WING = A, B & C
10TH & SOUTH TYPICAL FLOOR PLAN

ट.न.न. ४

दस्ता क्र. 9288 / 1018

२७ / २५



WING = A

WING = B

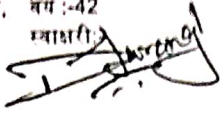


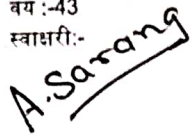


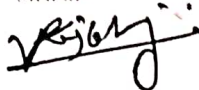


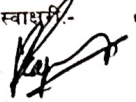


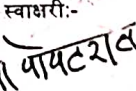


WING = C



024 9 48:18 AM

ंक :टनन4/1246/2024





प्रकार :-करारनामा

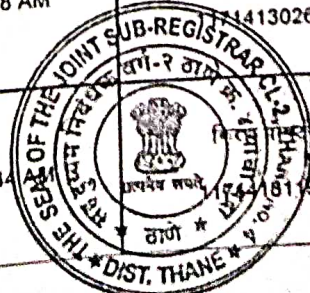
पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	टया प्रमाणित
नाव:दत्तप्रसाद सुरेश सारंग - पत्ता:प्लॉट नं: 45/A, माळा नं: 03, इमारतीचे नाव: भीकू बिल्डिंग, ब्लॉक नं: -, रोड नं: वीर सावरकर मार्ग प्रभादेवी, महाराष्ट्र, MUMBAI. पॅन नंबर:BLHPS0589K	लिहून देणार वय :-42 स्वाक्षरी: 		
नाव:अधिनी दत्तप्रसाद सारंग - पत्ता:प्लॉट नं: 12/A, माळा नं: -, इमारतीचे नाव: चॉल नो २७ मंत दयानेश्वर नगर, ब्लॉक नं: -, रोड नं: बांद्रा ईस्ट, महाराष्ट्र, MUMBAI. पॅन नंबर:BMFPS8841H	लिहून देणार वय :-43 स्वाक्षरी:- 		
नाव:विकास पोपटराव राजभोज - पत्ता:प्लॉट नं: E-3/12, माळा नं: -, इमारतीचे नाव: मरोल पुलिस कॅम्प, ब्लॉक नं: -, रोड नं: मरोशी रोड अंधेरी ईस्ट, महाराष्ट्र, MUMBAI. पॅन नंबर:AKTPR3898J	लिहून घेणार वय :-35 स्वाक्षरी:- 		
नाव:किरण पोपटराव राजभोज - पत्ता:प्लॉट नं: 1204, माळा नं: 12, इमारतीचे नाव: मी विंग इम्पिरियल हाइट्स, ब्लॉक नं: -, रोड नं: पेनकार पडा महाजन वाडी नियर पेनकार पडा फायर ब्रिगेड मीरा रोड ईस्ट, महाराष्ट्र, ठाणे. पॅन नंबर:AKQPR2682B	लिहून घेणार वय :-37 स्वाक्षरी:- 		
नाव:शोभा पोपटराव राजभोज - पत्ता:प्लॉट नं: E-3/12, माळा नं: -, इमारतीचे नाव: मरोल पुलिस कॅम्प, ब्लॉक नं: -, रोड नं: मरोशी रोड अंधेरी ईस्ट, महाराष्ट्र, मुम्बई. पॅन नंबर:BCFPR2153B	लिहून घेणार वय :-59 स्वाक्षरी:- 		

शोभा पोपटराव राजभोज

दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ:19/01/2024 09:47:13 AM

ख:-
ऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार दत्तप्रसाद सुरेश सारंग -	19/01/2024 09:43:06 AM	दत्तप्रसाद सुरेश सारंग M 1197755545048080384 
2	लिहून देणार अधिनी दत्तप्रसाद सारंग -	19/01/2024 09:44:29 AM	अधिनी दत्तप्रसाद सारंग F 1197755910606839808 
3	लिहून घेणार विकास पोपटराव राजभोज -	19/01/2024 09:45:28 AM	विकास पोपटराव राजभोज M 11413026203062272 
4	लिहून घेणार किरण पोपटराव राजभोज -	19/01/2024 09:46:44 AM	किरण पोपटराव राजभोज M 11413026203062272 



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 1246/2024

नोंदणी :

Regn:63m

1/2024

गावाचे नाव : महाजनवाडी

विलेखाचा प्रकार करारनामा
मोबदला 6500000
बाजारभाव(भाडेपट्ट्याच्या 4597317.45

ber	Deface Date	तितपट्टाकार आकारणी देतो की पट्टेदार मुद करावे)
02324	19/01/20	भू-मापन,पोटहिस्सा व क्रमांक(असल्यास) क्षेत्रफळ आकारणी किंवा जुडी देण्यात असेल तेव्हा. दस्तऐवज करून देणा-या/लिहून ठेवणा-या प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
0D	19/01/20	दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
324	19/01/202	दस्तऐवज करून दिल्याचा दिनांक दस्त नोंदणी केल्याचा दिनांक अनुक्रमांक,खंड व पृष्ठ बाजारभावाप्रमाणे मुद्रांक शुल्क बाजारभावाप्रमाणे नोंदणी शुल्क शेरा

1) पालिकेचे नाव:मिरा-भाईदर मंनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: 1504,सी विंग,15 वा मजला,इम्पीरियल हाइट्स पेनकार पडा महाजन वाडी,नियर पेनकार पडा फायर ब्रिगेड मीरा रोड ईस्ट ठाणे 401107((Survey Number : 25 1B 27 1A 27 2K 27 3B 29 1B 29 4B 29 6A 29 7 ;))

1) 35.50 चौ.मीटर

1): नाव:-दत्तप्रसाद सुरेश सारंग - वय:-42; पत्ता:-प्लॉट नं: 45/A, माळा नं: 03, इमारतीचे नाव: भीकू बिल्डिंग, ब्लॉक नं: -, रोड नं: वीर सावरकर मार्ग प्रभादेवी, महाराष्ट्र, MUMBAI. पिन कोड:-400025 पॅन नं:- BLHPS0589K

2): नाव:-अश्विनी दत्तप्रसाद सारंग - वय:-43; पत्ता:-प्लॉट नं: 12/A, माळा नं: -, इमारतीचे नाव: चॉल नो २७ संत दयानेश्वर नगर , ब्लॉक नं: -, रोड नं: बांद्रा ईस्ट, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:- BMFPS8841H

1): नाव:-विकास पोपटराव राजभोज - वय:-35; पत्ता:-प्लॉट नं: E-3/12, माळा नं: -, इमारतीचे नाव: मरोल पुलिस कॅम्प, ब्लॉक नं: -, रोड नं: मरोशी रोड अँधेरी ईस्ट, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:- AKTPR3898J

2): नाव:-किरण पोपटराव राजभोज - वय:-37; पत्ता:-प्लॉट नं: 1204, माळा नं: 12, इमारतीचे नाव: सी विंग इम्पीरियल हाइट्स, ब्लॉक नं: -, रोड नं: पेनकार पडा महाजन वाडी नियर पेनकार पडा फायर ब्रिगेड मीरा रोड ईस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AKQPR2682B

3): नाव:-शोभा पोपटराव राजभोज - वय:-59; पत्ता:-प्लॉट नं: E-3/12, माळा नं: -, इमारतीचे नाव: मरोल पुलिस कॅम्प, ब्लॉक नं: -, रोड नं: मरोशी रोड अँधेरी ईस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:- BCFPR2153B

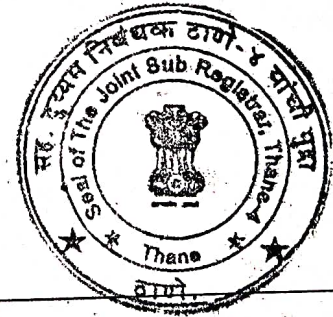
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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'
[See rule 7(2)]

ट.न.नं - ७
दस्त क्रमांक 3898 / 2029
७० / ७५

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Imperial Heights, Plot Bearing / CTS / Survey / Final Plot No. : CTS4278 to 4285, 4287, 4302 to 4305, 4307 to 4313, 4303 to 4350, 4382, 4383, 4386 to 4398, 4424 to 4432, 4434 at Mira-Bhayandar (M Corp.), Thane, Thane, 400104* registered with the regulatory authority vide project registration certificate bearing No P51700008172 of

1. Skheights Pvt Ltd having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400104.*

2. This renewal of registration is granted subject to the following conditions, namely:-

• 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 (2) 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 10 of the Act.

OR
That entire of the amounts to be realised hereinafter by me/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 schedule 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 up to 30/09/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

• 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 22-10-2020 18:28:40

Dated: 18/05/2020
Place: Mumbai

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



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

ट.न.न - ७
दस्ता क्रमांक ३४१४ / २०२०
७ / ७

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Imperial Heights, Plot Bearing / CTS / Survey / Final Plot No. : CTS 4278 to 4285, 4287, 4302 to 4305, 4307 to 4313, 4303 to 4350, 4382, 4383, 4386 to 4398, 4424 to 4432, 4434 at Mira-Bhayandar (M Corp.), Thane, Thane, 400104* registered with the regulatory authority vide project registration certificate bearing No P51700008172 of

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◦ 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 10 of the Act.

OR
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