

गावाचे नाव : गोवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3928516
(3)	1205771.82
बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	
(4) भू-सापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन .. इतर माहिती: मोजे गोवे,तातुका भिवंडी व जिल्हा ठाणे येथील सर्व्हे नं. 98/3,98/8,98/15(पाट),98/16/1(पाट),98/24,98/32,98/33,98/34/1,98/34/2,98/34/3,98/35/A,98/35/B,98/35/C,98/40,98/49/1,98/49/2(पाट),98/50(पाट)आणि 99/10(पाट)या मिळकतीवरील बांधण्यात येणाऱ्या हिरानंदानी वडस्प्रिंग या गृहसकुलामधील ग्रीनवूड या बिल्डिंग मधील चौथ्या मजल्यावरील 39.45 चौ. मी. करपेट क्षेत्रफळाच्या निवासी सदनिकेसोबत 1.93 चौ. मी. क्षेत्रफळाची ऑपरट डेक एरिया सह निवासी सदनिका क्र. 402 हा या कराराचा विषय आहे. ( Survey Number : 98/3, 98/8, 98/15(पाट), 98/16/1(पाट), 98/24, 98/32, 98/33, 98/34/1, 98/34/2, 98/34/3, 98/35/A, 98/35/B, 98/35/C, 98/40, 98/49/1, 98/49/2(पाट), 98/50(पाट) आणि 99/10(पाट) ; )
(5) क्षेत्रफळ	1) 39.45 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-गोल्डन माईल बिल्डिंग एलएलपी तर्फे ऑंधोराईज सिग्नेटरी मिलिंद सिंह यांच्यातर्फे कबुली जबाबाकरिता कु. नु. म्हणून विनोद उतेकर वय-39: पत्ता.-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव:-, ब्लॉक नं.-, रोड नं: 514, दलामल टॉवर्स 211, एफपीजे मार्ग, नरिमन पॉईंट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड-400021 पॅन नं.-AATFG8069J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-विद्या सदीप भोईर - वय-40, पत्ता.-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी-1604, रुस्तमजी अथेना, रुस्तमजी अर्बनिया, बॉलेवर्ड मॉल जवळ, माजिवडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड-400601 पॅन नं.-AGOPC0560D 2): नाव.-सदीप अशोक भोईर - वय-40, पत्ता.-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी-1604, रुस्तमजी अथेना, रुस्तमजी अर्बनिया, बॉलेवर्ड मॉल जवळ, माजिवडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड-400601 पॅन नं.-ANRPB0558J
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	26/03/2024
*1)अनुक्रमांक,खड व रुष्ठ	5062/2024
(12)बाजारभावाप्रमाणे मुदाक शुल्क	236000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

*Satish*  
सह दुय्यम निबंधक वर्ग-२  
भिवंडी-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुदाक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



CHALLAN  
MTR Form Number-6



GRN	MH016367759202324M	BARCODE	[Barcode]		Date	28/02/2024-11:36:07		Form ID	25.2	
Department	Inspector General Of Registration			Payer Details						
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)						
Type of Payment				PAN No.(If Applicable)	ANRPB0558J					
Office Name	BVD2_BHIWANDI 2 JOINT SUB REGISTRAR			Full Name	Sandeep Ashok Bhoir					
Location	THANE			Flat/Block No.	Flat No. 402, 4th Floor, Greenwood Building,					
Year	2023-2024 One Time			Premises/Building	Hiranandani Woodspring					
Account Head Details			Amount In Rs.	Road/Street	Village Gove, Taluka Bhiwandi					
0030046401	Stamp Duty		236000.00	Area/Locality	Dist. Thane					
0030063301	Registration Fee		30000.00	Town/City/District						
				PIN	4		2		1 3 1 1	
				Remarks (If Any)	PAN2=AATFG8069J-SecondPartyName=Golden Mile Builders LLP-CA=3928516					
				Amount in Words	Two Lakh Sixty Six Thousand Rupees Only					
Total			2,66,000.00	Words						
Payment Details	Dist. Thane PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	03006172024022800659		290224M76933		
Cheque/DD No.				Bank Date	RBI Date	29/02/2024-10:32:27		01/03/2024		
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch				Scroll No. , Date	1 , 01/03/2024					



2024-28  
2024  
21984

Department ID :

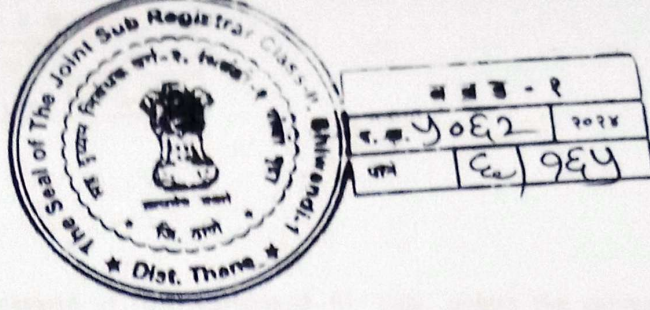
Mobile No. : 7045821417

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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS,  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 02  
Date: 2024.03.11 17:01:03 IST  
Reason: GRAS Secure Document  
Location: India



**AGREEMENT FOR SALE**

This **AGREEMENT FOR SALE** ("Agreement") is made at Bhiwandi on this 26 day of March 2024.



**BY AND BETWEEN**

**GOLDEN MILE BUILDERS LLP**, a Limited Liability Partnership, LLPIN AAO-6315, having PAN No. AATFG8069J a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, being a group entity of the House of Hiranandani, having its registered office at 514, Dalamal Towers 211, FPJ Marg, Nariman Point Mumbai through Authorized Signatory Mr. / Ms. MILIND SINGH

vide Board Resolution dated 24<sup>th</sup> November, 2023 hereinafter called the "**PROMOTER**" (which expression shall unless it be repugnant to the context or the meaning thereof, mean and include, its legal administrators, executors, successors and permitted assigns) of the **ONE PART.**

**AND**

The "**Allottee(s)/ Purchaser/s**" the details whereof are more particularly provided in **Annexure "A"** herein (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 assigns) being party of the **SECOND PART.**

All parties to this Agreement i.e. '**Promoter**' and the '**Allottee(s)/ Purchaser/s**' are hereinafter collectively referred to as the "**Parties**" and sometimes individually referred to as "**Party**".

PROMOTER

ALLOTTEE/S





S. No. 98/3 | 98/8  
98/15 | 98/9

Apartment and has expressly understood the contents, terms and conditions of the same and the Purchaser/s, after being fully satisfied, has entered and accepted this Agreement.

98. The Promoter states that the Permanent Account Number allotted to it is AATFG8069J.

99. The Purchaser/s state/s that the Permanent Account Number allotted to him/her/it/them is

**VIDYA SANDEEP BHOIR AGOPC0560D,**  
**SANDEEP ASHOK BHOIR ANRPB0558J,**

**FIRST SCHEDULE ABOVE REFERRED TO**  
**(Description of the Entire Property)**

All those pieces and parcels of land bearing Nos. 98/3, 98/8, 98/15, 98/16/1, 98/24, 98/32, 98/33, 98/35/A, 98/35/B, 98/35/C, 98/34/1, 98/34/2, 98/34/3, 98/40, 98/49/1, 98/49/2, 98/50, 99/6/B, 99/8, 99/9, 99/10, situated at Village Gove, Taluka Bhiwandi, District Thane admeasuring about 19,400 sq. mtrs. (area as per 7/12 extracts) or thereabouts situate, lying and being at Village Gove, Taluka Bhiwandi, District Thane pin code -421 311.

On or towards the North : 30.00 meter wide Bhiwandi Kalyan Road  
On or towards the South : S. No. 102  
On or towards the East : S. No. 98/16/2, 98/17, 98/25, 98/36,  
On or towards the West : S. No. 98/14, 98/23

PROMOTER



ALLOTTEE/S

*Vidya*  
*A*

SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Said Property)

All those pieces and parcels of land bearing No. S. No. 98/3, 98/8, 98/15 (Part) , 98/16/1 (Part), 98/24, 98/32, 98/33, 98/34/1, 98/34/2, 98/34/3, 98/35/A, 98/35/B, 98/35/C, 98/40, 98/49/1, 98/49/2 (Part), 98/50 (Part) and 99/10 (Part) admeasuring 17,213.50 sq. mtrs. situate, lying and being at Village Gove, Taluka Bhiwandi, District Thane pin code -421 311 and bounded as follows:

- On or towards the North : 30.00 mt. wide Bhiwandi Kalyan Road  
On or towards the South : College Reservation C-15 ( S.No. 98/49/2 Part, 98/50 part, 99/10 part)  
On or towards the East : S. No. 98/16/2, 98/17, 98/25, 98/36  
On or towards the West : S. No. 98/14, 98/23

THIRD SCHEDULE ABOVE REFERRED TO

(Description of the Apartment)

Unit type **1BHK-Classic** Unit No. **402** admeasuring **39.45** square meters equivalent to **424.64** square feet RERA carpet area along with the exclusive right to use the appurtenant Deck area admeasuring **1.93** square meters, equivalent to **20.77** square feet on **4th** floor in Building **Greenwood** and the right to use said Parking Space viz Open car Parking spaces i.e Open Surface Car Park(s)/ --- Open mechanized Car Park (s) (being 1 upper and 1 lower stack) without consideration or Garage(s)/ Covered Car Parking spaces/s i.e. ---- Stilt Car Park(s) in the --- Surface MLCP Car Park(s) of the Building/Project being constructed on the Said Property.

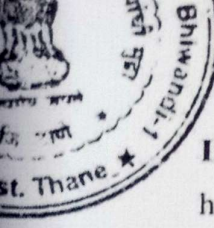
OMOTER

ALLOTTEE/S



*Vicky*

*A*



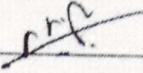
30  
T. No. 3082  
M. No. 123784

IN WITNESS WHEREOF the Parties have executed this Agreement by the hand of their authorized signatories the day and year first hereinabove written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

**Promoter/s:**

For M/s. **GOLDEN MILE BUILDERS LLP**

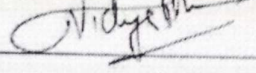
Signature (Authorized Signatory) 

Name: MILIND SINGH



**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

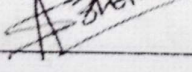
**Allottee(s):** (including joint allottees)

(1) Signature : 

Name : VIDYA SANDEEP BHOIR

Address: C-1604, RUSTOMJEE ATHENA, RUSTOMJEE URBANIA, NEAR BOULEVARD MALL, MAJIWADA, THANE 400601



(2) Signature : 

Name : SANDEEP ASHOK BHOIR

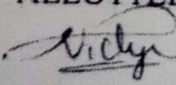
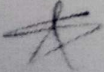
Address : C-1604, RUSTOMJEE ATHENA, RUSTOMJEE URBANIA, NEAR BOULEVARD MALL, MAJIWADA, THANE 400601



PROMOTER



ALLOTTEE/S



ब. नं. २	
द. नं. ५०६२	२०२४
पान	६६१६५

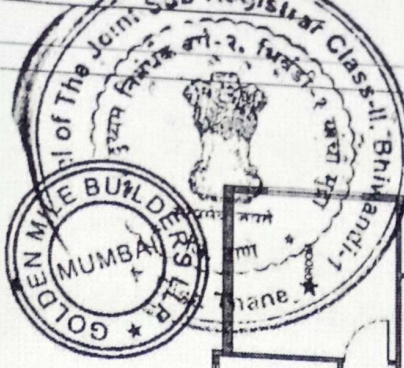
(Details of the Purchaser/s)

The details of the Purchaser/s are as below:

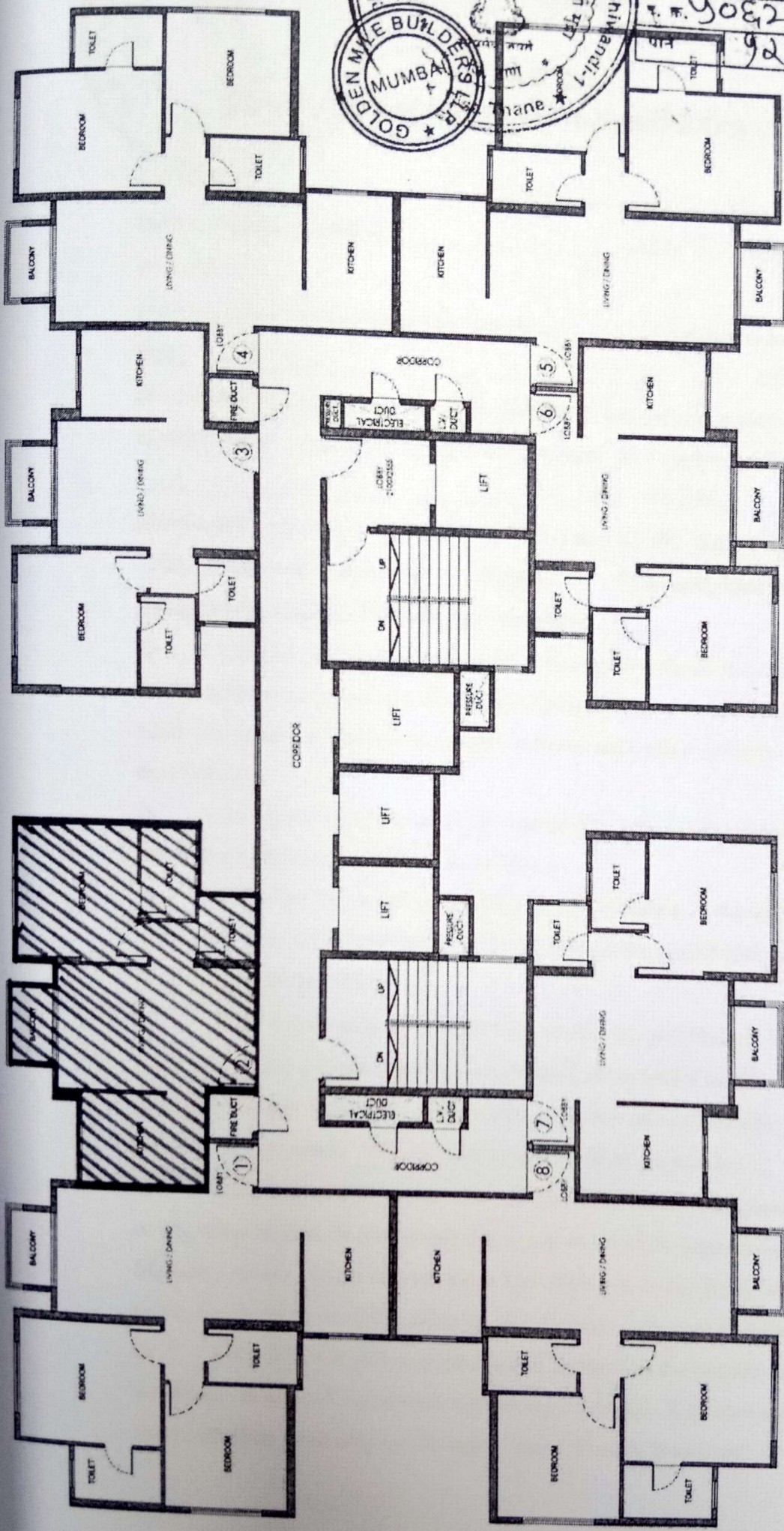
Mr./Ms. **VIDYA SANDEEP BHOIR**, residing at **C-1604, RUSTOMJEE ATHENA, RUSTOMJEE URBANIA, NEAR BOULEVARD MALL, MAJIWADA, THANE 400601** and

Mr./Ms. **SANDEEP ASHOK BHOIR**, residing at **C-1604, RUSTOMJEE ATHENA, RUSTOMJEE URBANIA, NEAR BOULEVARD MALL, MAJIWADA, THANE 400601**.

all being represented by their Power of Attorney Holder Mr./Mrs. \_\_\_\_\_ having PAN No. \_\_\_\_\_ (to be filed in case of Purchaser/s being represented by GPA Holder) hereinafter collectively referred as "**Purchaser/s**", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, legal representatives, administrators and permitted assigns) of the SECOND PART; (applicable in case of Joint Purchasers represented by a POA Holder)



ब ब ड - १  
१०८२  
२०२४  
९२२९८४



TYPICAL FLOOR PLAN  
( 2ND TO 19TH & 21ST TO 25TH )

**GREENWOOD 402**

*Handwritten signature/initials*



This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700050785

Project: *Hiranandani Woodspring Bldg A-Oakwood Bldg B-Bridgewood Bldg C-Greenwood* Plot Bearing / CTS /  
S u r v e y / F i n a l P l o t N o . : 98/3, 98/8, 98/15 Part, 98/16/1  
Part, 98/24, 98/32, 98/33, 98/34/1, 98/34/2, 98/34/3, 98/35/A, 98/35/B, 98/35/C, 98/40, 98/49/1, 98/49/2 Part, 98/50 Part, 99/10  
Part at Gove, Bhiwandi, Thane, 421311;

1. **Golden Mile Builders Llp** having its registered office / principal place of business at Tehsil: **Mumbai City**, District:

**Mumbai City**, Pin: **400021**.

2. 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 the allottees, as the case may be, of the apartment or the common areas as per Rule 9 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 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 **03/05/2023** and ending with **31/01/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- 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

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.



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र. क्र. ५०६२	२०२४
पत्र	१२४/१६५

Annexure 6  
(Consideration and Payment Schedule)

The Allottee/s agrees to accept allotment/purchase of the Apartment from the Promoter for the Consideration of Rs. 39,28,516/- (Rupees Thirty Nine Laes Twenty Eight Thousand Five Hundred Sixteen Only) payable to the Promoter in the following manner: -

SR. NO	DETAILS	CONSIDERATION
1	Booking amount within 30 days from Application Date and thereafter issuance of Allotment Letter	3,92,852
2	Upon execution of the agreement* within 30 days from the issuance of Allotment Letter (on or before 18-01-2024)	1,96,426
3	On Completion of Plinth	2,94,639
4	On Completion of 5th Slab of the said building	2,94,639
5	On Completion of 10th Slab of the said building	1,96,426
6	On Completion of 15th Slab of the said building	1,96,426
7	On Completion of 20th Slab of the said building	1,96,426
8	On Completion of Terrace Floor Slab of the said building	3,92,852
9	On completion of the walls and internal plaster of the said apartment	1,96,426
10	On completion of the floorings of the said apartment	1,96,426
11	On completion of the staircases upto the floor level of the said apartment	1,96,426
12	On completion of the lift wells & lobbies upto the floor level of the said apartment	1,96,426
13	On completion of the elevation and terraces with waterproofing of the property or wing in which the said apartment is located	1,96,426
14	On completion of the external plumbing and external plaster of the property or wing in which the said apartment is located	98,213

PROMOTER



ALLOTTEE/S

*Vidya*  
*Ashok*

ANNEXURE - E



ब व ड - १	
प. नं. ५०६२	२०२२
पाने	१६/११

एम एम आर डी ए  
MMRDA

Date: 10 FEB 2023

No. SROT/BSNA/2501/BP/Gove-15/CC/2023

## AMENDED COMMENCEMENT CERTIFICATE

To,  
M/s Golden Mile Builders L.L.P.,  
514, Dalamal Tower, 211,  
FPJ Marg, Nariman Point,  
Mumbai-400021.

Sir,

With reference to your application No. Nil, dated 10.02.2022 for the grant of sanction of Amended Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work of Residential Buildings- A, B & C, Club House Building (Commercial) & Multi-Level Car Parking (MLCP) Building on land bearing S. No. 98/3, 98/8, 98/15, 98/16/1, 98/24, 98/32, 98/33, 98/34/1, 98/34/2, 98/34/3, 98/35/A, 98/35/B, 98/35/C, 98/40, 98/49/1, 98/49/2, 98/50, 99/6/B, 99/8, 99/9, 99/10 Vill. Gove, Tal. Bhiwandi, Dist. Thane on gross plot admeasuring 19,400.00 Sq.m., and net plot area admeasuring 17213.50 Sq.m., with permissible BUA of 57,515.42 Sq.m. (comprising of Base FSI of 1.10 on Net Plot Area + Premium FSI of 0.30 on Net Plot Area + Maximum TDR Loading of 1.10 + Ancillary FSI upto 60% of proposed FSI for Residential user & 80% of proposed FSI for Non-Residential user as per Base FSI+ Premium FSI + TDR loading) and proposed total built up area of 38,545.85 Sq.m. (Base FSI of 1.10 + Premium FSI of 0.29 + Ancillary FSI of 60% of proposed FSI for Residential User & 80% of proposed FSI for Non- Residential User) as depicted on Drawing Sheets (Total 9 Nos.) and as detailed in Table below, the Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

**Table: Indicating the details of Residential Buildings -A, B & C, Club House (Commercial) Building & MLCP Building for which Commencement Certificate is hereby granted**

Sr. No.	Building No.	No. of Floors	Height (m)	BUA (Sq.m.)
1	Bldg.-A	Part Basement + Ground/Stilt + 25	76.45	13,652.01
2	Bldg.-B	Ground/Stilt + 17	53.25	10,822.93
3	Bldg.-C	Ground/Stilt + 25	76.45	13,652.01
4	Club House	Basement + Ground	3.90	388.43
5	MLCP Building (Not Counted in FSI)	Lower & Upper Basement + Ground + 4	11.90	30.47
<b>Total proposed BUA</b>				<b>38,545.85</b>

Viz:-

1. This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way;
2. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
  - I. The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans;
  - II. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with;
  - III. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through

Mumbai Metropolitan Region Development Authority

Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majiwada, Thane (W) - 400 601.  
Tel: (022) 21712195 / 21712197 Fax: (022) 21712197 E-mail: sro.thane@mailmmrda.maharashtra.gov.in



# STATE BANK OF INDIA

Branch P.B.B. HIRANANDANI

Branch Code \_\_\_\_\_

CIF No.1

CIF No.2

CIF No.3

Existing SBI A/C No.

PMAY YES/NO

LOS Reference No.:

Applicant Name : Sandeep Ashok BHOIR

Co-Applicant Name : VEDYA SANDEEP BHOIR

Co-Applicant Name :

Contract (Resi.) Mobile :

Loan Amount : 36,00,000/-

Tenure :

Interest Rate :

EMI :

Loan Type : NEW

SBI LIFE : YES / NO

Home Loan Type \_\_\_\_\_

Moratorium \_\_\_\_\_

Property Location :

Property Cost :

Name of Developer / Vendor :

SBI BUILDER TIE UP : Y/N

OPAS NO.:-

Name of Branch Manager / BST/HLST/SSL/HLC

Name of Dealing Officer at Branch Along with Mob No.:

	DATE		DATE
SEARCH - 1	<u>Vedubala</u> <u>22/04/24</u>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>L.L. Naik</u> <u>22/04/24</u>	SITE INSPECTION	
VALUATION - 2			