

388/5011
Friday, April 12, 2019
4:48 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 5461 दिनांक: 12/04/2019

गावाचे नाव: मालाड
दस्तऐवजाचा अनुक्रमांक: बरल-5-5011-2019
दस्तऐवजाचा प्रकार: सप्लीमेंट्री अॅप्रीमेंट
सादर करणाऱ्याचे नाव: सुरेश दयाराम जायसवाल

नोंदणी फी रु. 2500.00
दस्त हाताळणी फी रु. 1140.00
पृष्ठांची संख्या: 57

एकूण: रु. 3640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:14 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली

बाजार मूल्य: रु. 246126 /-
मोबदला रु. 250000 /-
भरलेले मुद्रांक शुल्क : रु. 15000 /-

सह दुय्यम निबंधक बोरोवली क्र. ५
मुंबई उपनगर निहाल.

- 1) देयकाचा प्रकार: eChallan रक्कम: रु. 2500 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000406322201920E दिनांक: 12/04/2019
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 640 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1104201911512 दिनांक: 12/04/2019
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: DHC रक्कम: रु. 500 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1204201908341 दिनांक: 12/04/2019
बँकेचे नाव व पत्ता:

S. U. K.

DORIVALI-5

Delivery Date: 24/04/19



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SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT made and entered into at Mumbai this 12th day of April, 2019 BETWEEN M/S. SHREE SAI CONSULTANTS, a Partnership firm, duly Registered under the Indian Partnership Act, 1932 having it's office at 1st Ramkrupa, Devji Bhimji Lane, Mathuradas Road, Kandivali (West), Mumbai 400 067, hereinafter called and referred to as the "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the Partner or Partners for the time being of the said Firm, their successor heirs, executors and administrators and assigns) of the ONE PART; AND (1) MR. SURESH DAYARAM JAISWAL, (PAN:AFZPJ8947B), aged about 33 Years AND (2) MRS. POOJA SURESH JAISWAL, (PAN:AKXPJ0147Q), aged about 32 Years, both Indian Inhabitants, presently residing at Flat No. 1/301, 3rd floor, Modi Park, Iraniwadi Road No. 3, Kandivali (West), Mumbai - 400 067, hereinafter called "the Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the OTHER PART:

Vijay S. D. Jaiswal

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AND WHEREAS by an Agreement for Sale dated 9th February, 2016, executed between the parties hereto, which is duly registered with the Joint Sub-Registrar of Assurances, Borivali-3, under Sr. No. BRL-3-1128-2016 on 09/02/2016, the Purchasers herein had booked with the Developer and the Developer had agreed to allot and sell to the Purchasers, the Shop No. 6-A, admeasuring 15.73 Sq. mtrs. Carpet area i.e. 169 Sq. ft. Carpet area on the Ground floor, in B wing of the Building known as "Shrinath Apartments" of the society known as "THE JAY SHRINATH NIWAS CO-OPERATIVE HOUSING SOCIETY LTD." constructed by the Developer, situated at Shantilal Modi Road, Kandivali (West), Mumbai-400067, lying and being at land bearing C.T.S. Nos. 323A, 323/1 and 323/2, of Village Malad (North), Taluka Borivali, M.S.D., (hereinafter referred to as the said Shop), at or for the Consideration and on the terms and conditions stipulated and more particularly set out in said Agreement, for which proper Stamp Duty of Rs. 4,00,000/- and Registration fees of Rs. 30,000/- have been already paid by the Purchasers hereinon Consideration amount of Rs. 80,00,000/-, which is greater than prevailing market value of Rs. 60,48,100/-.

AND WHEREAS that subsequently it had been necessary to change the planning of the said building, accordingly the fresh construction plans were submitted by the Developer to the Municipal Corporation of Greater Mumbai, which has resulted in revision of area of the aforesaid Shop, it is therefore necessary and expedient to execute this Agreement for the additional area adjoining to the aforesaid Shop No. 6-A, as per the revised approved plans of M.C.G.M.



AND WHEREAS under the circumstances recited hereinabove, the Purchasers herein desire to purchase and acquire from the Developer, the additional area of 11.19 Sq. ft. RERA carpet area as per revised approved plan the payment schedule as earlier attached register agreement dated 9th Feb 2016 now stand rectified as both the party consented and shops are ready with finishing work so the total balance outstanding towards the said shop is as per revised payment schedule as per Annexure B attached hereto, in addition to the existing 15.73 Sq. mtrs. Carpet area i.e. 169 Sq. ft. Carpet area of aforesaid Shop No. 6-A, as per old plans, on the Ground floor, in B wing of the Building known as "Shrinath Apartment" of the

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2016





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Society known as "THE JAY SHRINATH NIWAS CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Shantilal Modi Road, Kandivali (West), Mumbai - 400067, lying and being at land bearing C.T.S. Nos. 323A, 323/1 and 323/2, of Village Malad (North), Taluka Borivali, M.S.D., more particularly described in the Schedule of Property hereunder written (hereinafter referred to as the "said additional area")

AND WHEREAS on the basis of the above agreement, the parties hereto have agreed to reduce in writing the terms and conditions mutually settled and arrived at by and between them as under:

NOW THEREFORE PARTIES RECORDS THE TERMS AND CONDITIONS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The previous Agreement for Sale dated 9th day of February 2016, executed between the parties hereto, under the provisions of The Maharashtra Ownership Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963, which is duly registered with the Joint Sub-Registrar of Assurances, Borivali-3, under Sr. No. BRL-3-1128-2016 on 09/02/2016, for which proper Stamp Duty of Rs. 4,00,000/- and Registration fees of Rs. 30,000/- have been already paid by the Purchasers herein on Consideration amount of Rs. 80,00,000/-, which is greater than prevailing market value of Rs. 60,48,100/-. And present Supplementary Agreement is executed by the parties hereto for the additional area of 11.19 Sq. Fts. RERA Carpet area for which Stamp Duty of Rs. 15,000/- and Registration fees of Rs. 2,500/- on Consideration amount of Rs. 2,50,000/- which is greater than current market value of Rs. 2,46,500/- have been paid by the Purchasers herein for the current Supplementary Agreement.
2. The Purchasers declares that they have already purchased and acquired from the Developer, the Shop No. 6-A, admeasuring 15.73 Sq. mtrs. Carpet area i.e. 169 Sq. Fts. Carpet area, as per old plans, on the Ground floor, in B wing of the Building known as "Shrinath Apartment" of the society known as "THE JAY SHRINATH NIWAS CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Shantilal Modi Road, Kandivali.

Vijay S.O. Raja (S.O.)

7-2570

(West), Mumbai - 400067, lying and being at land bearing C.T.S. Nos. 323A, 323/1 and 323/2, of Village Malad (North), Taluka Borivali, M.S.D. for the consideration and on the terms and conditions more particularly set out therein.

3. That in addition to the existing 15.73 Sq. mtrs Carpet i.e. 169 Sq. Fts. Carpet area of aforesaid Shop No. 6-A, already purchased by them from the Developer/Owner under aforesaid Agreement, as per old approved plans, the Purchasers herein agree to purchase and acquire from the Developers and the Developers therefore agree to allot and sale to the Purchaser, the additional area of Shop No. 6-A, admeasuring 11.19 Sq. ft. RERA carpet area as per revised approved plan, on the Ground floor, in B wing, of the Building known as "Shrinath Apartment" of the society known as "THE JAY SHRINATH NIWAS CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Shantilal Modi Road, Kandivali (West), Mumbai-400067, situate, lying and being at land bearing C.T.S. Nos. 323A, 323/1 and 323/2, of Village Malad (North), Taluka Borivali, M.S.D., at or for the aggregate consideration price of Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only), paid by the Purchasers to the Developer, on or before execution of these presents, as the FULL PAYMENT of Consideration amount thereof. (the payment and the receipt thereof and every part thereof the Transferors hereby agree unto the Transferees forever in the separate Receipt given at the feet of these presents.



Agreement shall be treated concurrent to as well as the supplemental Agreement to and shall always be read with the previous Agreement dated 28th day of March 2010, executed between the parties hereto, which is duly registered with the Joint Sub-Registrar of Assurances, Borivali-3, under Sr. No. BRL-3-1128-2016 on 09/02/2016, with revised payment schedule as annexed hereto as Annexure B and all other terms and conditions contained therein shall be treated as the part of this Supplementary Agreement.

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Jiv

S.O. Lal

Pooja S. Jaiswal

IN WITNESS WHEREOF the parties hereto have put their respective hands on the day and year first hereinabove mentioned.

THE SCHEDULE OF THE PROPERTY

ALL THAT the additional area of 11.19 Sq. ft. RERA carpet area as per revised approved plan (equivalent to 1.04 Sq. Mtrs. Carpet area), in addition to 15.73 Sq. mtrs. Carpet area i.e. 169 Sq. Fts. Carpet area of the Shop No. 6-A, on the Ground floor, in B wing of the Building known as "Shrinath Apartment" of the society known as "THE JAY SHRINATH NIWAS CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Shantilal Modi Road, Kandivali (West), Mumbai - 400067, lying and being at land bearing C.T.S. Nos. 323A, 323/1 and 323/2, of Village Malad (North), Taluka Borivali, M.S.D.

SIGNED, AND DELIVERED }
By the within named Developers }
M/S. SHREE SAI CONSULTANTS }
In the presence of _____ }

Ahiraan Bhargal Vadhwa }

Ahiraan

SIGNED AND DELIVERED by }
The within named Purchasers }
(1) MR. SURESH DAYARAM JAISWAL }

Suresh D Jaiswal

AND }

(2) MRS. POOJA SURESH JAISWAL }

Pooja S. Jaiswal

In the presence of _____ }

Amol G. Shetty }

Amol G. Shetty

For Shree Sai Consultants

Vijay
Partner



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C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CHE/A-5298/BP (WS)/A/R
COMMENCEMENT CERTIFICATE

To,
Jayesh V. Tanna C.A. to owner
1 Ram Krupa Devji Bhimji Lane, Kandivali
(W) Mumbai - 400 067.

Sir,
With reference to your application No. CHE/A-5298/BP (WS)/A/R Dated. 3/3/2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 3/3/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 323A, 323 B, & 323/ 1 & 2 Division / Village / Town Planning Scheme No. MALAD (N) R/S situated at Junction of S. M. Road & S.V.P. Road Road / Street in R/S Ward Ward .

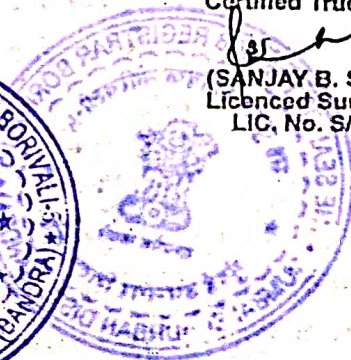
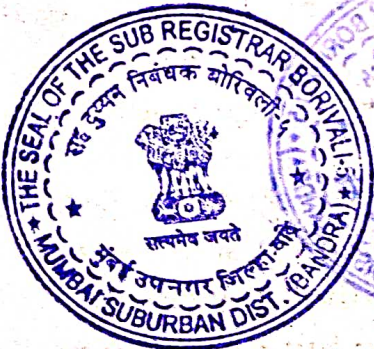
The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer (B.P.) R1 ward Ashok b. khandare Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Certified True Copy

(SANJAY B. SHAH)
Licenced Surveyor
LIC. No. S/372



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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: Jay Shreenath Niwas Chs Ltd, Plot Bearing / CTS / Survey / Final Plot No.: Plot No 38/323, 323A, 323 1 to 2/93 at Borivali, Borivali, Mumbai Suburban, 400067*; registered with the regulatory authority vide project registration certificate bearing No P51800004474 of

1. **Shree Sai Consultants** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067*.

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;

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 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 **30/03/2020** 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.



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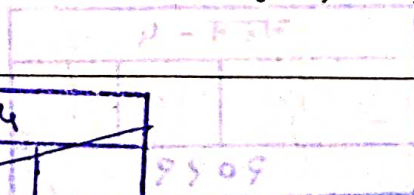
Dated: 29/03/2019

Place: Mumbai



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 3/29/2019 10:53:52 AM
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

बरल - ५		
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15/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली
5

दस्त क्रमांक : 5011/2019

नोंदणी :

Regn.63m

गावाचे नाव : मालाठ

(1) वितेखाचा प्रकार	सप्लीमेंट्री अॅग्रीमेंट
(2) मोबदला	250000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	246126
(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)	

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: शॉप नं. 6-ए, बी विंग (अतिरिक्त क्षेत्र), माळा नं: तळ मजला, श्रीनाथ अपार्टमेंट, इमारतीचे नाव: दि जय श्रीनाथ निवास सी.एच.एस. ली., ब्लॉक नं: कांदिवली पश्चीम, मुंबई, रोड : शांतीलाल मोदी रोड, इतर माहिती: मूळ करारनामा दस्तऐवज क्र. बरल -3-1128-2016 नोंदणी दी. 09/02/2016 अन्वये विक्री केलेला क्षेत्र 18.88 चौ. मी. बांधीव च्या अतिरिक्त क्षेत्रफळ ((C.T.S. Number : 323A, 323/1 and 323/2, Village Malad (North) ;))

(5) क्षेत्रफळ

1) 1.14 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-श्री साई कन्सलटंट्सचे भागीदार विवेक तन्ना तर्फे मुखत्यार रुपा नरेंद्र वीरा वय:-52; पत्ता:-प्लॉट नं: ऑफिस नं. 1, माळा नं: तळ मजला, इमारतीचे नाव: राम कृपा, ब्लॉक नं: कांदिवली पश्चीम, मुंबई, रोड नं: डी.बी. लेन, मथुरादास रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AAMFS8806J

(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-सुरेश दयाराम जायसवाल वय:-33; पत्ता:-प्लॉट नं: फ्लॉट नं. आई/301, माळा नं: 3रा मजला, इमारतीचे नाव: मोदी पार्क, ब्लॉक नं: कांदिवली पश्चीम, मुंबई, रोड नं: ईरानीवाडी रोड नं. 3, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AFZPJ8947B
2): नाव:-पूजा सुरेश जायसवाल वय:-32; पत्ता:-प्लॉट नं: फ्लॉट नं. आई/301, माळा नं: 3रा मजला, इमारतीचे नाव: मोदी पार्क, ब्लॉक नं: कांदिवली पश्चीम, मुंबई, रोड नं: ईरानी वाडी रोड नं. 3, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AKXPJ0147Q

(9) दस्तऐवज करुन दिल्याचा दिनांक

12/04/2019

(10) दस्त नोंदणी केल्याचा दिनांक

12/04/2019

(11) अनुक्रमांक, खंड व पृष्ठ

5011/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

15000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

2500

(14) शेरा



खरी प्रत

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 15/04/2019) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

