

Receipt (pavli)

378/12730

प्राप्ती

Original/Duplicate

Tuesday, August 01, 2023

प्राप्ती क्र.: 39म

11:48 AM

Regn.: 39M

प्राप्ती क्र.: 13913

दिनांक: 01/08/2023

प्राप्ती क्र.: 12730-2023

प्राप्ती क्र.: 12730-2023

प्राप्ती क्र.: 12730-2023

प्राप्ती क्र.: 12730-2023

प्राप्ती क्र.: 12730-2023

₹. 30000.00

प्राप्ती क्र.: 12730-2023

₹. 32000.00

आपणाला मूळ रक्कम, धनोत्तर लिट, मुंबई-२ अदावे
12:08 PM रोजी वेळीस मिळाले.

बाजार मूल्य: ₹.10037803.1/-

मातदारा ₹.16362038/-

मातदारा मुदतका शुल्क : ₹. 982000/-

1) देयकारा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3107202310003 दिनांक: 01/08/2023

वेळीस पाव व प्राप्ती:

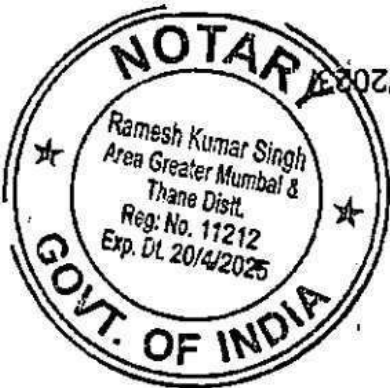
2) देयकारा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005796701202324M दिनांक: 01/08/2023

वेळीस पाव व प्राप्ती:

(Handwritten Signature)

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 14 AUG. 2023



श्री. दुय्यम निवृत्त, अर्थी क्र. ३९, मुंबई उपनगर जिल्हा.

श्री. दुय्यम निवृत्त, अर्थी क्र. ३९



CHALLAN
MTR Form Number-6



GRN	MH005796701202324M	BARCODE	[Barcode]		Date	27/07/2023-12:03:18	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (if Any)					
			PAN No.(if Applicable)					
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4		Full Name	APURVA ARUN NALAVADE				
Location	MUMBAI		Flat/Block No.	FLAT NO 1302, 14TH FLOOR, B WING				
Year	2023-2024 One Time		Premises/Building					
Account Head Details		Amount In Rs.	Road/Street	SAKAR SWAPNA, DR S RADHAKRISHNAN CROSS ROAD				
0030045501	Stamp Duty	982000.00	Area/Locality	ANDHERI EAST MUMBAI				
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN	4 0 0 0 6 9				
			Remarks (if Any)	SecondPartyName=STATE BANK OF INDIA EMPLOYEES SAKAR SWAPNA CHSL-				
			Amount In	Ten Lakh Twelve Thousand Rupees				
		10,12,000.00	Words					
Payment Details		PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank C/IN	Ref. No.	03008172023072700343 270725M798605				
Cheque/DD No.		Bank Date	RBI Date	27/07/2023-14:48:31 Not Verified with RBI				
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date		1, 28/07/2023				
Department ID :		NOTE:- This challan is valid for defacement to be registered in Sub Registrar office only. Not valid for unregistered document.		Mobile No. :		0000000000		
सदर चालन केवल दफ्तरी कार्यालय में ही करवायें अन्यथा देखासदी लागू आहे. -सोदणी न करवायें देखासदी सदर चालन लागू आहे।				[Handwritten Stamp]				
Challan Defaced Detail		NOTARY		[Handwritten Stamp]				
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount			
1	(IS)-378-12730	000310954820224	01/08/2023-11:48:17	IGR188	30000.00			
2	(IS)-378-12730	0003109548202324	01/08/2023-11:48:17	IGR188	982000.00			
Total Defacement Amount					10,12,000.00			



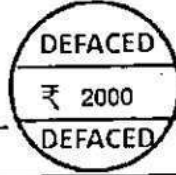
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3107202310003

Receipt Date 10/08/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 12730 dated 01/08/2023 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 31/07/2023

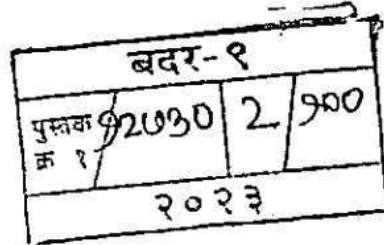
Bank CIN 10004152023073109325

REF No. 321276763104

Deface No 3107202310003D

Deface Date 01/08/2023

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



GRN	MH005796701202324M	BARCODE	Date		27/07/2023-12:03:18	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name	APURVA ARUN NALAVADE		
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0030045501	Stamp Duty	982000.00		Area/Locality	ANDHERI EAST MUMBAI		
0030063301	Registration Fee	30000.00		Town/City/District			
				PIN	4 0 0 0 6 9		
				Remarks (If Any)	SecondPartyName=STATE BANK OF INDIA EMPLOYEES SAKAR SWAPNA CHSL-		
				Amount In	Ten Lakh Twelve Thousand Rupees Only		
Total			10,12,000.00	Words			
Payment Details				FOR USE IN RECEIVING BANK			
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172023072700343	
Cheque-DD Details				Bank Date	RBI Date	Not Verified with RBI	
Cheque/DD No.				Bank-Branch	PUNJAB NATIONAL BANK		
Name of Bank				Scroll No. , Date	Not Verified with Scroll		
Name of Branch							

Department ID : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुरसम निबंधक कार्यालय नॉन-रजिस्टर्ड दस्तावेजों के लिए लागू है. नॉन-रजिस्टर्ड दस्तावेजों के लिए चलन लागू नहीं है.

Make payment at any of the listed branches of PUNJAB NATIONAL BANK handling GOVERNMENT OF MAHARASHTRA Business Before 03/08/2023



Cut Here ----- Bank Copy ----- Cut Here

GRN	MH005796701202324M	Challan Date	27/07/2023	Challan Amount	1012000.00
Party Name	APURVA ARUN NALAVADE		बदर-९		
Amount In	Ten Lakh Twelve Thousand Rupees Only		₹ १९२०३० ४ / १००		
Words			२०२३		
Account Head Details			Payment Details		
Cheque-DD Details			Bank CIN	Ref. No.	03006172023072700343
Cheque/DD No.			Bank Date	RBI Date	Not Verified with RBI
Name of Bank			Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

*Please see the list of branches on the HOME PAGE of GRAS site where you can make payment.

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed and made at Mumbai,

10th this 01st day of August, 2023, BY AND BETWEEN

र. स. गु.

PAN **STATE BANK OF INDIA EMPLOYEES' SAKAR SWAPNA CO-OPERATIVE HOUSING SOCIETY LTD.**, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under registration no BOM/ HSG / 1952 of 1969 and having its office at State Bank of India Employees' Sakar Swapna CHSL, Dr. S. Radhakrishnan Cross Road, Andheri (E), Mumbai 400069 and hereinafter referred to as the "**THE SOCIETY - PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its members for the time being and from time to time, successors, administrators and permitted assigns of such members) through its (i) Chairperson Smt. Madhavi Sawant, and (ii) Hon. Secretary Mr. Satish N. Aroskar **OF THE FIRST PART;**

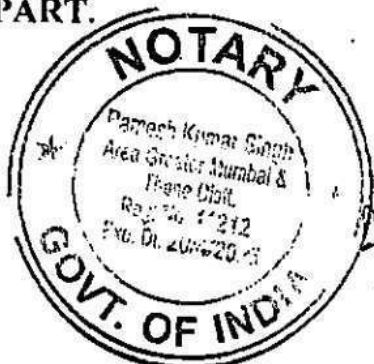


AND

MRS. APURVA ARUN NALAVADE, aged 59 years, having PAN No. **AAQPN6332A**, AADHAR: **4131 6251 1996**, presently residing at C/o Arun Digambar Nalavade, 502, Rose View CHS, Gundavali Village, Andheri (East), Mumbai 400 069, Indian Inhabitants, hereinafter collectively called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees) **OF THE SECOND PART.**

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Page | 1



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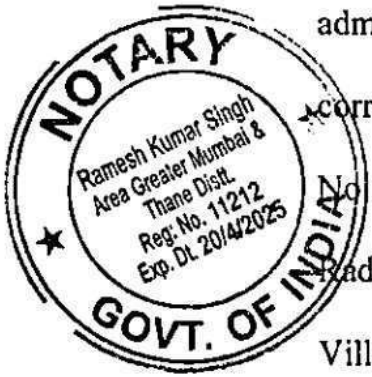
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The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as "Party".

WHEREAS:-

1. The Promoters are the owners of and are seized and possessed or otherwise well and sufficiently and absolutely entitled to all that piece or parcel of land or ground, hereditaments and premises admeasuring 2100.30 sq. mtrs. or thereabouts bearing CTS No. 179, corresponding to S No. 48, H No. 11 (pt), 12 (pt), 14, S No. 46, H No. 15 (PT), of Village Mogra, situate, lying and being at Dr. S. Radhakrishnan Cross Road, Andheri (East), Mumbai 400 069, Village Mogra, Taluka Andheri and within the Registration District and Sub-District of Mumbai Suburban (hereinafter referred to as "the Larger Plot") together with the structures which were standing thereon and which have since been demolished (hereinafter referred to as "the Old Demolished Structures"), more particularly described in the Schedule I hereunder written.

The Old Demolished Structures were occupied by 42 members of the society (hereinafter referred to as "the existing members") and these members will enter into agreements with the Promoters i.e. the society for allotment of permanent alternate accommodation premises on tenant co-partnership basis in the new building proposed to be constructed by the Promoters on the Plot. The Promoter had also issued a letter of allotment for allotment of flats in the proposed building which they proposed to construct on the Plot.



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3. The Promoters have planned development of the Plot by constructing a building to be known as Sakar Swapna or any other name, that promoter may deem fit in future, thereon (hereinafter referred to as "the said Building") consisting of only residential premises in one, single phase consisting of Stilt/ Ground floor and 17 upper floors.

4. The Promoters accordingly have got the plans, designs and specifications of the building known as Sakar Swapna and the amendments thereto approved from the Corporation and the Corporation has issued its IOD No. P-4357 / 2019 (179) / K/E Ward/ Mogra / 337 / 1 / new dated 31-08-2020, amended IOD No. P-4357 / 2019 (179) / K/E Ward / Mogra / 337 / 4 / Amend dated 29-03-2023, in respect thereof. The Corporation has issued its Commencement Certificate No. P-4357 / 2019 (179) / K/E Ward / Mogra / CC/1 / Amend dated 03-04-2023, for the construction of the said Building on the Plot and the Promoters have commenced and are carrying out the work of construction of the said Building as per the approved plans, copy of the said IOD and Commencement Certificate are annexed hereto as Annexure A & B.



5. The promoters have got sanction of finance of Rs. 20,00,00,000/- (Rs. Twenty Crores only) for construction, from Buldana Urban Cooperative Credit Society Ltd. and the said plot and all flats, to be constructed in the project are mortgaged to them vide Deed of Mortgage dated 22nd March, 2022, executed between Buldana Urban Cooperative Credit Society Ltd. of first part and the Promoters

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of the second part and registered with Sub Registrar Andheri 3, under No. 3926/2022. A copy of 'No Objection' issued by the said Buldana Urban Co-operative Credit Society Ltd. for the sale envisaged hereunder is annexed hereto as **Annexure C**.

6. The Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals herein above; AND WHEREAS the Promoter has floated the self-redevelopment scheme on the said Land under the name and style of "Sakar Swapna" comprising of one building consisting of residential units. The said project shall be known as 'Sakar Swapna' hereinafter referred as "Said Project" and admeasuring 2100.30 sq. mtrs, or thereabouts, as per the Property Card.

7. AND WHEREAS the Promoter has completed all the legal formalities with respect to the right, title and interest in respect of the project land on which the said project is to be constructed. The Promoter herein alone has sole and exclusive right to sell the Flats in the said project to be constructed by the Promoter on the project land and is fully competent to enter into agreement/s with the

Allottee/s, lessee, mortgagee, of the Flats and to receive the sale price in respect thereof.

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AND WHEREAS the Promoter has appointed its Architect, viz Shri. Vivek Jade of ANJ Engineering Services LLP (hereinafter referred to as "the Architect"), who is registered with the Council of Architecture, and such agreement is as per the agreement prepared by

ANJ PMS

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the Council of Architecture, and the Promoter has appointed Shri. Ravindra Deshpande of Epicons Consultants Pvt Ltd as structural engineer for the preparation of the structural design and drawings of the said project/buildings, and the Promoter accepts the professional supervision of the Architect and structural engineer till the completion of the said project.

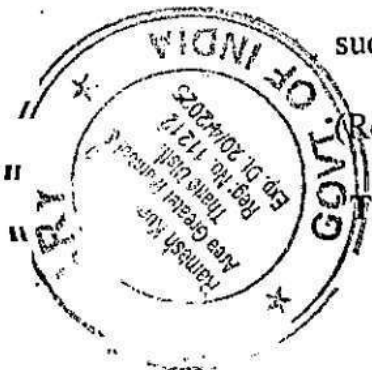
9. AND WHEREAS the Promoter has proposed to construct on the project as a purely residential building comprising of Ground / Stilt and 17 upper floors.

10. AND WHEREAS the Allottee has offered to purchase a flat bearing No. 1302, situated on the 14th floor, (herein after referred to as the said "flat") in the B wing of the new Building called Sakar Swapna (herein after referred to as the said "Building") being constructed in the single phase of the said project, by the Promoter, which flat is more particularly described in **Schedule II** hereunder written.

11. AND WHEREAS The Allottee/s herein has demanded from the Promoter and the Promoter has given inspection to the Allottee/s of all the documents of title relating to the said project described in the Schedule-II hereunder written and also the plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as **The Said Act**) and rules and regulations made thereunder. After



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Handwritten signatures and initials: AMV, TOM, and म. न. ठ.

the Allottee/s enquiry, the Promoter herein has requested to the Allottee/s to carry out independent search by appointing his/her/their own attorney / advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Allottee/s has/have satisfied himself / herself / themselves in respect of marketable title and rights and authorities of the Promoter herein. That the allottee has given his specific confirmation herein that the responsibility of title of the said land be on the Developer.

AND WHEREAS the authenticated copies of Certificate of Title issued by Advocate (Mrs.) Poonam Salaskar dated 30-09-2021, for the Promoter, authenticated copies of Property card or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Flats are to be constructed have been annexed hereto and marked as **Annexure 'D' and 'E'**, respectively.

13. AND WHEREAS the authenticated copies of the plans of the Layout of the said project as approved by the concerned Local

बदर - Authority		
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Authority have been annexed hereto and marked as **Annexure-F**.

AND WHEREAS the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure G**.

AM

PM

R. M. S.