

78/6061  
Friday, April 26, 2024  
11:16 AM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M


पावती क्र.: 6610 दिनांक: 26/04/2024

गावाचे नाव: कानसई  
दस्तऐवजाचा अनुक्रमांक: उहून2-6061-2024  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: हर्षद चंद्रकांत शिपी - -

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 1900.00  
पृष्ठांची संख्या: 95

एकूण: रु. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11:35 AM ह्या वेळेस मिळेल.

  
Sub Registrar Ulhasnagar 2  
सह मुख्य निबंधक वर्ग-२  
उल्हासनगर-२

बाजार मूल्य: रु. 3081000 /-  
मोबदला रु. 4000000 /-  
भरलेले मुद्रांक शुल्क : रु. 240000 /-

- 1) देयकाचा प्रकार: DHC रकम: रु. 1900 /-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424251517211 दिनांक: 26/04/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000 /-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001116535202425E दिनांक: 26/04/2024  
बँकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 6061/2024

नोंदणी :

Regn:63m

गावाचे नाव : कानसई

करारनामा  
4000000  
3081000

1) पानिकेचे नाव:अंबरनाथ इतर वर्णन : इतर माहिती: मौजे कानसई,ता. अंबरनाथ,जि. ठाणे,प्लॉट नं. 309,मी. टी. एस. नं. 4510+4490बी,क्षेत्र 559.3 चौ. मी. त्यावरील ईश्वर जिनस या इमारतीमधील फ्लॉट नं. 204,दुसरा मजला,क्षेत्र 53.30 चौ. मी. कारपेट. ( ( Survey Number : - ; C.T.S. Number : 4510 व इतर ; ) )

1) 53.30 चौ.मीटर

रणी किंवा जुडी देण्यात असेल तेव्हा.

देव करून देणा-या/निहून ठेवणा-या चे नाव किंवा दिवाणी न्यायालयाचा किंवा आदेश अमल्याम,प्रतिवादिचे नाव.

1): नाव:-मं. ईश्वर रिअल्टी भागिदार संस्थे तर्फे भागिदार जगदीश रामा वंजन यांच्या वतीने कबुलीजवाबा करिता कु.मु. म्हणून खडकसिंग जय सिंग कुमाल - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कार्यालयीन पत्ता - तळ मजला, ओमकार प्रभा अपार्टमेंट, प्लॉट नं. 20, विमको वर्कर्स को. ऑप. हौसिंग सोसायटी लि.मि., बी कॅंबीन रोड, वडवली सेक्शन, अंबरनाथ पूर्व, जि. ठाणे., रोड नं: -, . पिन कोड:-421501 पॅन नं:- AAHF13499N

देव करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश म,प्रतिवादिचे नाव व पत्ता

1): नाव:-हर्षद चंद्रकांत शिंपी -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राहणार -मुखमणी पार्क सीएचएस लिमिटेड फ्लॉट नं 7, प्लॉट नं. 12 भिडेवाडी कानसई अंबरनाथ , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-BSUPS8657L

2): नाव:-विदुल हर्षद शिंपी -- वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राहणार -मुखमणी पार्क सीएचएस लिमिटेड फ्लॉट नं 7, प्लॉट नं. 12 भिडेवाडी कानसई अंबरनाथ , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-ASHPK2615E

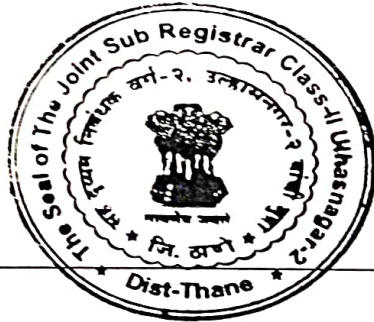
देव करून दिल्याचा दिनांक 26/04/2024

त नोंदणी केल्याचा दिनांक 26/04/2024

क्रमांक,खंड व पृष्ठ 6061/2024

जारभावाप्रमाणे मुद्रांक शुल्क 240000

जारभावाप्रमाणे नोंदणी शुल्क 30000

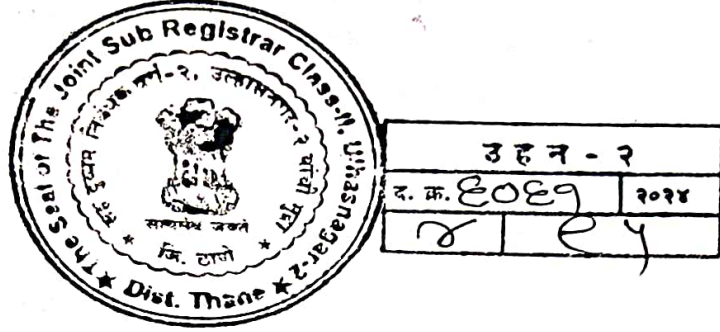


सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२

नासाठी विचारात घेतलेला तपशील:-

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.



### AGREEMENT FOR SALE

This Article of Agreement made At Ambernath, Taluka, AMBERNATH on this 26 Day of April 2024.

BETWEEN

M/s **ISHWAR REALITY**, A Partnership Firm, (PAN NO. AAHF13499N), having its address at Ground Floor, Omkar Prabha Apartment, Plot No. 20, Wimco Workers Co-operative Housing Society Ltd, B-Cabin Road, Vadavali Section, Ambernath (E), Dist- Thane, Maharashtra, through its one of partner Mr. Jagdish Rama Banjan, hereinafter called and referred to as the "BUILDER/DEVELOPER/PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners constituting the said firm from time being its successors, survivors, executors, administration and assigns) the PARTY OF THE FIRST PART.

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*[Handwritten signature: Hushimpi]*

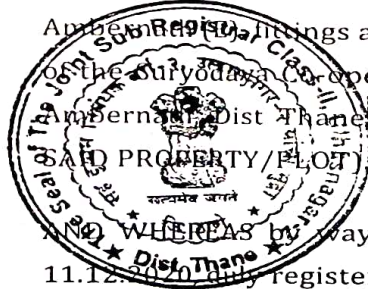
*[Handwritten signature: Jideef]*

AND

1) MR. HARSHAD CHANDRAKANT SHIMPI aged about 40 Years, Occ- Service (Pan no. BSUPS8657L),

2) MRS. VIDUL HARSHAD SHIMPI aged about 39 Years, Occ- Service (Pan no. ASHPK2615E), residing at Sukhmani Park CHS Ltd., Flat No. 7, Plot No. 12, Bhidewadi, Kansai, Ambernath (East), Dist. Thane, Maharashtra - 421501. hereinafter called and referred to as "PURCHASER/ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administration and assigns) THE PARTY OF THE SECOND PART.

WHEREAS 1. Smt. Padma M. Shastry, 2. Mr. Prashant M. Shastry, & 3. Mrs. Pournima M. Joshi, absolutely owns and possess the Non Agricultural land admeasuring about 668 Sq. Yards equivalent to 559.3 Sq. Meters, bearing Plot No 309, C.T.S No 4510 + 4490 B, along with the Bungalow Constructed thereon duly mutated at relevant record of rights and assessed for Municipal Tax by Ambernath Municipal Council as Municipal House No. 738/6, lying & situated at Kansai Section, Ambernath, Dist Thane, along with fittings and fixtures and forming part of the entire Estate of the said Bungalow, Operative Housing Society Ltd, Ambernath, Taluka Ambarnath, Dist Thane, Maharashtra - hereinafter referred to as the



Maharashtra - Hereinafter referred to as the	
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WHEREAS by way of Registered Development Agreement dated 11.12.2020 Registered with Sub-Registrar of Assurance-3 under Sr. No. 7038/2020 executed by and between Smt. Padma M. Shastry, Mr. Prashant M. Shastry and Mrs. Pournima M. Joshi (therein referred as Vendors/Owners) and M/s. Ishwar Reality (Partnership Firm) (therein referred as Developers), the said Smt. Padma M. Shastry, Mr. Prashant M. Shastry and Mrs. Pournima M. Joshi had assigned the development rights of the said property unto the Developers herein on the terms & conditions more particularly mentioned therein, pursuant to the said Registered Development Agreement, they also executed Registered Power of Attorney dated 11.12.2020 (UHN-3-7039/2020) executed by

*[Handwritten signature]*

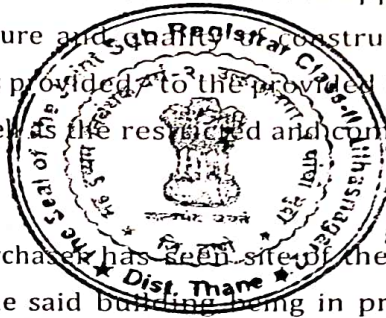
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Smt. Padma M. Shastry, Mr. Prashant M. Shastry and Mrs. Pournima M. Joshi in favor of Mr. Jagdish Rama Banjan & Mr. Pradeep Nathu Chavan partners of M/s Ishwar Reality.

AND WHEREAS necessary building permission and plan bearing outward no. A.N.P/NRV/B.P/20-21/1258/9104/52 Dated 25/02/2021 have been obtained by the PROMOTERS from the AMBERNATH MUNICIPAL COUNCIL, thereby promoter herein allowed to carry out construction of building over said property consisting of ground floor/ Stilt plus Seven upper floors for residential use on the terms and condition more particularly mentioned therein.

AND WHEREAS the Purchaser has examined the approved plan of the building and floor, the nature and quality of construction, fittings, fixtures, facilities and amenities provided to the provided thereto as per the general specifications as well as the restricted and common facilities and amenities.



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AND WHEREAS the Purchaser has seen site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same and is further aware that after construction and completing the building, the entire flats therein are sold out, the co-operative housing societies of such building will be formed and accordingly the conveyance of land on which the buildings are constructed will be conveyed to such co-operative societies, if provided and allow by Collector Thane/ Government Authorities, since the said plot was originally allotted to the member on lease and the same was following under restrictive occupant class II, which subsequently converted into occupant class I under the order of Collector Thane and it shall be the sole discretion of the BUILDER/DEVELOPER to form such societies and to execute the conveyance/s thereof and said fact is being brought to the clear knowledge and notice of the purchasers herein and the purchaser has granted his/her sincere and utmost co-operation in formation such cooperation housing societies and its conveyances thereof and shall not raise objection, hindrances and claims of any nature whatsoever.

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*[Handwritten signature: Pournima]*

*[Handwritten signature: Pradeep]*

respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the BUILDER / DEVELOPER. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.

85. 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 Kalyan/Ulhasnagar courts will have the jurisdiction for this Agreement.

**SCHEDULE (A) OF THE SAID PLOT/PROPERTY**

All that piece and parcel of Non Agricultural land admeasuring about 668 Sq. Yards equivalent to 559.3 Sq. Meters, bearing Plot No 309, C.T.S No 4510 + 4490 B, lying & situated at Kansai Section, Ambernath (E), and forming part of the entire Estate of the Suryodaya Co-operative Housing Society Ltd, Ambernath, Taluka Ambernath, Dist Thane, Maharashtra, within the limits of Ambernath Municipal Council, and bounded as under.

On towards east : As per record  
 On towards west : As per record  
 On towards north : As per record  
 On towards south : As per record



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**SCHEDULE (B) OF THE SAID FLAT**

ALL THAT PIECE AND PARCEL OF Flat No. 204 on **Second Floor**, for an area admeasuring about 53.30 Sq. Meters Equivalent to 574 Sq. Feet (carpet), of the said building, namely "ISHWAR BLISS" Lying, being and situated at Plot No 309, C.T.S No 4510 + 4490 B, land admeasuring about 668 Sq. Yards equivalent to 559.3 Sq. Meters, lying & situated at Kansai Section, Ambernath (E),

*[Handwritten signature]*

*M. Shrinani*

*[Handwritten signature]*



# Maharashtra Real Estate Regulatory Authority

## CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: ISHWAR BLISS** Plot Bearing / CTS / Survey / Final Plot No.: **S NO 15 2 CTS NO 4510 4490** at **Ambarnath (M Cl), Ambarnath, Thane, 421501**; registered with the regulatory authority vide project registration certificate bearing No **P51700028638** of

1. **Ishwar Reality** having its registered office / principal place of business at **Tehsil: Ambarnath, District: Thane, Pin: 421501**.

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 (l) of sub-section (2) of section 4 read with Rule 5;

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 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 up to **31/05/2024** 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.



Dated: 14/07/2023  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 16-07-2023 09:03:28  
Maharashtra Real Estate Regulatory Authority



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